

8160 W Overland Rd

Boise, ID 83709



*Ground Lease
Redevelopment Opportunity*



Suite 7020



Logan Wheeler

Retail Associate
+1 208 472 2868
logan.wheeler@colliers.com

Kelly Schnebly

Retail Brokerage Services | Partner
+1 208 598 6878
kelly.schnebly@colliers.com

8160 W Overland Road

Property Profile



PROPERTY DETAILS

Space Available	± 3,845 SF
Land Size	1.1 Acres
Pricing	Contact Agent

HIGHLIGHTS

- Freestanding ±3,845 SF retail building on high-visibility Overland Road
- Anchored by Walmart and Lowe's with strong surrounding national retail
- MX-2 zoning (City of Boise) allows a wide range of retail, service and redevelopment uses
- Excellent redevelopment opportunity in a mature, high-traffic corridor

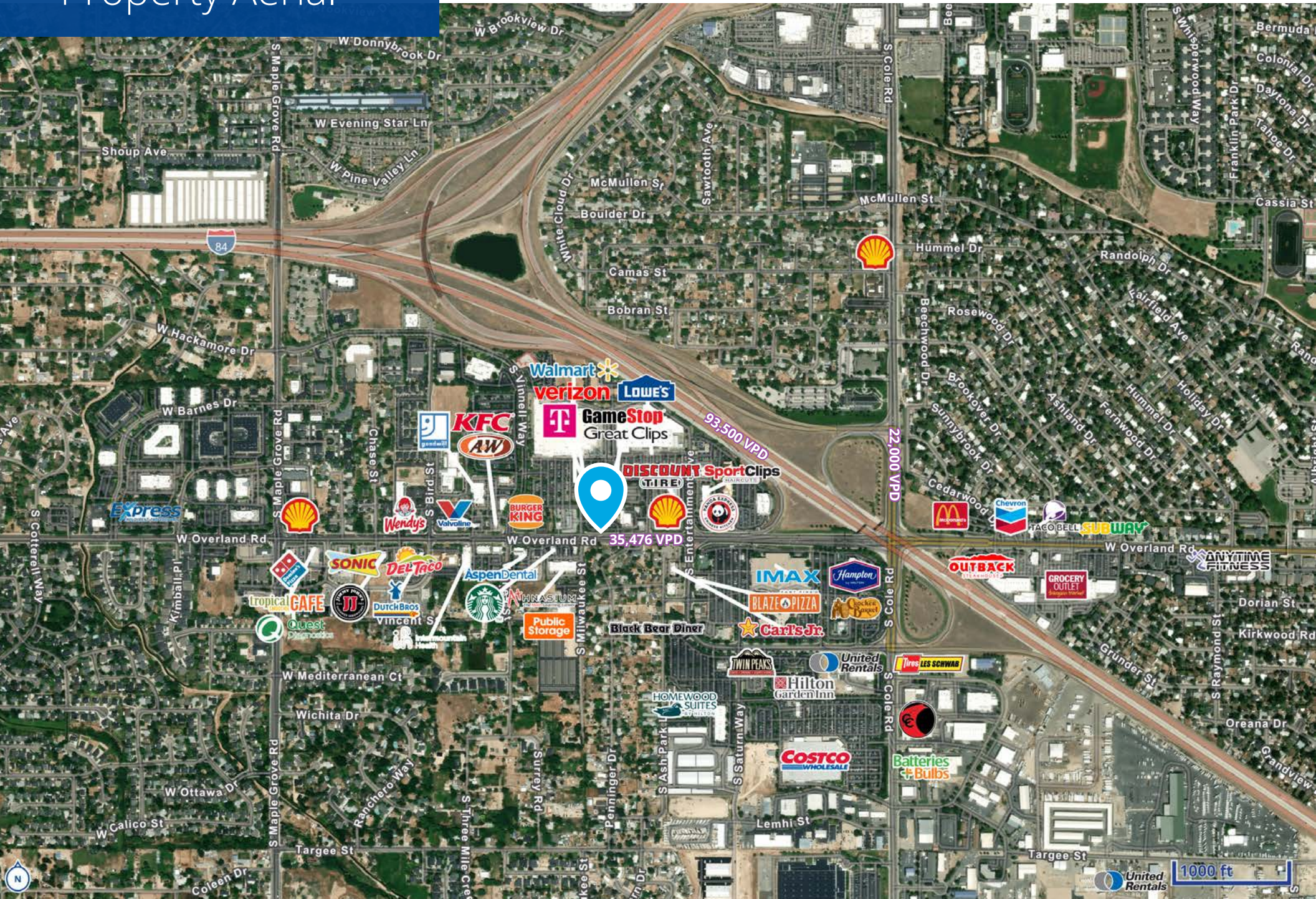
Site



DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	7,160	90,586	245,373
Households	2,827	37,083	100,934
Avg. Income	\$107,649	\$102,844	\$110,244

Property Aerial





1211 West Myrtle Street, Suite 200
Boise, Idaho 83702
+ 208 345 9000
colliers.com/idaho

CONTACT

Logan Wheeler

+1 208 472 2868
logan.wheeler@colliers.com

Kelly Schnebly

+1 208 598 6878
kelly.schnebly@colliers.com

8160 W Overland Rd
Boise, ID 83709



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.