



RIVERWOOD CONDOMINIUMS PHASE I

Office, Retail & Restaurant Condos For Sale / 4648 & 4526 W. Old Valley Road / Eagle ID 83616



\$450/SF | 1,000 SF – 6,000 SF AVAILABLE!

Conceptual Rendering

Join Eagle's newest mixed-use development including office, retail, and restaurant space.

Located along the fast-growing State Street corridor, surrounded by new rooftops, retail and development.

Excellent exposure on Highway 44 frontage, at the signalized intersection of Linder Road, visible to over 26,622 vehicles per day!

Rare, patio space seating available for restaurant users.

Excellent shared parking ratio of over 4:1000.

Located at the front door of the first highest income demographic in the state, conveniently serving the Eagle, Star and Meridian market.

Surrounding traffic drivers include Eagle High School (2,000+ Students), Eagle Island State Park (545 acre park including a 50 space campground, swimming & waterslide, picnic areas, 19-hole disc golf and over 5 miles of trails for horseback riding, hiking or walking), Camille Beckman Factory & Giftshop, Chateau Des Fleurs (Event Center), Eagle Island Crossing.

CONTACT



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HIGHLIGHTS



UPDATED: 4.14.2026

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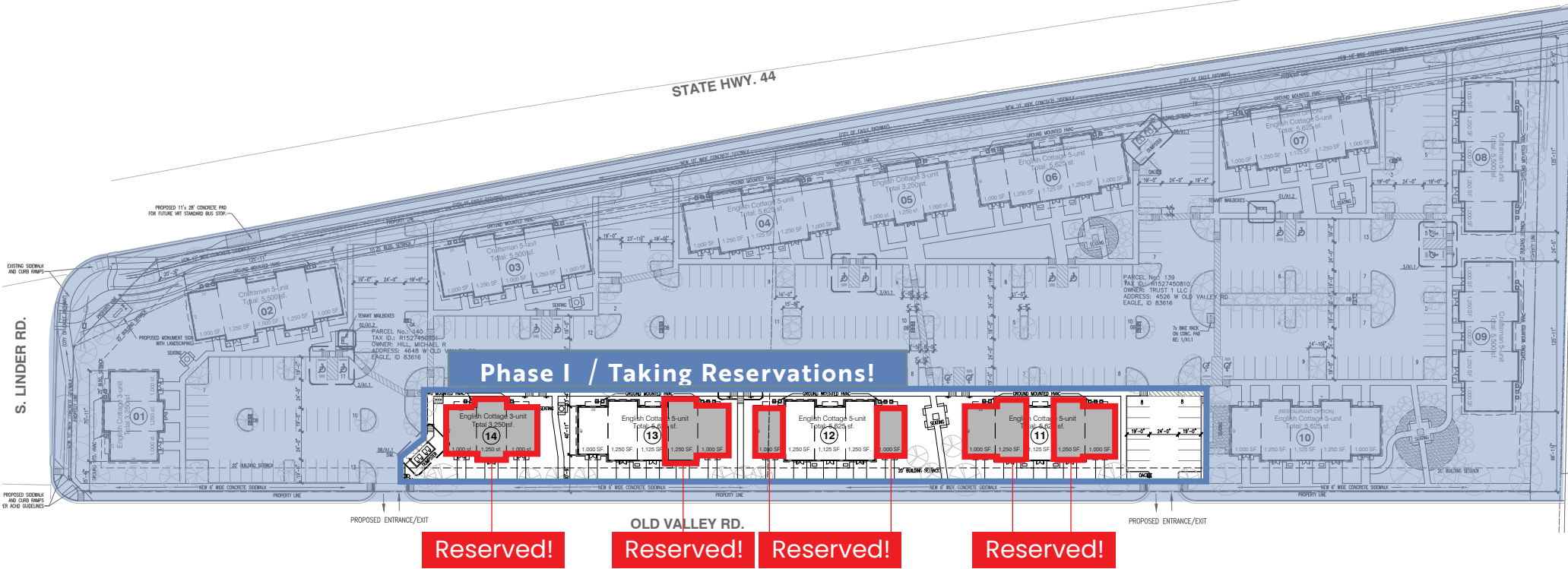
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Now Pre-Selling Phase I

