



Colliers



*Hard Corner
Retail Space!*

Site

For Lease

David Cadwell
+1 208 850 3733
david.cadwell@colliers.com

Kelly Schnebly
+1 208 472 1650
kelly.schnebly@colliers.com

755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

5006 W Emerald Street Boise, Idaho

Highlights:

- Great end cap location available
- Great visibility on signalized hard corner connecting the Boise Town Center Mall, St. Al's Medical Center, Interstate 84, and the Boise Connector Freeways
- Back-lit Monument Signs on the hard corner, and on Emerald Street, with 2 sign panels per suite per monument sign. Additional signage opportunities on the front and back of the building for maximum visibility
- Unused Grease Trap allows an opportunity for food-related or restaurant usage

Accelerating success.

For Lease

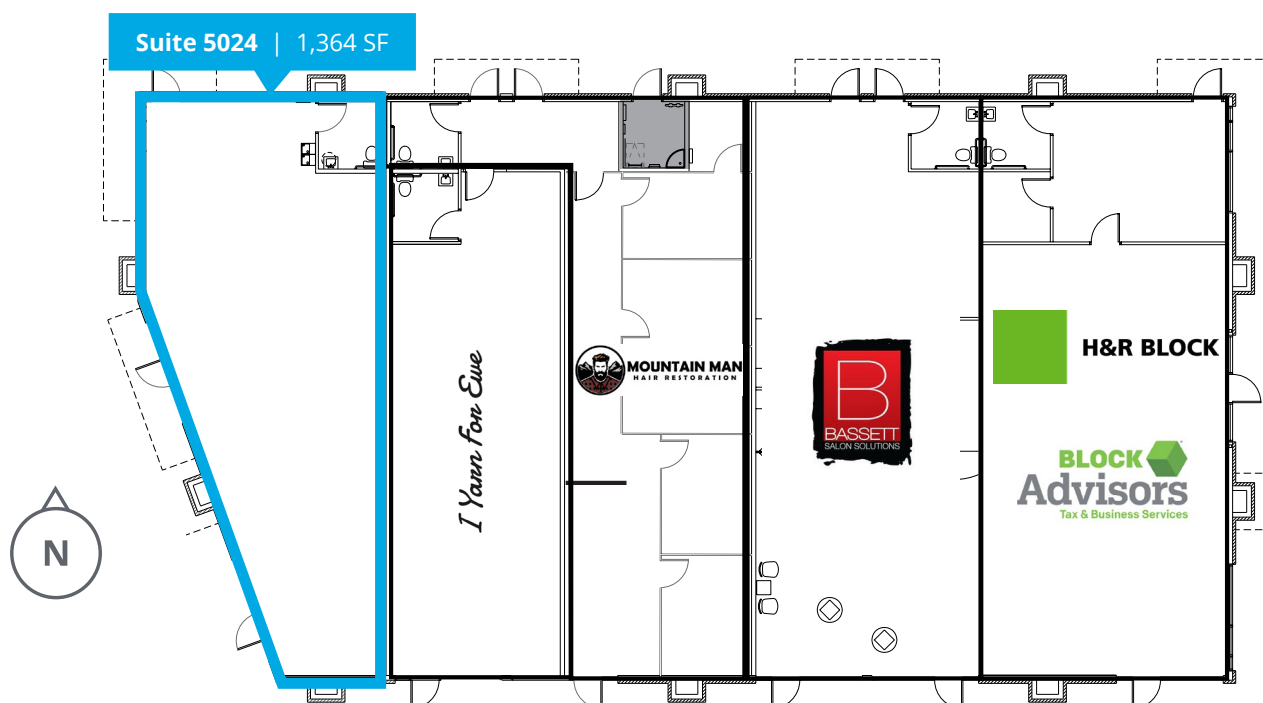
Property Information

Property Type	Retail
Building Size:	7,013 SF
Land Size:	0.732 Acres
Zoning:	City of Boise MX-1
Parking:	Ample on-site
Year Built:	2007
Lease Type:	NNN (est. \$6.24)
Lease Rate:	\$20.00 PSF

