

FOR SALE OR LEASE
FREE-STANDING RETAIL
14,457 SF ON 1.79 ACRES

5005 W. OVERLAND ROAD, BOISE, IDAHO

UPDATED PRICING
\$3,500,000 - FIRM



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SUMMIT
COMMERCIAL
REAL ESTATE GROUP

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PROPERTY HIGHLIGHTS



**14,457 SF BUILDING
1.79 ACRE LOT**



OFFERED FOR SALE & LEASE



**FIRM SALE PRICE \$3,500,000
LEASE RATE & TERMS NEGOTIABLE**



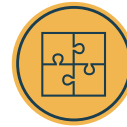
NEGOTIABLE T.I. ALLOWANCE & TERMS



**FORMER RITE AID WITH DRIVE-THROUGH,
2 PYLONS AND BUILDING SIGNAGE SPACES**



53 ON-SITE PARKING STALLS - 3.66 / 1,000 SF



**PARCEL NUMBER: R1580340040
ZONING: CITY-OF-BOISE MX-3**



**OVERLAND ROAD - 21,500 CARS PER DAY
ORCHARD STREET - 18,500 CARS PER DAY**

LISTING DETAILS

- Former Rite Aid offered for sale or lease - prime redevelopment opportunity with strong retail synergy, surrounded by several local, regional, and national tenants and professional service providers - strong demographic profile - [Click Here to View](#)
- Low-maintenance construction & built in 1998, property amenities include high traffic counts, unobstructed visibility, 2 pylon signs, multiple building signage areas, on-site parking, multiple curb-cuts and access points, drive-through, shipping receiving area with over-head roll-up door, large sales floor area, managers office, restrooms, offering can include freezer-coolers and other equipment, contact agents for details - [View Drone Footage Here](#)
- Located at the busy signalized intersection of Overland Road and Orchard Street - two major thoroughfares servicing the Treasure Valley
- East of the "Flying Y", and major retail developments including the Century Landmark Shopping Center, Costco, the Boise Spectrum, & the Overland Park Shopping Center, adjacent to the Hillcrest Shopping Center & Golf Course - [Google Map View](#)
- Contact agents to discuss negotiable lease rate, terms, potential uses, and schedule a walk-through today!

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CLICK HERE TO VIEW DRONE FOOTAGE