Breaking Ground Sept. 2025 | Occupancy Summer 2026

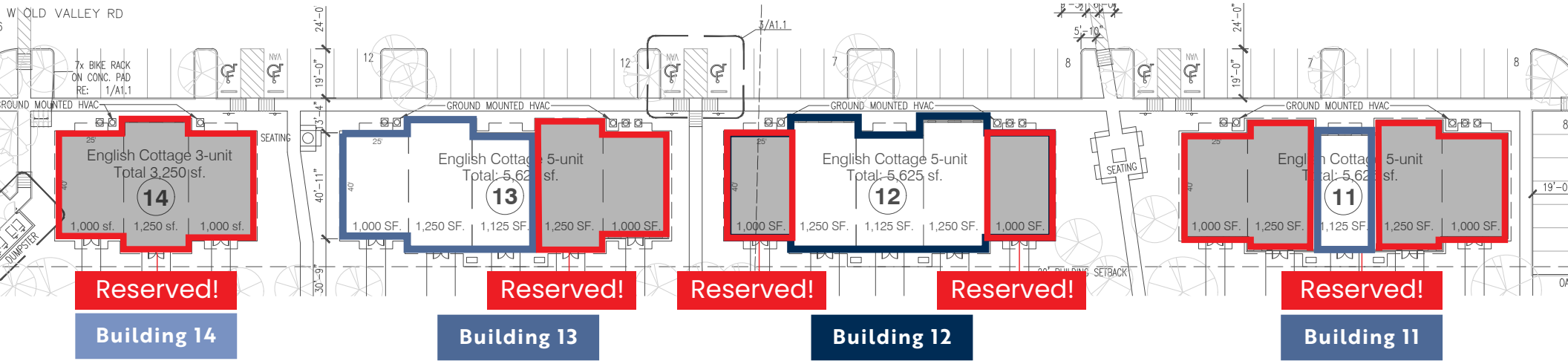


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SALE OPTIONS | 1,000 – 3,625 SF SPACES REMAINING IN PHASE I!



PHASE I AVAILABILITIES | OFFICE & RETAIL SPACE

RESERVED!

Building 14

3,250 SF Total

1,000 SF Min. Divisibility

\$450.00/SF

2,250 SF RESERVED!

Building 13

5,625 SF Total

1,000 SF Min. Divisibility

\$450.00/SF

2,000 SF RESERVED!

Building 12

5,625 SF Total

1,000 SF Min. Divisibility

\$450.00/SF

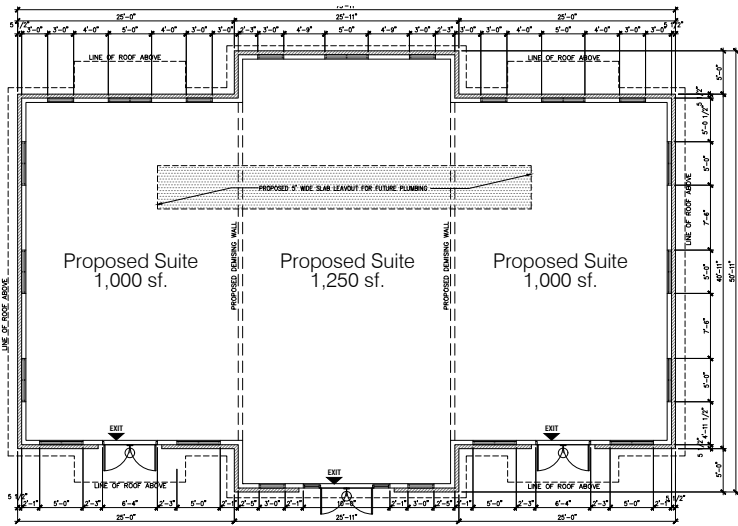
4,500 SF RESERVED!

