

SHOP SPACES & PADS AVAILABLE

STAR RIVER RANCH DEVELOPMENT PADS HIGHWAY 16 & HIGHWAY 44, STAR, IDAHO



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PROPERTY HIGHLIGHTS



PAD RANGE - 0.91 TO 1.12 ACRES
SHOP SPACE - 1,662 TO 9,058 SF



INFRASTRUCTURE WORK STARTING SOON



NEGOTIABLE LEASE RATES & TERMS



LOCATED AT THE GATEWAY TO DOWNTOWN STAR



C-2-DA ZONE - RESTAURANT, RETAIL, OFFICE



WEST OF THE NEW HIGHWAY 16 CORRIDOR IN A HIGH GROWTH AREA - [LEARN MORE HERE](#)



CUSTOM BUILD-OUT OPTIONS AVAILABLE



SURROUNDING TENANTS INCLUDE BI-MART, ALBERTSONS, RIDLEY'S, CAFE RIO, US BANK, PIZZA HUT, CAPRIOTTI'S, AND MCDONALD'S

LISTING DETAILS

- New retail development project in Star offering 0.91 to 1.12 acre pads and shop spaces from 1,662 to 9,058 SF, site offers prime unobstructed visibility, easy access at a new signalized intersection, on-site parking 5/1,00SF, & pylon signage
- Potential uses include retail, drive through restaurants, & service type tenants - contact agents for build-out options, terms, & lease rates
- New Taco Bell is now open, and a new Exxon gas station is under construction on adjoining pad sites
- Just west of the highly traveled intersection of West State Street & Highway 16 (**Central Valley Expressway**) - **expansion to Interstate 84 nearly completed**
- Thousands of newly platted residential & commercial units/lots located within a 5-mile radius of site - **located in the path of growth**, "800 homes, 2,400 people and maybe a new school: Coming to Star near Idaho 44 - **<https://bit.ly/4dbT1hR>**"
- Prime location at the gateway to downtown Star, surrounding tenants include Albertsons, Bi-Mart, Ridley's, Cafe Rio, US Bank, Capriotti's Sandwich Shop, Teriyaki Madness, McDonald's, Starbucks, Pizza Hut, Domino's, Les Schwab, O'Reilly Auto Parts, and surrounded by other local & national retailers & restaurants, medical service providers, schools, & encompassed by other new mixed use developments
- Growing demographics - projected 2029 population 96,490, households 33,317, median HH income \$128,421, and a median age of 40

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PROJECT WEST OF NEW HWY 16 INTERCHANGE



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STAR RIVER RANCH DEVELOPMENT PADS CONCEPTUAL RENDERINGS



1 NORTH ELEVATION - COLORED
NOT TO SCALE



2 SOUTH ELEVATION - COLORED
NOT TO SCALE



3 WEST ELEVATION - COLORED
NOT TO SCALE



4 EAST ELEVATION - COLORED
NOT TO SCALE

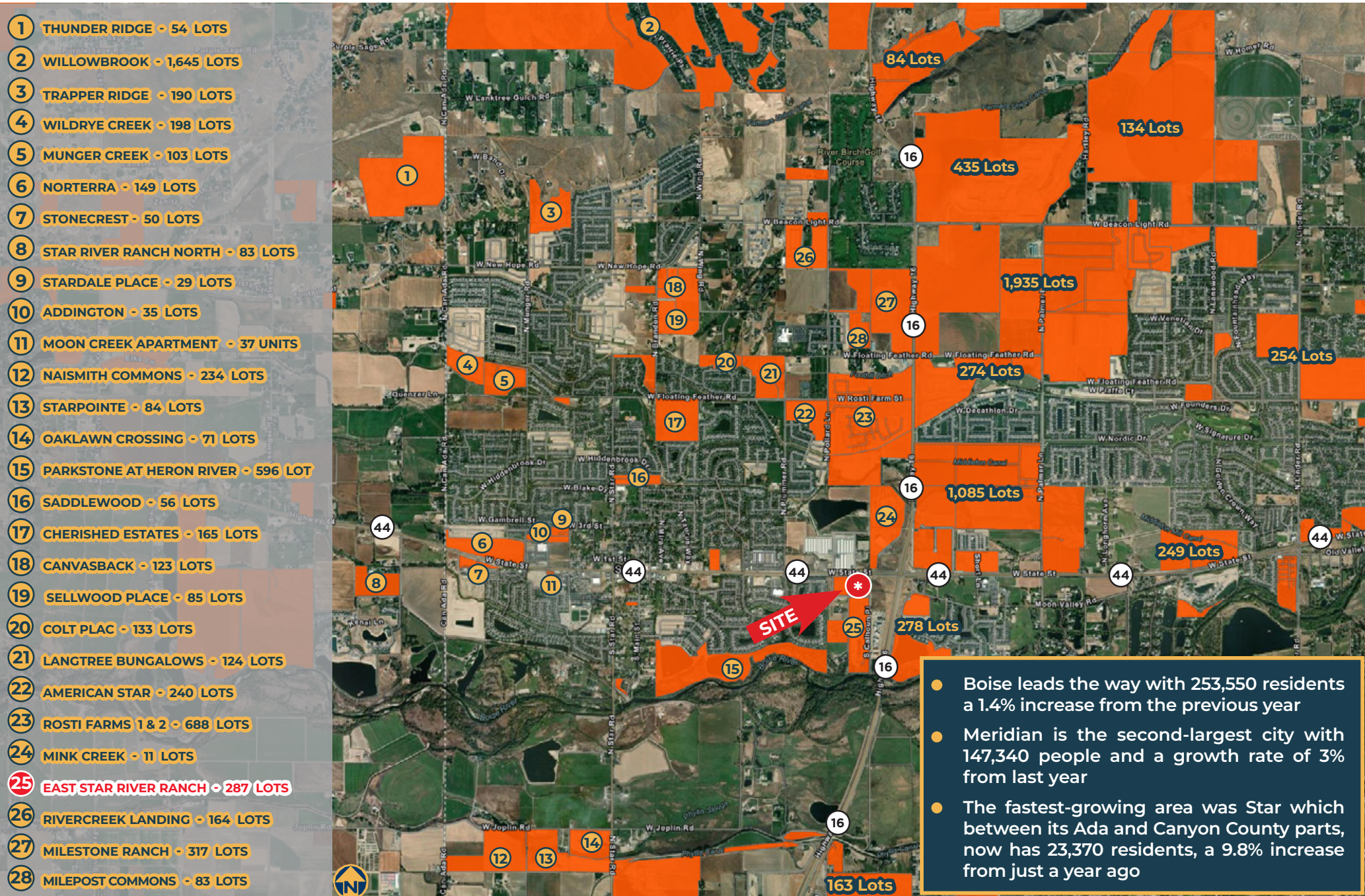
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LOCATED AT THE GATEWAY TO STAR



