

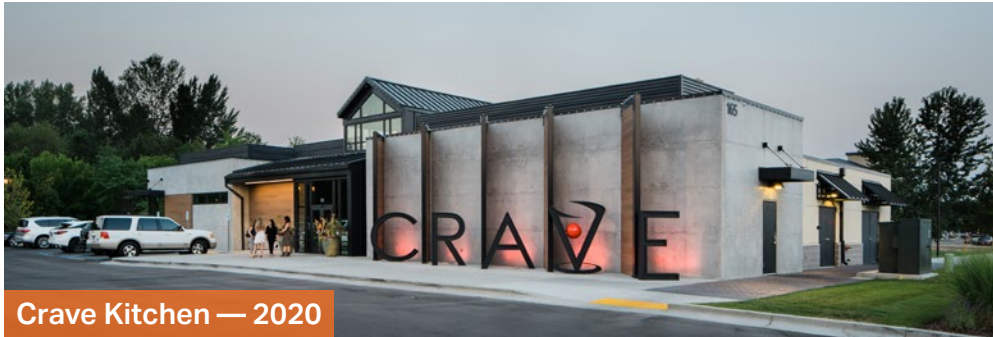




Bridge at Colchester Dr



Bridge at E Eagle Gate Dr & Bright Bank — 2021



Crave Kitchen — 2020



Crave Kitchen — 2020



Intuit Office Building — 2017



Intuit Office Building — 2021



Retail — 2017



Retail — 2024



Bright Bank — 2021



Luxe Reel Theatres — 2019



Retail — 2017



Retail — 2017


**Available**

- Pad 4 – 87,949 SF lot size
- Ground Lease – Sit Down Restaurant or Stand Alone Building + 2,055 Patio Area
- Contact: Shaun Greear  
208.908.5520  
sgreear@hcollc.com

**Info**

- Well located site serving Boise, Eagle, & Meridian. Great visibility on one of the most traveled roads in Idaho.
- 53% of adults within 1 mile of the site have a college degree or higher. One of the most affluent areas in Idaho, with an average household income of \$280,479.
- Easy access from signalized intersection on Eagle Rd and future access from Chinden.

**Demographics 2025**

Population	
1 Mile Radius	5,322
3 Mile Radius	71,687
5 Mile Radius	191,181
7 Mile Radius	309,027
Median Household Income	
1 Mile Radius	\$165,974
3 Mile Radius	\$117,348
5 Mile Radius	\$103,988
7 Mile Radius	\$100,397