Building 11

5,625 SF Total

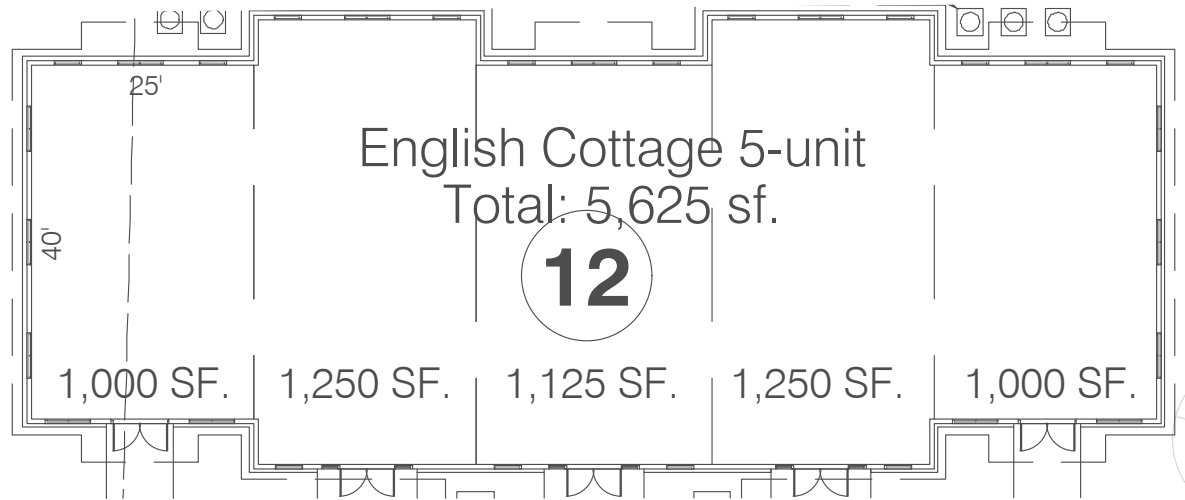
1,000 SF Min. Divisibility

\$450.00/SF



/ 3-Unit Concept Plan

/ 5-Unit Concept Plan

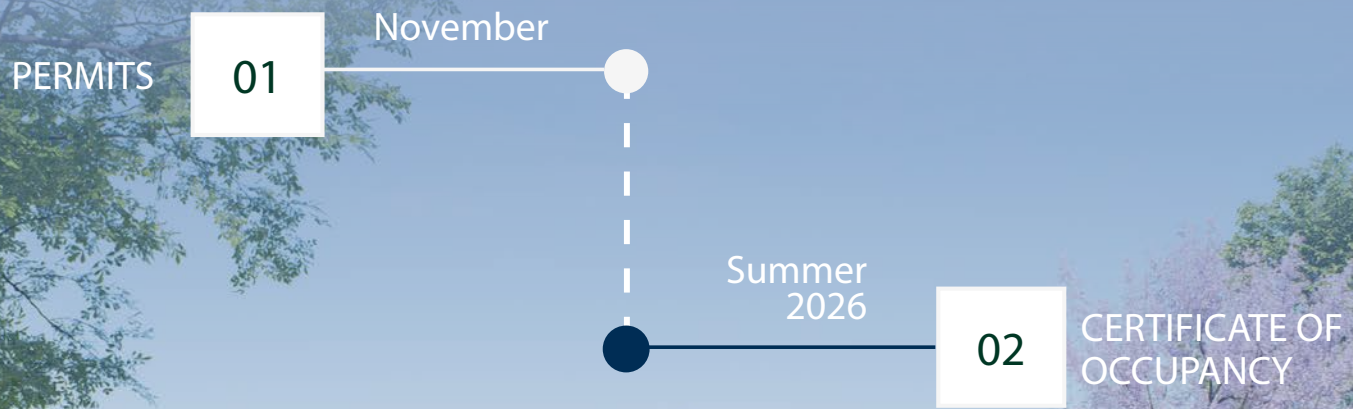


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ESTIMATED PROJECT CONSTRUCTION TIMELINE



