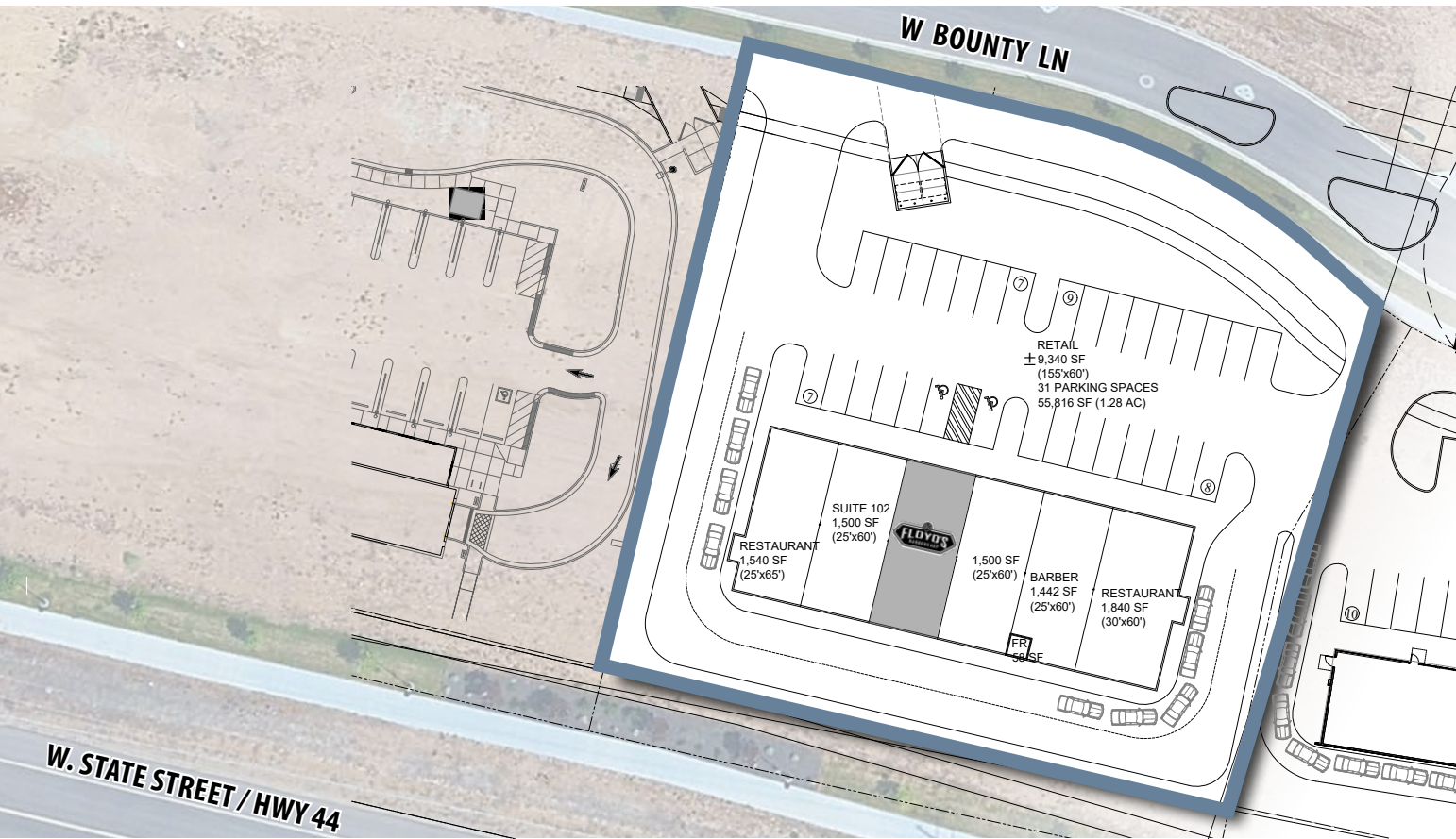


STAR RETAIL MULTI-TENANT FOR LEASE



DETAILS

SUBMARKET:	Star
BLDG TYPE:	Retail Office
PARKING:	Ample On-Site
ZONING:	CBA - DA
PRICING:	Contact Agents



HIGHLIGHTS

- Located in the path of growth.
- Anchor opportunities.
- Prime location in Star adjacent to new Albertsons.
- Zoned for mixed use - medical services, local & national retailers, restaurants, schools & religious facilities.