LOCATED DIRECTLY IN THE PATH OF GROWTH



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1, 3 & 5 MILE DEMOGRAPHICS & RETAIL DEMAND



5 MILE SNAPSHOT

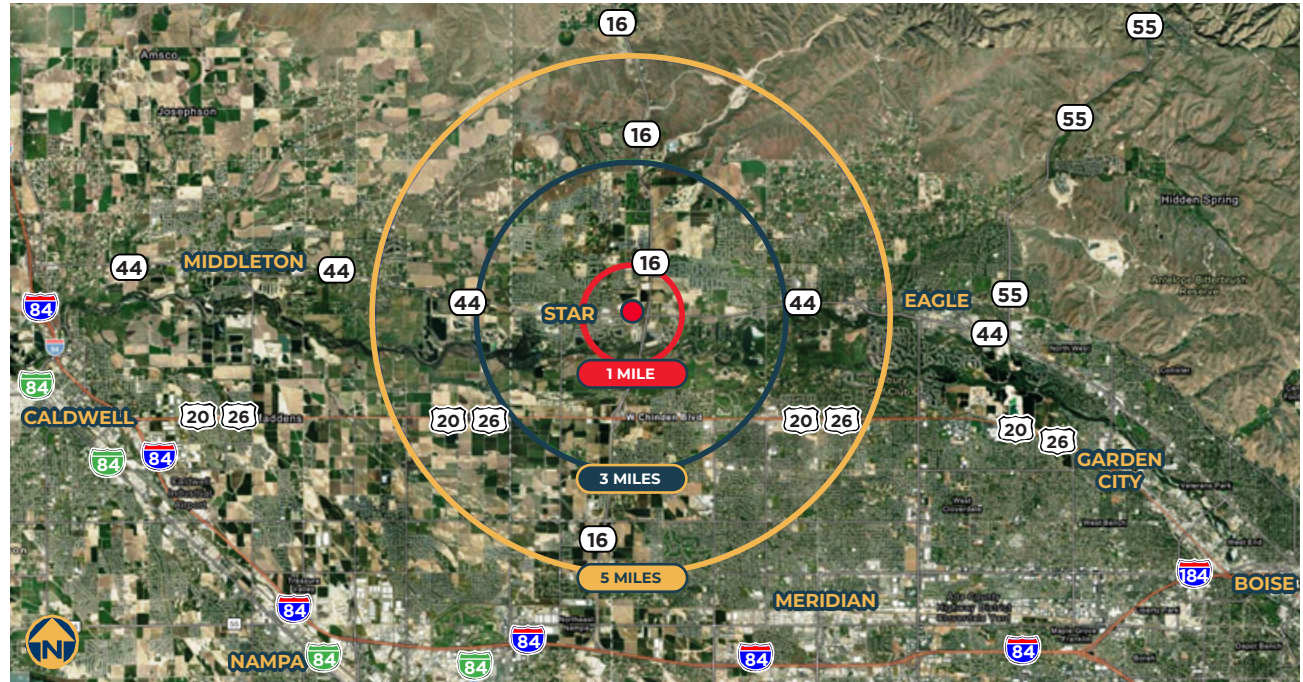
89,166
POPULATION

31,050
HOUSEHOLDS

\$121,994
MEDIAN HH INCOME

\$160,980
AVERAGE HH INCOME

40
MEDIAN AGE



1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND REPORT
CLICK BELOW TO VIEW