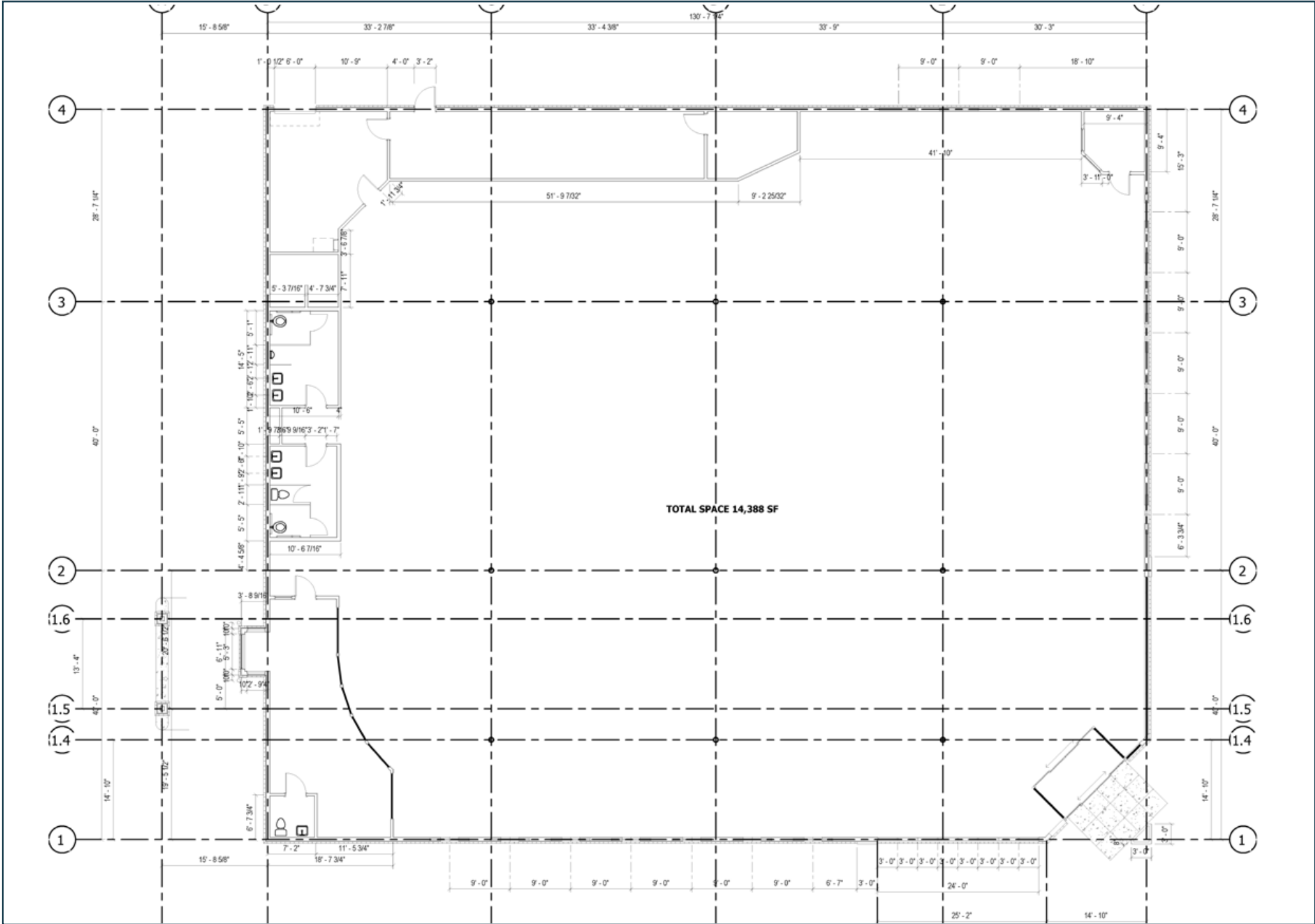
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OFFERING CAN INCLUDE FREEZER-COOLERS & OTHER EQUIPMENT



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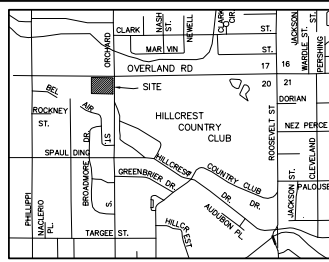
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LEGAL DESCRIPTION

PARCEL I:
LOT 3 IN BLOCK 1 OF THE AMENDED PLAT OF LOTS 2 AND 3 IN BLOCK 1 OF COUNTRY CLUB SUBDIVISION NO. 10, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 10 OF PLATS AT PAGE 439, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.
EXCEPTING THEREFROM THE NORTH 7.00 FEET THEREOF.

PARCEL II:
LOTS 4, 5 AND 6 IN BLOCK 1 OF COUNTRY CLUB SUBDIVISION NO. 10, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 9 OF PLATS AT PAGE 439, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.
EXCEPTING THEREFROM THE NORTH 7.00 FEET THEREOF.



