

Colliers

Site

Pylon Sign

Pylon Sign

N Orchard St | 20,657 VPD

W Emerald St | 11,374 VPD



*Mixed-use Spaces
for Lease!*

5006 W Emerald St

Boise, ID 83704

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5006 W EMERALD ST

Property Details

PROPERTY HIGHLIGHTS

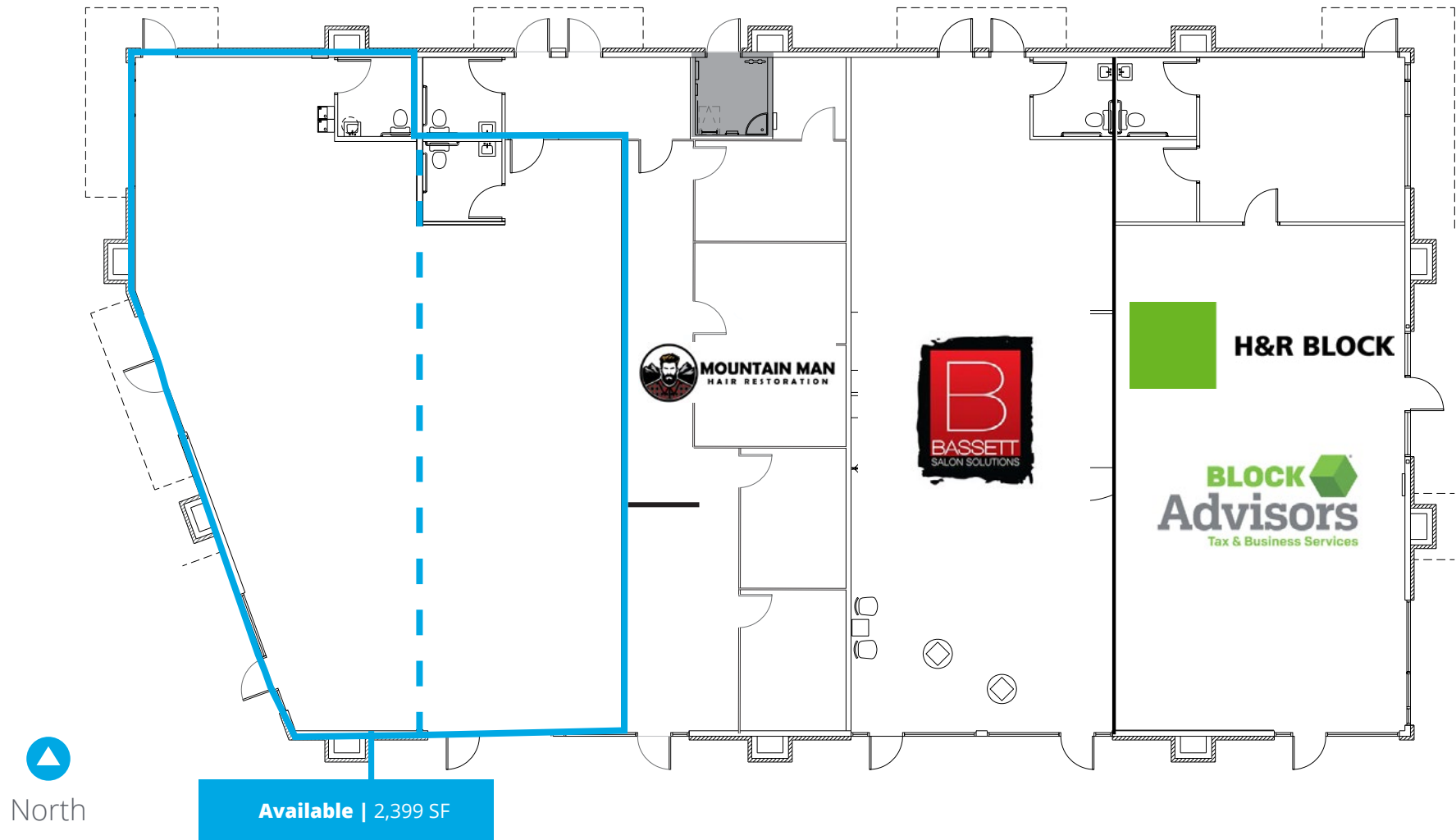
- Great end cap location available
- Great visibility on signalized hard corner connecting the Boise Town Center Mall, St. Al's Medical Center, Interstate 84, and the Boise Connector Freeways
- Back-lit Monument Signs on the hard corner, and on Emerald Street, with 2 sign panels per suite per monument 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 or office
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