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DRIVE TIME DEMOGRAPHICS



15 MINUTE SNAPSHOT

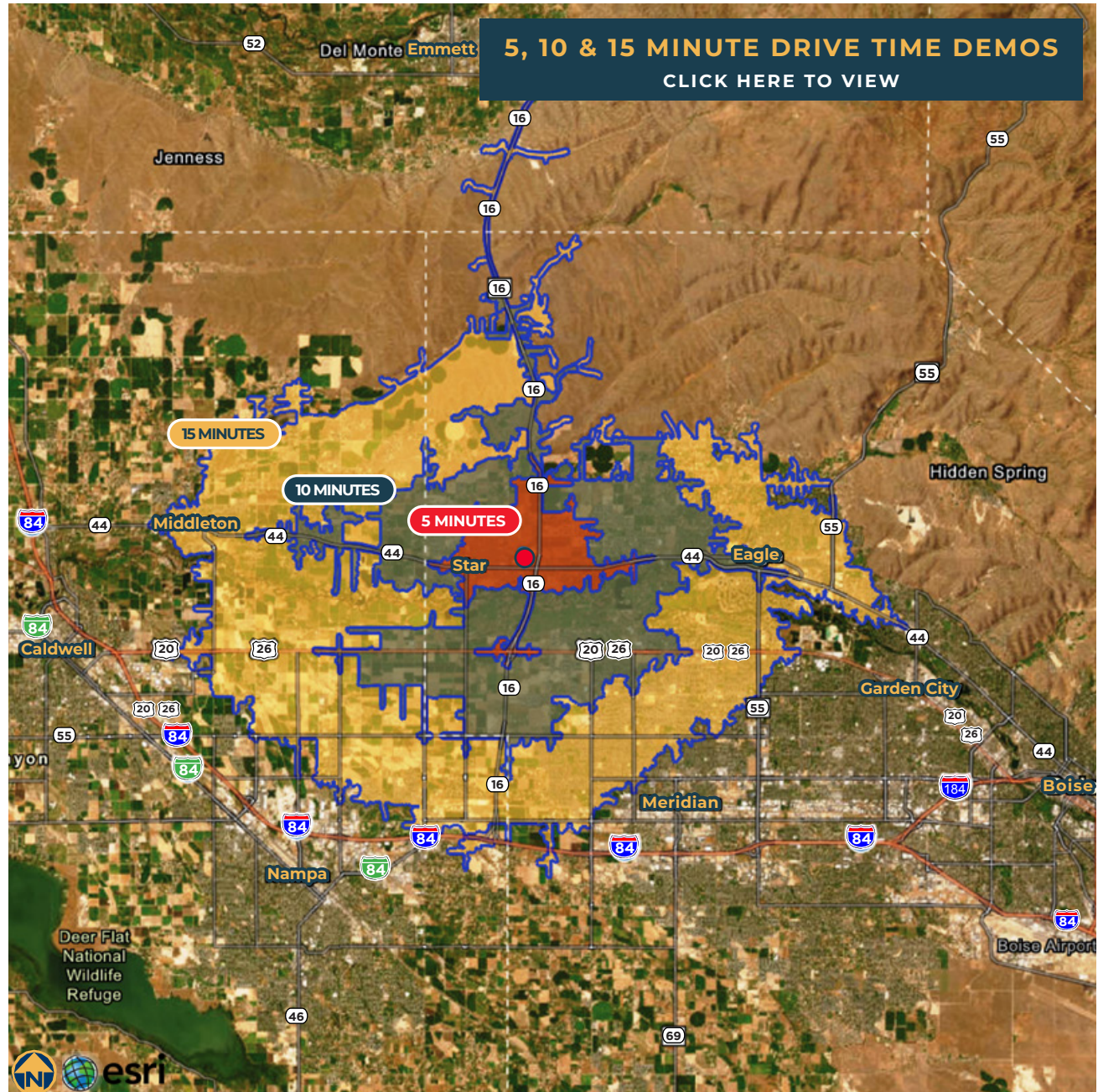
166,227
POPULATION

58,899
HOUSEHOLDS

\$109,923
MEDIAN HH INCOME

\$146,369
AVERAGE HH INCOME

29,095
DAYTIME POPULATION



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REGIONAL INFORMATION



OPPORTUNITY, MEET AMBITION

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs. www.bvep.com



Click here to download the complete Boise Valley Regional Overview:
<https://rb.gy/ngyz4i>

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SUMMIT
COMMERCIAL
REAL ESTATE GROUP



ELEVATION - COLORED



ELEVATION - COLORED

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