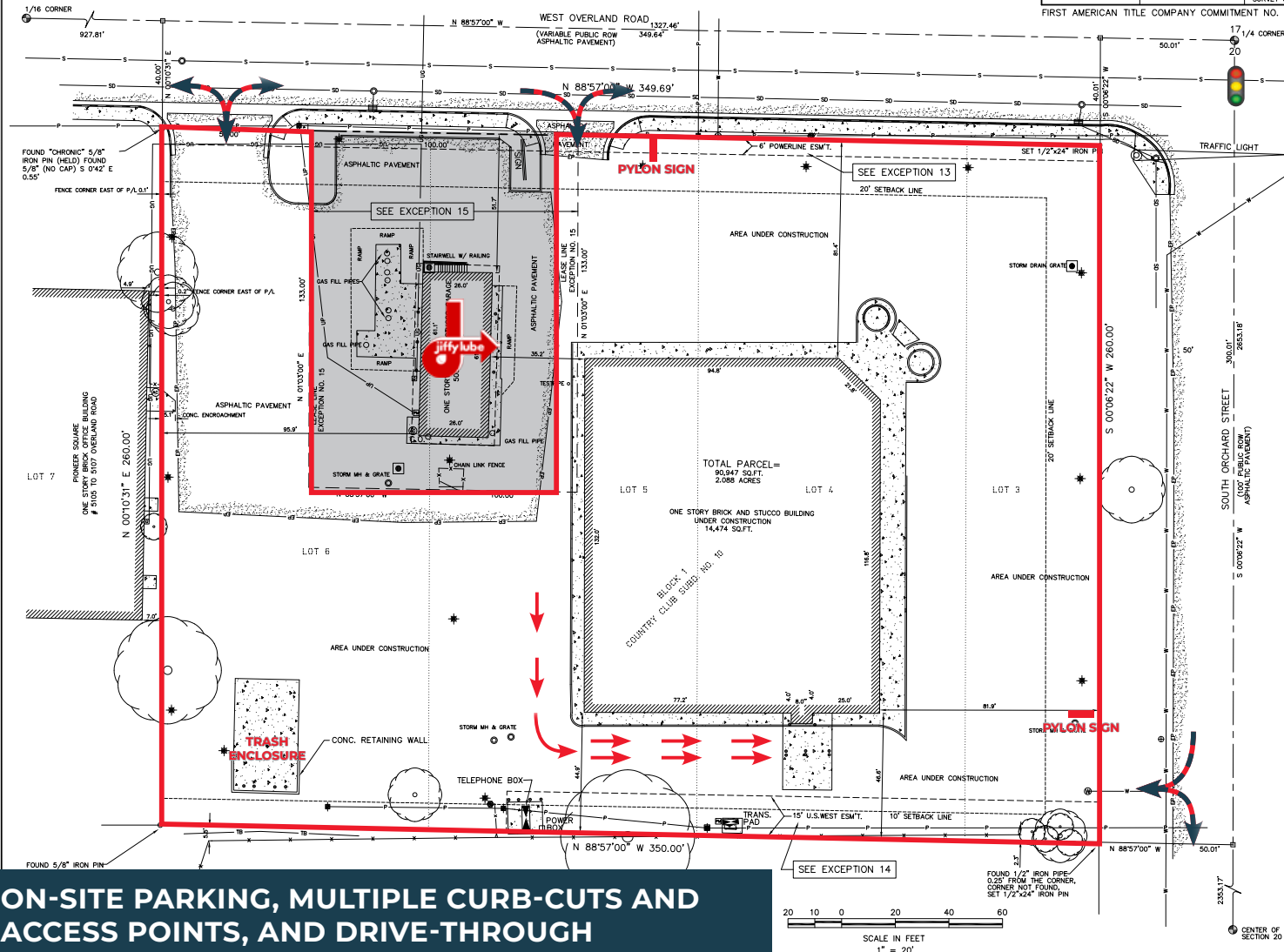
VICINITY MAP

LEGEND

- BOUNDARY LINE
 - CENTER LINE
 - EXISTING FENCE LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - OVERHEAD POWER LINES
 - TOP OF BANK
 - EDGE OF PAVEMENT
 - UNDERGROUND GAS LINE
 - 6" CONC. EXTRUDED CURB
 - VERTICAL CURB & GUTTER
 - EXISTING BUILDING
 - CONCRETE
 - ASPHALTIC PAVEMENT
- FOUND BRASS CAP
 - FOUND 5/8" IRON PIN
 - MANHOLE
 - CALCULATED POINT, NOT SET
 - POWER POLE
 - GAS METER
 - POWER METER
 - TELEPHONE RISER
 - LIGHT POLE
 - WATER VALVE
 - WATER METER
 - TRAFFIC SIGN
 - DECIDUOUS TREE
 - AIR CONDITIONER
 - BOLLARD
 - ORIGINAL LOT LINE