Space Available

Suite	Size	Rate
5024	1,364	\$20.00 PSF NNN

Site Plan



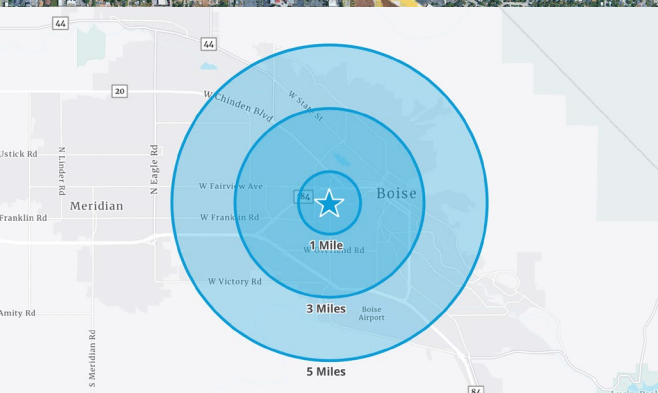
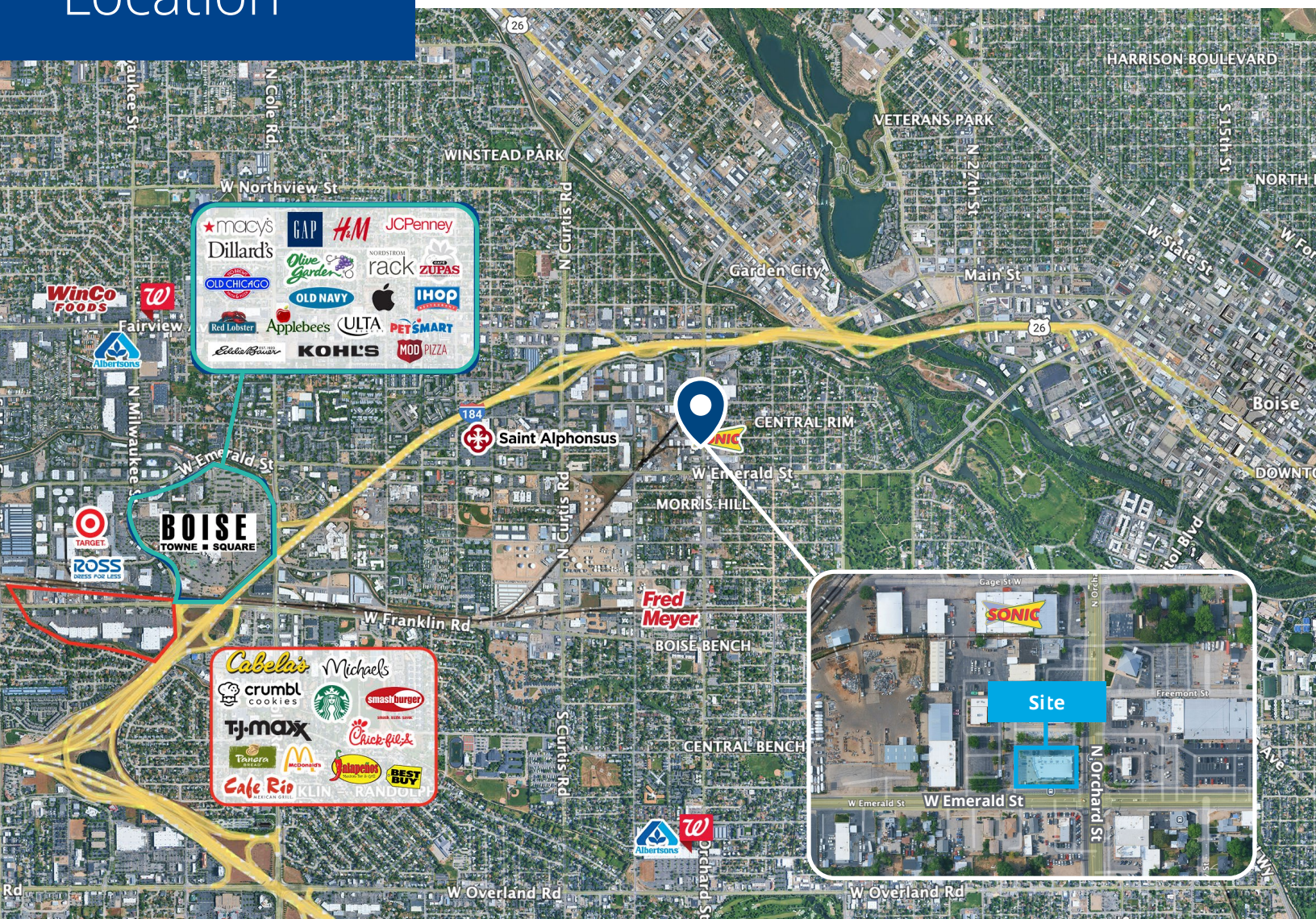
Location



Google Map



Street View



Demographics	1 Mile	3 Miles	5 Miles
Population	9,539	115,151	224,897
Avg. Income	\$68,425	\$70,501	\$81,369
Median Home Value	\$486,536	\$521,978	\$546,326



755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.