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/ 5-Unit Cottage Restaurant



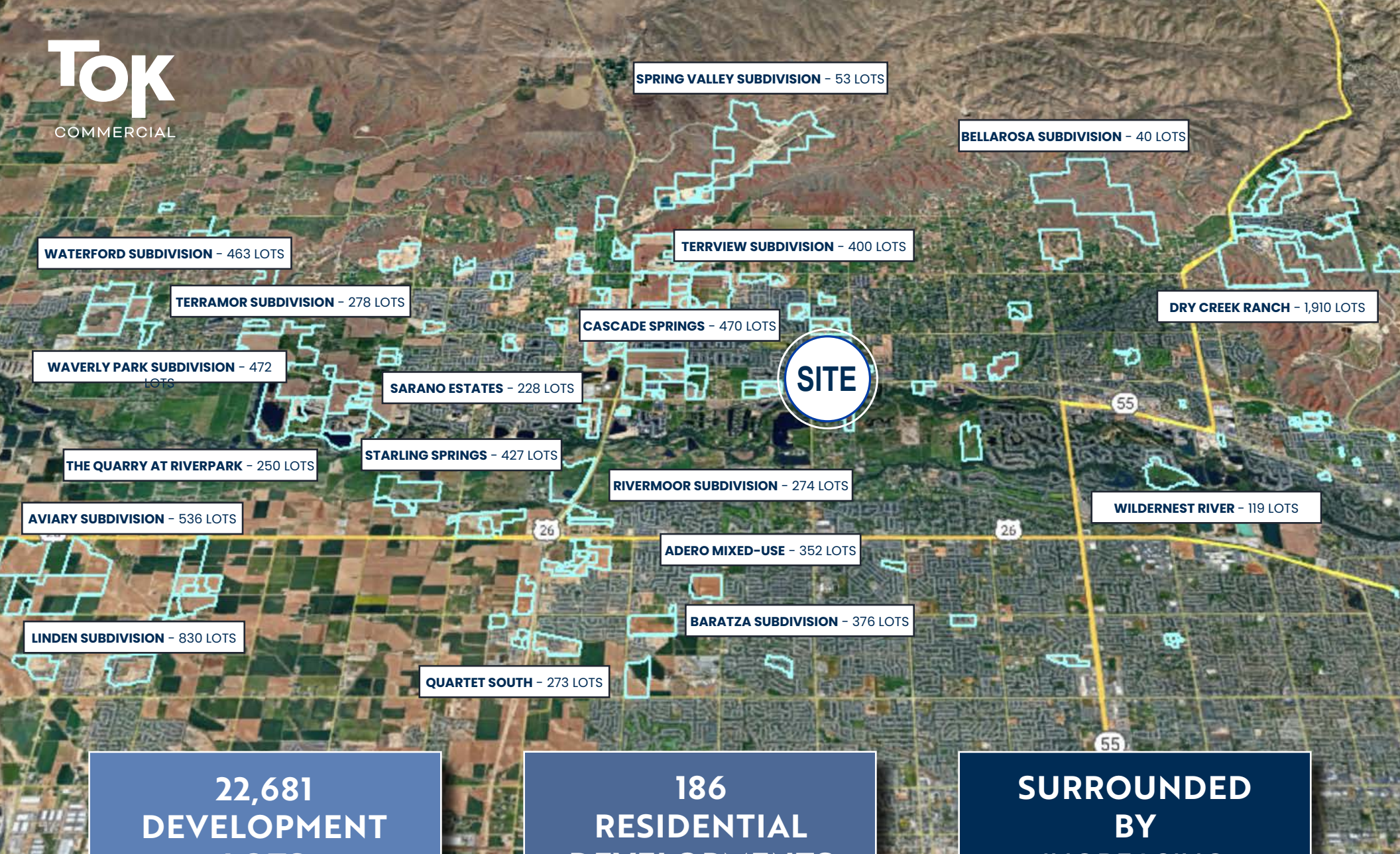
/ 5-Unit Craftsman Retail / Office



/ 3-Unit Cottage Retail / Office

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**22,681
DEVELOPMENT
LOTS
IN A 6 MILE RADIUS**