TITLE COMMITMENT INFORMATION

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE (VOL/PG)	DESCRIPTION	STATUS ON PLAT
EXCEPTION 12	NONE	12. EASEMENTS, RESERVATIONS, RESTRICTIONS AND DEDICATIONS, IF ANY, AS SHOWN ON THE OFFICIAL PLAT OF SAID SUBDIVISION.	NOT PLOTTABLE
EXCEPTION 13	INST. 8128737	13. AN EASEMENT OVER SAID LAND IN FAVOR OF IDAHO POWER COMPANY, A CORPORATION, FOR POWER LINES AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED JUNE 29, 1981, AS INSTRUMENT NO. 8128737, OFFICIAL RECORDS.	PLOTTED
EXCEPTION 14	INST. 9252823	14. AN EASEMENT OVER SAID LAND IN FAVOR OF U.S. WEST COMMUNICATION, INC., FOR COMMUNICATION LINES AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED AUGUST 7, 1992, AS INSTRUMENT NO. 9252823, OFFICIAL RECORDS.	PLOTTED
EXCEPTION 15	INST. 8904132 INST. 8704274	15. MEMORANDUM OF LEASE DATED JANUARY 19, 1989, EXECUTED BY RICHARD E. OBENDORF AND SANDRA Y. OBENDORF, AS LESSOR, AND BY QUAKER STATE MINT-LUBE, INC., AS LESSEE, UPON THE TERMS, CONDITIONS, AND COVENANTS THEREIN PROVIDED, AS DISCLOSED BY INSTRUMENT RECORDED JANUARY 2, 1989, AS INSTRUMENT NO. 8904132, OFFICIAL RECORDS. UNRECORDED SUB LEASE DATED DECEMBER 12, 1986, EXECUTED BY QUAKER STATE MINT-LUBE, INC., AS LESSOR, AND BY DORRIS, JENSEN, AND AS LESSEE, UPON THE TERMS, CONDITIONS, AND COVENANTS THEREIN PROVIDED, AS DISCLOSED BY AN INSTRUMENT RECORDED JANUARY 2, 1987, AS INSTRUMENT NO. 8704274, OFFICIAL RECORDS. ASSIGNMENTS OF LEASE AS COLLATERAL, EXECUTED BY DORRIS, JENSEN TO COMMERCIAL SECURITY BANK, RECORDED JANUARY 222, 1987, AS INSTRUMENT NO. 8704274, OFFICIAL RECORDS.	PLOTTED
EXCEPTION 17	NONE	17. ANY OFF-RECORD FACTS, ENCUMBRANCES, EASEMENTS OR POSSESSORY CLAIMS, A SURVEY OR INSPECTION WOULD DISCLOSE.	SEE SURVEY



