

Mixed-use Spaces for Lease!

5006 W Emerald St

Boise, ID 83704

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5006 W EMERALD ST

Property Details

PROPERTY 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

Property Type	Retail/Office/Flex
Building Size	7,013 SF
Space Available	2,399 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

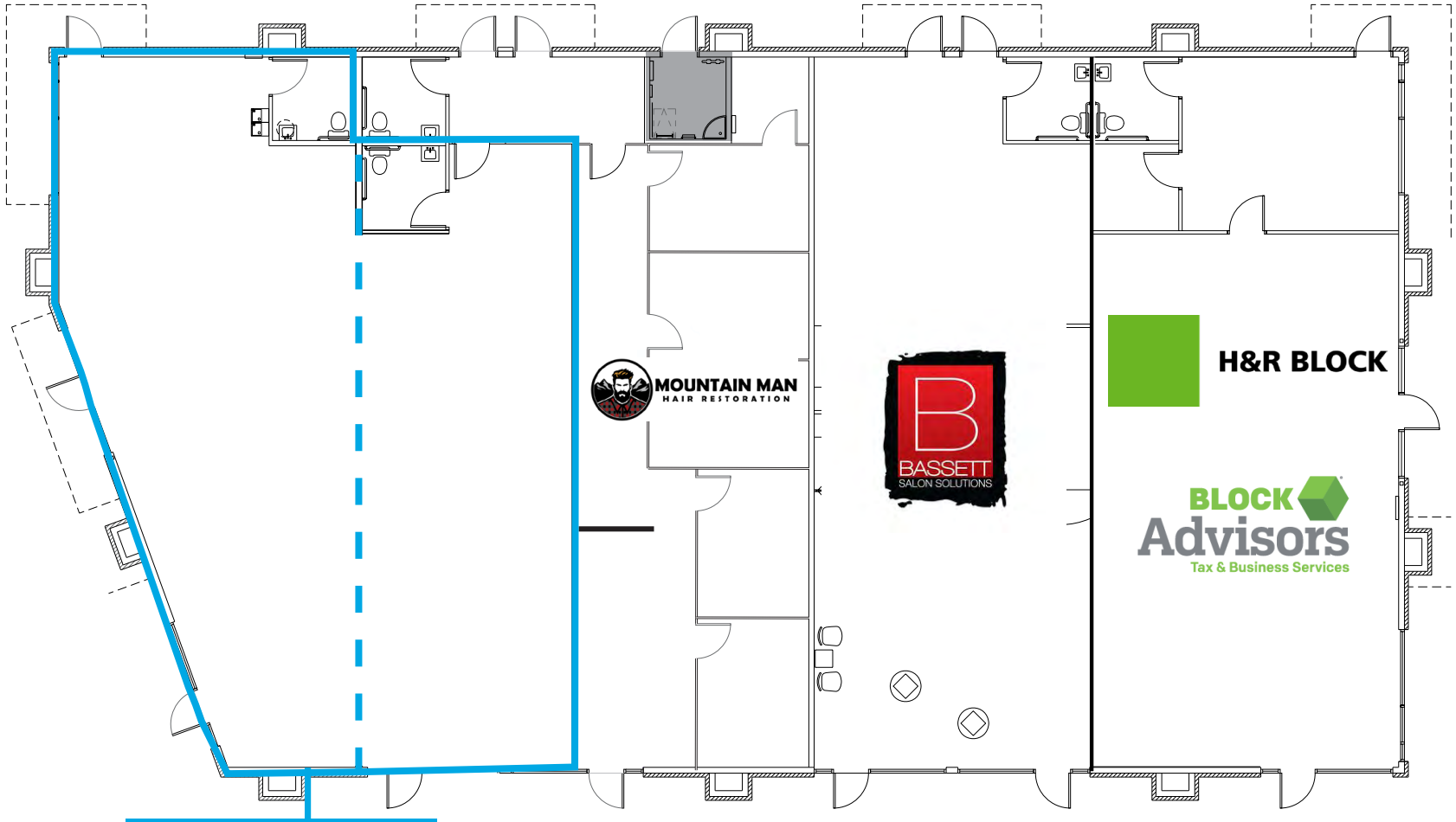






5006 W EMERALD ST

Floor Plan



North

Available | 2,399 SF