**186
RESIDENTIAL
DEVELOPMENTS
IN A 6 MILE RADIUS**

**SURROUNDED
BY
INCREASING
DEVELOPMENT**

WELL LOCATED BETWEEN NEW HIGHWAY 16 EXTENSION & EAGLE ROAD



**NEW HIGHWAY 16
EXTENSION IN PROGRESS!**

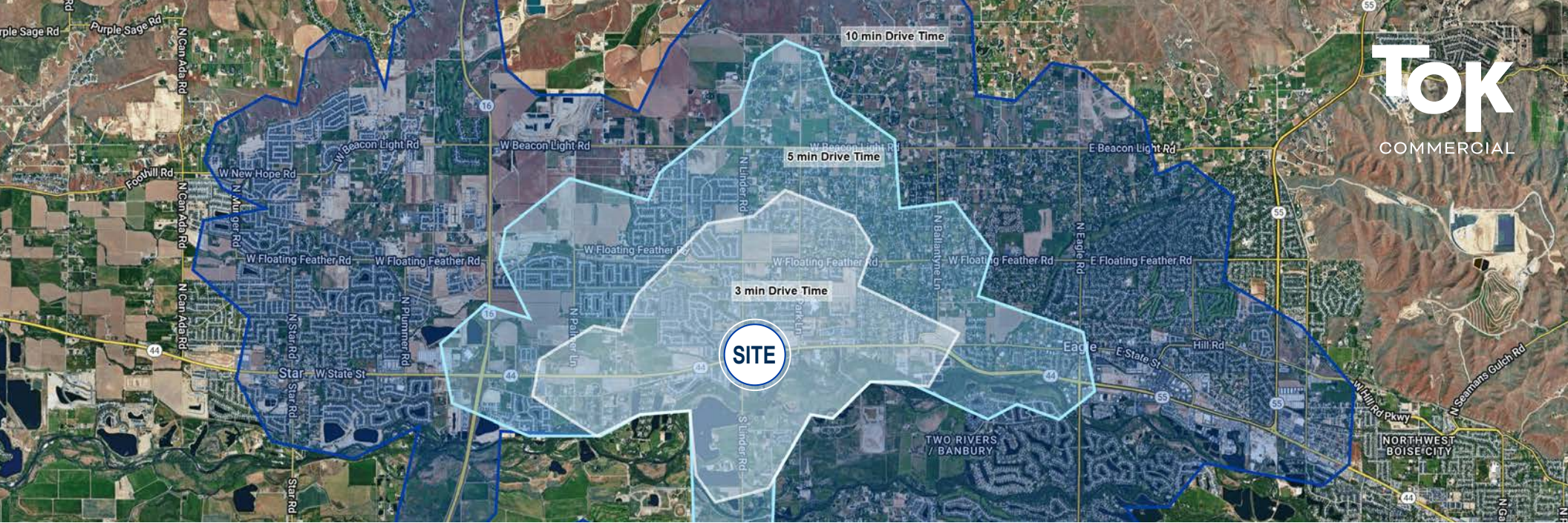
**AN IMPROVED PRIMARY GATE-
WAY FROM I-84 THROUGH THE
TREASURE VALLEY**

COURTESY OF IDAHO
TRANSPORTATION DEPARTMENT
FOR MORE INFORMATION PLEASE VISIT
ITDPROJECTS.IDAHO.GOV

6 MINUTES
to Improved
Highway 16

5 MINUTES
to Eagle Road
Corridor

19 MINUTES
to
I-84



DEMOGRAPHICS | 3-5-10 MIN. DRIVE TIMES

POPULATION	3 MIN	5 MIN	10 MIN
2025 Est. Population	6,462	14,485	75,552
2030 Projected Population	7,353	16,402	81,662
Historic 10 Year Growth	15%	9.3%	7.0%

HOUSEHOLDS	3 MIN	5 MIN	10 MIN
2025 Est. Households	2,318	5,338	27,609
2030 Projected Households	2,720	6,205	30,691
Historic 15 Year Growth	17.9%	12.6%	7.6%