ZONING INFORMATION

LOCATION: LOTS 3, 4, 5 AND 6, COUNTRY CLUB SUBD. NO. 10 SECTION 20, T.3N., R.2E., B.M., BOISE, ADA COUNTY, IDAHO		
ZONE: C-20		
USE: COMMERCIAL RETAIL		
ITEM	REQUIREMENTS	EXISTING
MINIMUM LOT AREA	0	2,088 AC.
MINIMUM FRONT SETBACK	20'	61.4'
MINIMUM SIDE SETBACK	0', 20' SIDE STREET	81.9'
MINIMUM REAR SETBACK	0', ABUTTING "R" DIST.=10' (1 STRY.), 15' (2 STRY.)	44.9'
MAXIMUM BUILDING HEIGHT	45'	19.2'
MAXIMUM BUILDING COVERAGE	0	16%
OFF-STREET PARKING	1 PER 250 SQ.FT. GROSS FLOOR AREA=60 SPACES	PROPOSED 73 REGULAR 3 HANDICAP
SANITARY SEWAGE	PUBLIC OR PRIVATE	PUBLIC
WATER SUPPLY	PUBLIC OR PRIVATE	PUBLIC

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTACT DOWLINE AT 342-1585 FOR EXACT UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. FA-121586/MLC DATED JUNE 8, 1998, ISSUED BY FIRST AMERICAN TITLE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.
3. THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA ZONE C, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 160002-0009-C, EFFECTIVE DATE: APRIL 16, 1993.
4. PARCELS DEPICTED HEREON ARE CONTIGUOUS.

SURVEY CERTIFICATION

I HEREBY CERTIFY TO RA2 BOISE-OVERLAND L.L.C., THRIFTY PAYLESS, INC., PW REAL ESTATE INVESTMENTS, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES ON THE GROUND; THAT THE SAME SHOWS THE LOCATION OF THE BOUNDARIES AND ALL IMPROVEMENTS THEREON; THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE SHOWN; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS APPURTENANT TO ADJOINING PREMISES UPON SUBJECT PREMISES NOR FROM SUBJECT PREMISES UNLESS SHOWN HEREON; AND THAT ANY EASEMENTS APPARENT FROM A VISUAL INSPECTION ARE DELINEATED HEREON.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND INCLUDES ITEMS 2.1A, 7.0, 7.0(1), 7.0(1A), 8.0(1) AND 13 OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

By: Patricia A. Taylor
Registration No. 4547

Date: Tarkenton Land Surveying

ON-SITE PARKING, MULTIPLE CURB-CUTS AND ACCESS POINTS, AND DRIVE-THROUGH

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**LOCATED AT THE BUSY SIGNALIZED INTERSECTION
OF OVERLAND ROAD AND ORCHARD STREET**

 [Google Map View - Click Here](#)





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LOCATED IN A PRIME RETAIL CORRIDOR WITH DIRECT ACCESS TO INTERSTATES 84 & 184

What's on your list today? You'll find it at

Fred Meyer **Dutch Bros** **DEL TACO**

TRADER JOE'S **WinCo FOODS**

MOD PIZZA **CHILLOTE**

PANDA EXPRESS **WHOLE FOODS**

Walgreens

BOISE STATE UNIVERSITY

Albertsons **McDonald's**

TACO BELL **DEL TACO**

Little Caesars

usbank

Chapala

Albertsons **JJ**

What's on your list today? You'll find it at

Fred Meyer **ROSS**

THE HOME DEPOT **DRESS FOR LESS**

IHOP

Boise Airport

Walmart **Lowes** **Great Clips**

DISCOUNT **verizon**

PANDA EXPRESS **BURGER KING** **KFC**

STARBUCKS **CHILLOTE** **CHUCK A-RAMA**

COSTCO WHOLESALE **REGAL**

COUNTRY BAY BISTRO

Hampton Inn

GOODWOOD BARBECUE COMPANY

GROCERY OUTLET bargain market **D & B**

OUTBACK **McDonald's** **TACO BELL**

Eddie's Restaurant **SUBWAY**

Albertsons **usbank** **look** **BURGER KING**

CAMP MOUNTAIN **PLANET FITNESS** **ACE**

Mongolian BISTRO **Walgreens**

hillcrest floral **Library!**

FAMILY DOLLAR **Primary Health**

Boise

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1, 3 & 5 MILE DEMOGRAPHICS

3 MILE SNAPSHOT

87,939
POPULATION

39,098
HOUSEHOLDS

\$67,769
MEDIAN HH INCOME

\$89,891
AVERAGE HH INCOME

113,672
DAYTIME POPULATION



1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

COMMUNITY SUMMARY
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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5, 10 & 15 MINUTE DRIVE-TIMES