STAR RETAIL MULTI-TENANT FOR LEASE

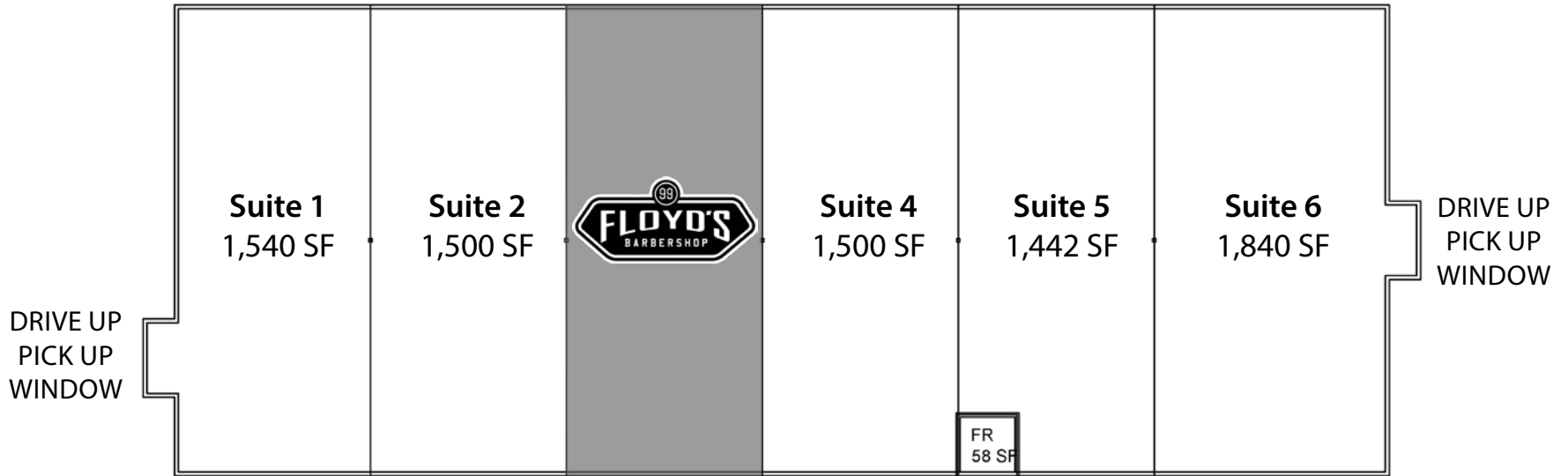


**RETAIL SHOPS
FOR LEASE**

**RETAIL SHOPS
FOR LEASE**

Lot: Lot 13
Parcel: R6119282200
Acres: 1.18 Acres
Buildable SF: ±9,380 SF

STAR RETAIL MULTI-TENANT FOR LEASE



STAR RETAIL MULTI-TENANT FOR LEASE



DRIVE-THRU



DRIVE-THRU



STAR RETAIL MULTI-TENANT FOR LEASE



DEMOGRAPHICS	3 MI	5 MI	10 MI
POPULATION	19,991	50,730	354,339
AVG HH INCOME	\$144,101	\$150,140	\$121,282
HOUSEHOLDS	7,350	17,937	128,712
EMPLOYEES	1,792	7,2577	100,852