INCOME	3 MIN	5 MIN	10 MIN
2025 Average HH Income	\$168,719	\$166,373	\$169,688
2030 Per Capita Income	\$60,617	\$61,438	\$62,087
Historic Annual Change (12 Yr)	4.9%	5.5%	5.3%

WORK FORCE	3 MIN	5 MIN	10 MIN
2025 Total Businesses	158	533	2,697
2025 Total Employees	1,094	3,523	17,195
2025 Labor Pool Age 16+	3,488	8,853	40,816

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RETAIL DEMAND BY INDUSTRY



Click For Full Report
Description & Source

AVERAGE SPENT = ANNUAL AVERAGE INDUSTRY POTENTIAL SPENDING PER HOUSEHOLD

3 Mile Radius

Industry Summary	Spending Potential Index	Average Spent	Total
Retail Trade, Food Services & Drinking Places	147	\$44,897.19	\$589,230,697
Retail Trade	146	\$37,768.36	\$495,671,996
Food Services & Drinking Places	152	\$7,128.83	\$93,558,701
Industry Subsector & Group	Index	Average Spending	Total
Motor Vehicle & Parts Dealers	154	\$4,975.95	\$65,304,404
Automobile Dealers	156	\$4,313.62	\$56,611,978
Other Motor Vehicle Dealers	148	\$325.06	\$4,266,052
Auto Parts, Accessories & Tire Stores	142	\$337.27	\$4,426,374
Furniture and Home Furnishings Stores	156	\$1,549.88	\$20,340,657
Furniture Stores	153	\$982.77	\$12,897,879
Home Furnishings Stores	162	\$567.11	\$7,442,777
Electronics and Appliance Stores	146	\$416.56	\$5,466,992
Bldg Material & Garden Equipment & Supplies Dealers	157	\$2,181.00	\$28,623,382
Building Material and Supplies Dealers	157	\$1,974.08	\$25,907,891
Lawn and Garden Equipment and Supplies Stores	153	\$206.91	\$2,715,491
Food and Beverage Stores	144	\$8,188.19	\$107,461,745
Grocery Stores	143	\$7,650.33	\$100,402,923
Specialty Food Stores	144	\$258.62	\$3,394,126
Beer, Wine, and Liquor Stores	154	\$279.24	\$3,664,696
Health and Personal Care Stores	143	\$1,186.00	\$15,565,098
Gasoline Stations	137	\$5,252.75	\$68,937,125
Clothing and Clothing Accessories Stores	148	\$1,870.43	\$24,547,566
Clothing Stores	148	\$1,484.66	\$19,484,619
Shoe Stores	143	\$353.86	\$4,644,118
Jewelry, Luggage, and Leather Goods Stores	156	\$31.91	\$418,829
Sporting Goods, Hobby, Musical Inst., and Book Stores	149	\$693.31	\$9,098,997
Sporting Goods, Hobby, and Musical Inst Stores	149	\$549.90	\$7,216,828
Book Stores and News Dealers	151	\$143.41	\$1,882,169
General Merchandise Stores	144	\$6,390.09	\$83,863,535
Department Stores	148	\$586.48	\$7,696,931
Merch. Stores, incl. Warehouse Clubs, Supercenters	144	\$5,803.61	\$76,166,604
Industry Summary	Spending Potential Index	Average Spent	Total
Miscellaneous Store Retailers	147	\$922.17	\$12,102,585
Florists	154	\$44.63	\$585,709
Office Supplies, Stationery, and Gift Stores	150	\$150.22	\$1,971,497
Used Merchandise Stores	156	\$137.50	\$1,804,516
Other Miscellaneous Store Retailers	144	\$589.82	\$7,740,863
Nonstore Retailers	149	\$4,142.02	\$54,359,909
Electronic Shopping and Mail-Order Houses	147	\$3,506.92	\$46,024,783
Vending Machine Operators	139	\$64.24	\$843,027
Direct Selling Establishments	159	\$570.87	\$7,492,100
Food Services & Drinking Places	152	\$7,128.83	\$93,558,701
Special Food Services	153	\$25.95	\$340,627
Drinking Places (Alcoholic Beverages)	158	\$192.36	\$2,524,507
Restaurants and Other Eating Places	152	\$6,910.51	\$90,693,567