10 MINUTE SNAPSHOT

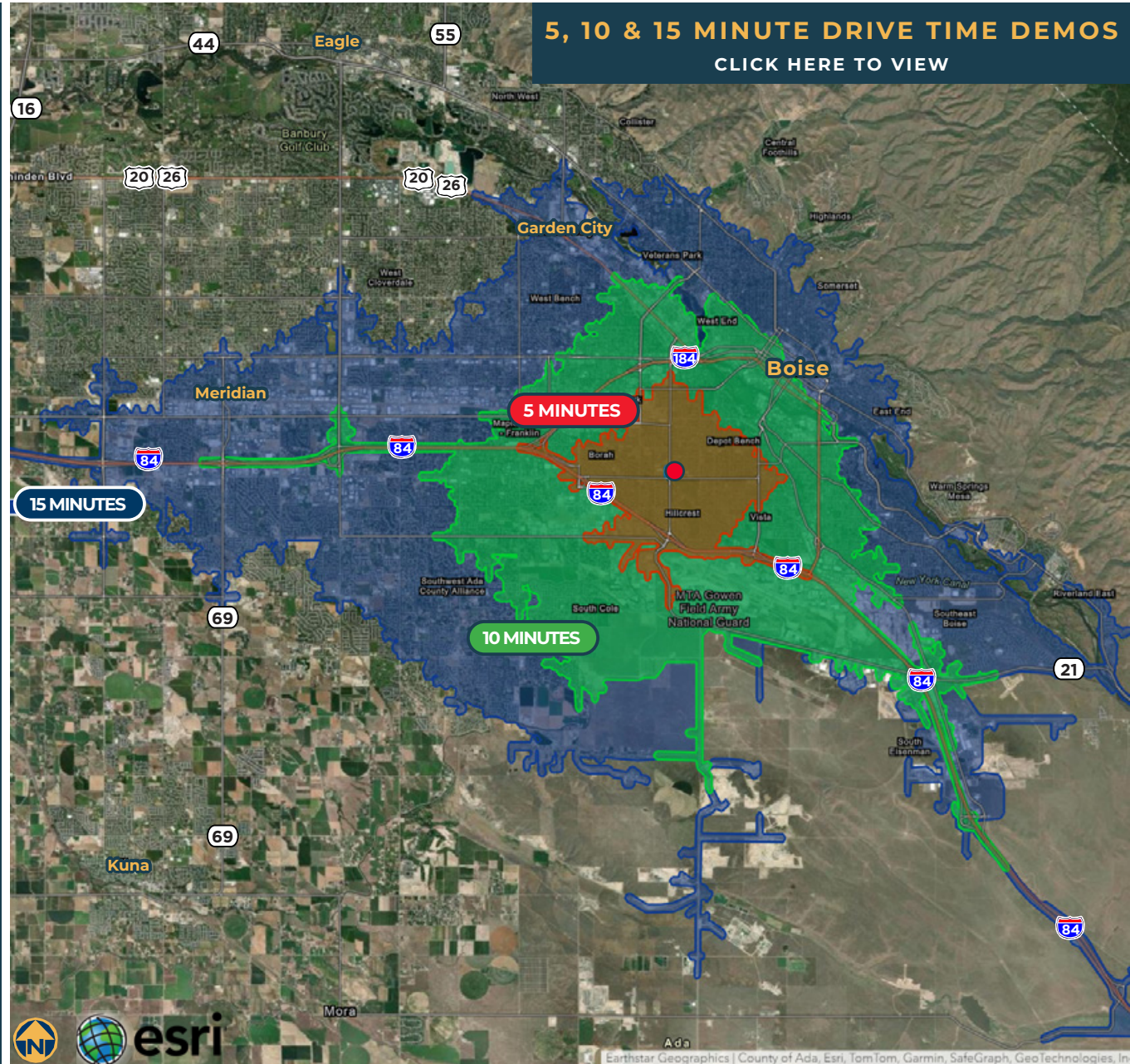
85,005
POPULATION

37,117
HOUSEHOLDS

\$70,263
MEDIAN HH INCOME

\$92,724
AVERAGE HH INCOME

85,714
DAYTIME POPULATION



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BOISE METRO: WHERE TALENT, OPPORTUNITY, AND GROWTH COME TOGETHER

The Boise Metro is one of the fastest-growing and most desirable markets in the West, offering retailers access to a rapidly expanding customer base, strong household incomes, and a vibrant consumer economy.

Consistently ranked among the nation's leaders for population growth and net migration, Boise continues to attract new residents from across the country. Young professionals, growing families, and active retirees are fueling demand for shopping, dining, entertainment, and everyday services.

Retailers benefit from a highly educated workforce, a business-friendly environment, and operating costs that remain significantly lower than many Western markets. The region's strong economy, high quality of life, and steady influx of new residents create a powerful foundation for long-term retail success.

Major employers and industry leaders have helped shape a diverse and resilient economy, while continued residential growth is driving new retail opportunities throughout the valley. As more consumers choose to call Boise home, retailers have the opportunity to establish their brand in a market with exceptional growth potential and customer loyalty.



Click here to download the complete Boise Valley Regional Overview:
<https://bit.ly/45eyYg1>

BOISE METRO NATIONAL ACCOLADES

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. View All Accolades Here: <https://bvep.org/>

**Top U.S. Cities for
Job Growth**