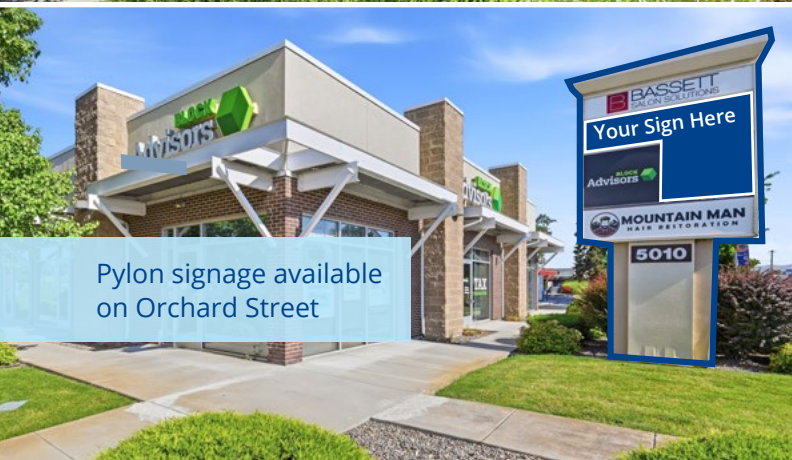


5006 W EMERALD ST

Property Gallery



Newly resurfaced parking lot



Pylon signage available on Orchard Street



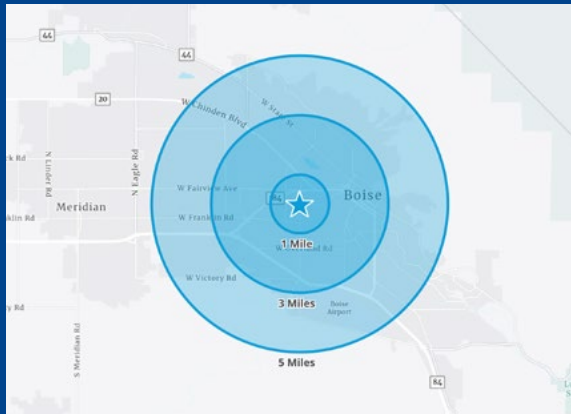
Pylon signage available on Emerald Street

5006 W EMERALD ST

Property Aerial

 [Google Map](#)

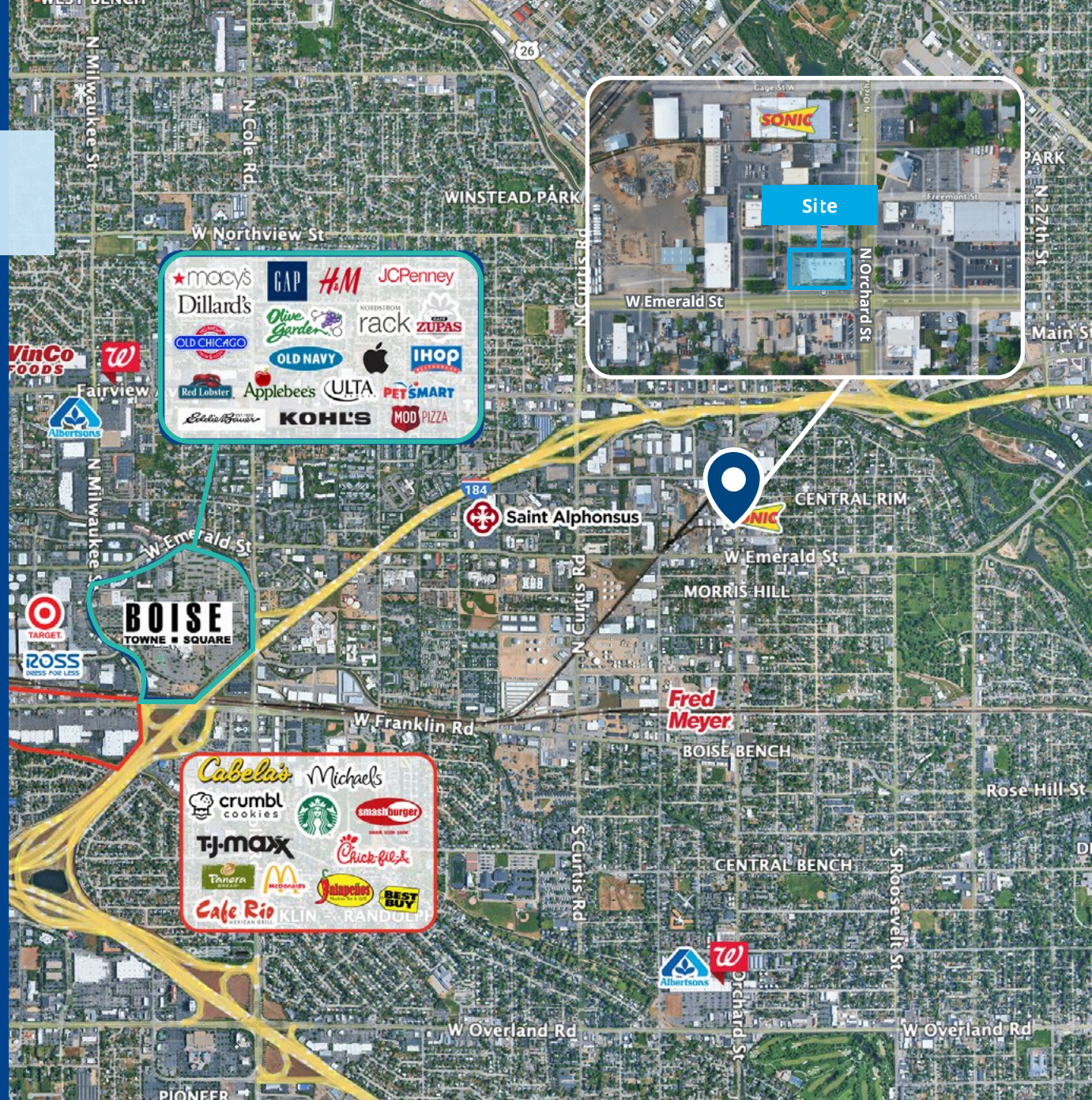
 [Street View](#)



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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