TOTAL = POTENTIAL AGGREGATE SPENDING BY ALL REGIONAL HOUSEHOLDS WITHIN AN INDUSTRY

5 Mile Radius

Industry Summary	Spending Potential Index	Average Spent	Total
Retail Trade, Food Services & Drinking Places	130	\$39,624.09	\$1,939,876,631
Retail Trade	129	\$33,421.30	\$1,636,206,364
Food Services & Drinking Places	132	\$6,202.80	\$303,670,267
Industry Subsector & Group	Index	Average Spending	Total
Motor Vehicle & Parts Dealers	135	\$4,355.14	\$213,214,510
Automobile Dealers	135	\$3,736.89	\$182,947,096
Other Motor Vehicle Dealers	142	\$311.85	\$15,267,000
Auto Parts, Accessories & Tire Stores	129	\$306.40	\$15,000,413
Furniture and Home Furnishings Stores	138	\$1,365.84	\$66,867,349
Furniture Stores	136	\$873.82	\$42,779,567
Home Furnishings Stores	141	\$492.02	\$24,087,782
Electronics and Appliance Stores	131	\$374.90	\$18,354,209
Bldg Material & Garden Equipment & Supplies Dealers	139	\$1,941.47	\$95,048,557
Building Material and Supplies Dealers	140	\$1,761.26	\$86,225,792
Lawn and Garden Equipment and Supplies Stores	133	\$180.21	\$8,822,765
Food and Beverage Stores	126	\$7,190.87	\$352,043,618
Grocery Stores	126	\$6,725.74	\$329,272,202
Specialty Food Stores	126	\$225.86	\$11,057,622
Beer, Wine, and Liquor Stores	132	\$239.27	\$11,713,794
Health and Personal Care Stores	127	\$1,053.80	\$51,590,899
Gasoline Stations	125	\$4,791.11	\$234,558,417
Clothing and Clothing Accessories Stores	131	\$1,660.70	\$81,302,694
Clothing Stores	131	\$1,314.86	\$64,371,643
Shoe Stores	129	\$318.38	\$15,586,896
Jewelry, Luggage, and Leather Goods Stores	135	\$27.46	\$1,344,155
Sporting Goods, Hobby, Musical Inst., and Book Stores	132	\$613.40	\$30,030,378
Sporting Goods, Hobby, and Musical Inst Stores	133	\$488.69	\$23,925,008
Book Stores and News Dealers	131	\$124.71	\$6,105,370
General Merchandise Stores	128	\$5,664.61	\$277,322,311
Department Stores	131	\$519.54	\$25,435,246
Merch. Stores, incl. Warehouse Clubs, Supercenters	128	\$5,145.07	\$251,887,065
Industry Summary	Spending Potential Index	Average Spent	Total
Miscellaneous Store Retailers	128	\$806.72	\$39,494,483
Florists	135	\$38.96	\$1,907,559
Office Supplies, Stationery, and Gift Stores	132	\$132.74	\$6,498,691
Used Merchandise Stores	133	\$117.21	\$5,738,120
Other Miscellaneous Store Retailers	126	\$517.80	\$25,350,113
Nonstore Retailers	129	\$3,602.73	\$176,378,940
Electronic Shopping and Mail-Order Houses	130	\$3,091.82	\$151,366,405
Vending Machine Operators	124	\$57.47	\$2,813,779
Direct Selling Establishments	127	\$453.43	\$22,198,755
Food Services & Drinking Places	132	\$6,202.80	\$303,670,267
Special Food Services	132	\$22.50	\$1,101,359
Drinking Places (Alcoholic Beverages)	134	\$163.30	\$7,994,833
Restaurants and Other Eating Places	132	\$6,017.00	\$294,574,075

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