**NewHomeSource
July, 2025**

**#5 Best City for
Work Life Balance**

**Coworking Cafe
July 2025**

**Top 20 Mid-Sized
Cities on the Rise**

**LinkedIn News
July 2025**

**Idaho Ranked
#2 in Top Job
Growth**

**U.S Bureau of
Labor Statistics
July 2025**

**Nampa, ID Top 100
Best Places to Live
in the U.S**

**Livability
July 2025**

**Top 25 U-Haul
Growth Metros**

**U-HAUL
January 25**

**#1 Best City for
Working Families**

**ELEVATE
February 2025**

**#23 Fastest
Growing Place in
the U.S. 2024-2025**

**U.S. News
February 2025**

**#20 Most Dynamic
Metropolitan City**

**Heartland Foward
January 2025**

**Best U.S. Cities
for a Weekend Trip**

**Thrillist
November 2024**

**#2 Best Places
to Live in the U.S.
in 2024-2025**

**US World & News
May 2024**

**#1 Nampa &
#7 Meridian Top
Cities for Economic
Growth under 250K**

**Coworking Cafe
July 2024**

**#3 Meridian,
#5 Boise, #16 Nampa
Best Places To Live
Out West**

**Livability
July 2024**

**Top 15 Cities
for Young
Professionals**

**Pheabs
May 2024**

**Tech Workers
Ditching big city
for Boise**

**Wired
January 2024**

**#3 Best
Performing
Cities**

**Milken Institute
2024**

**Top 25 Metro for
Economic Growth**

**Area Development
Q4 2023**

**#4 Overall On
Talent Attraction
Card**

**Lightcast
2023**

**#7 Overall
Cutting Edge Cities
Boise**

**WSJ
October 2023**

**Top 20 Best
Mid Size City
in US**

**HGTV
September 2023**

**Top 20
Safest Cities**

**WalletHub
October 2023**

**#5 Best
Performing
Cities**

**Milken Institute
2023**

**Blue Turf Biggest
Attraction for
Sport's Fans**

**USA Today
2023**

**#6 Best Large
Cities to Start a
Business**

**WalletHub
April 2023**



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