STAR RETAIL MULTI-TENANT FOR LEASE

TOK
COMMERCIAL

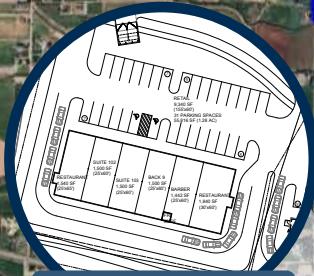
GROWTH STATS

CITY OF STAR ESTIMATED 3 YEAR GROWTH RATE = 45%

CITY OF MERIDIAN ESTIMATED 3 YEAR GROWTH RATE = 14.5%

■ PLANNED SUBDIVISIONS: 5,935 PLANNED LOTS

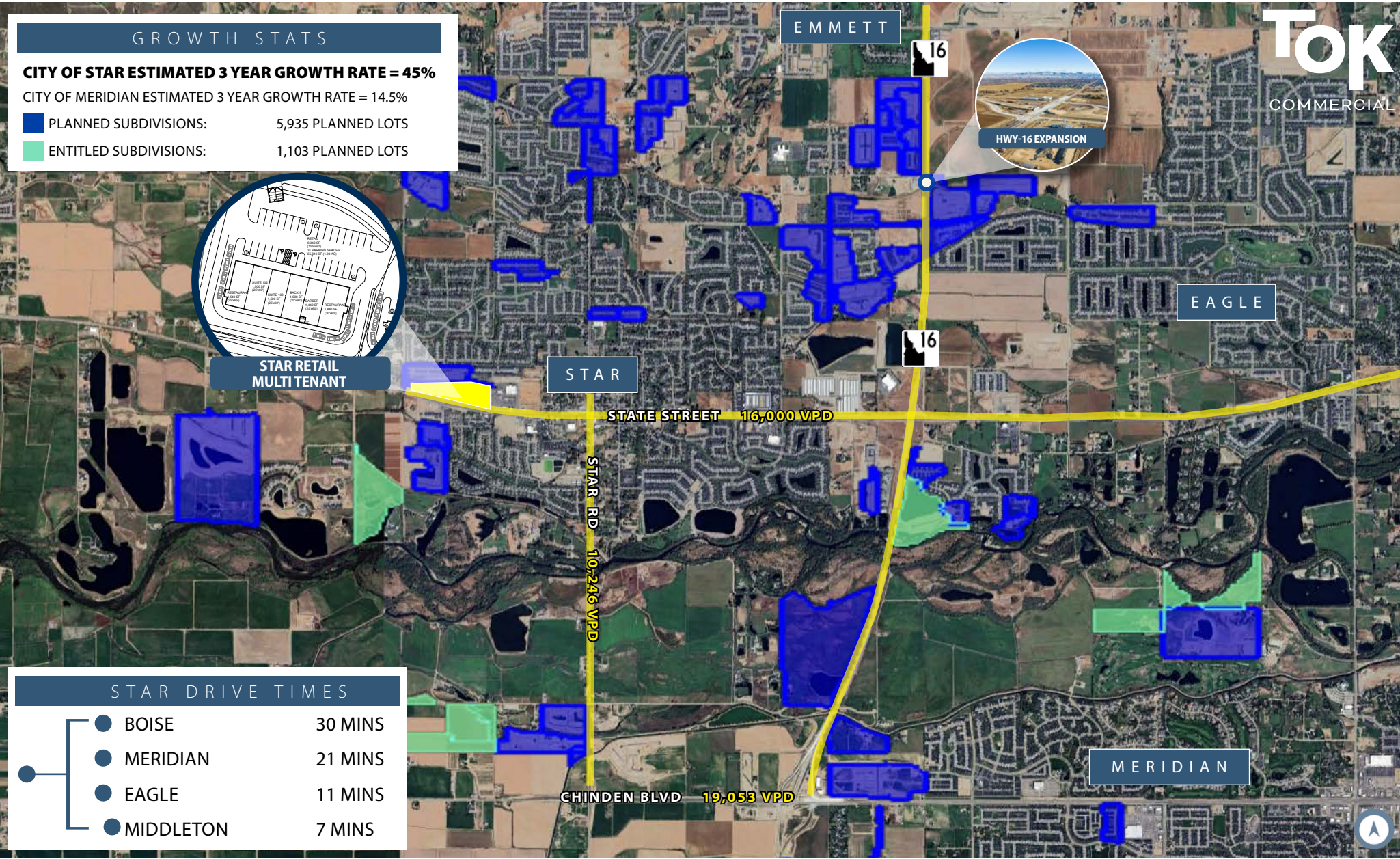
■ ENTITLED SUBDIVISIONS: 1,103 PLANNED LOTS



STAR RETAIL
MULTI TENANT



HWY-16 EXPANSION



EMMETT

EAGLE

STAR

MERIDIAN

STATE STREET 16,000 VPD

STAR RD 10,246 VPD

CHINDEN BLVD 19,053 VPD

STAR DRIVE TIMES

- BOISE 30 MINS
- MERIDIAN 21 MINS
- EAGLE 11 MINS
- MIDDLETON 7 MINS