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Property Gallery



Newly resurfaced parking lot





Pylon signage available
on Orchard Street



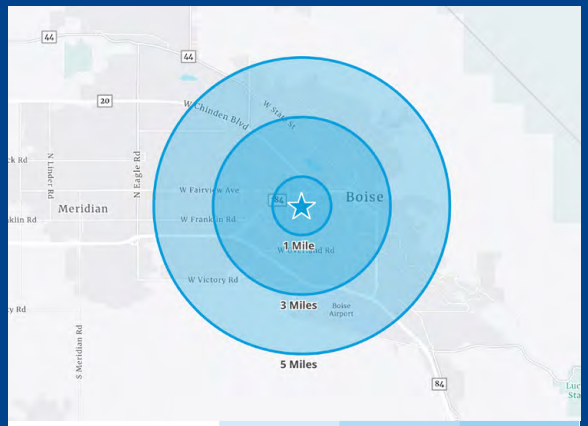


Pylon signage available
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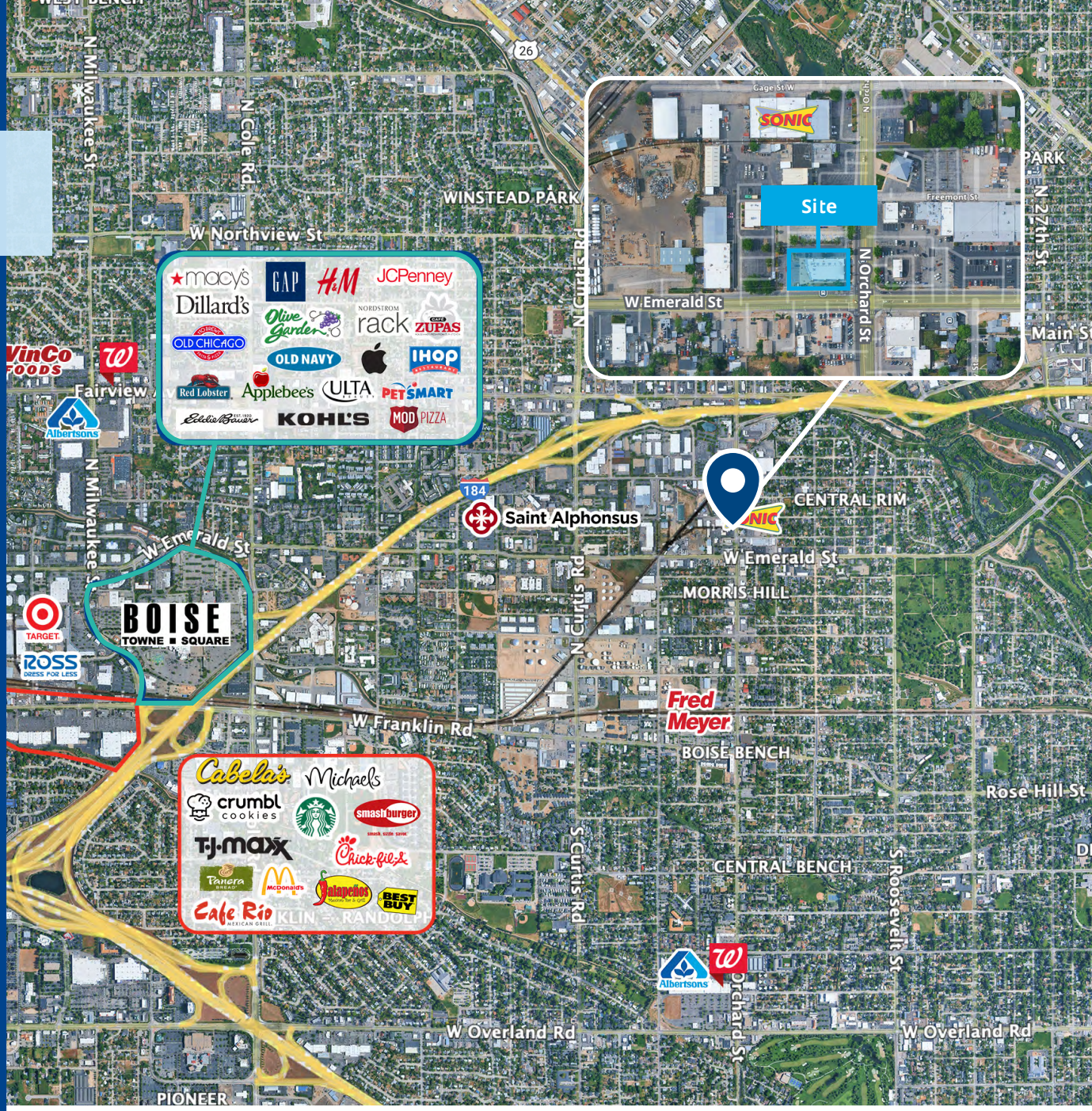
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Property Aerial

Google Map Street View



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



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