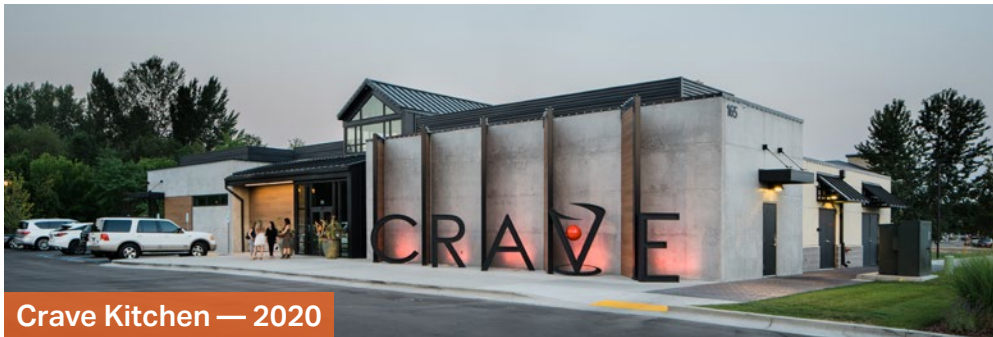




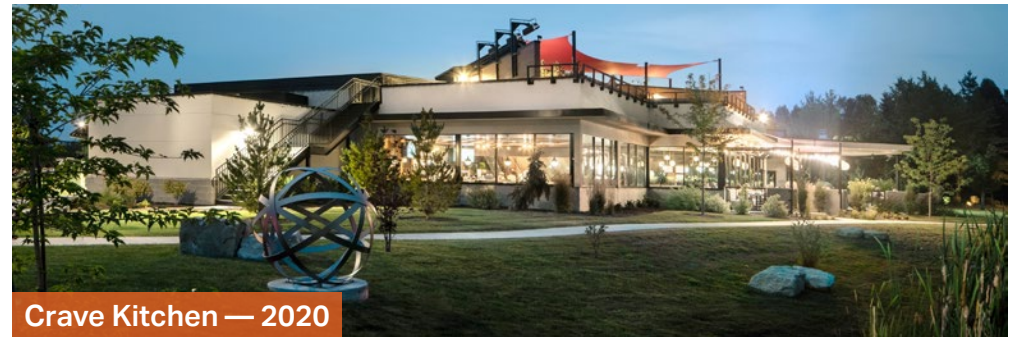
Bridge at Colchester Dr



Bridge at E Eagle Gate Dr & Bright Bank — 2021



Crave Kitchen — 2020



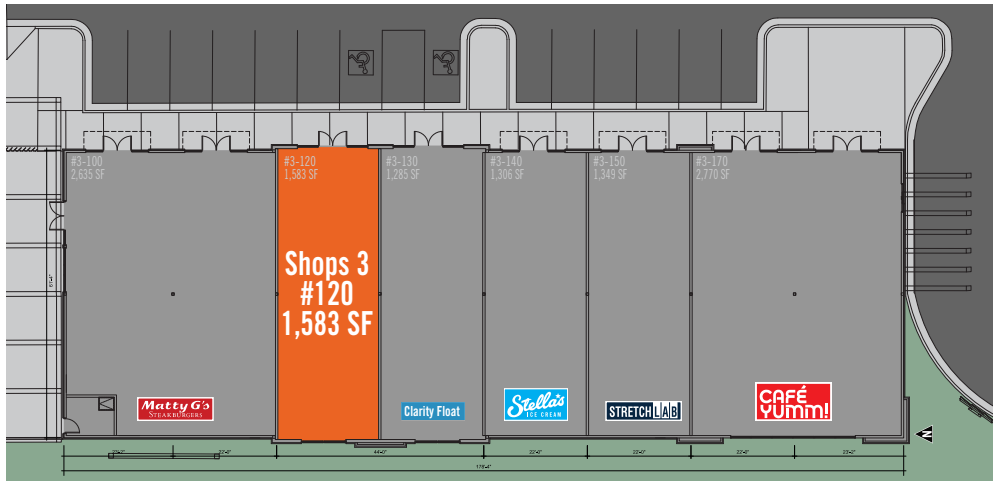
Crave Kitchen — 2020



Intuit Office Building — 2017



Intuit Office Building — 2021





Available

- Shops 3 #120
– 1,583 SF suite size
Contact: Beau Manwaring
208.908.5544
bmanwaring@hcollc.com
- Pad 4 – 78,368 SF lot size
Ground Lease – Sit Down
Restaurant or Stand Alone
Building
Contact: Shaun Greear
208.908.5520
sgreear@hcollc.com

Info

- Well located site serving Boise, Eagle, & Meridian. Great visibility on one of the most traveled roads in Idaho.
- 53% of adults within 1 mile of the site have a college degree or higher. One of the most affluent areas in Idaho, with an average household income of \$280,479.
- Easy access from signalized intersection on Eagle Rd and future access from Chinden.

Demographics 2024

Population

1 Mile Radius	5,322
3 Mile Radius	72,167
5 Mile Radius	189,201

Median Household Income

1 Mile Radius	\$153,987
3 Mile Radius	\$114,804
5 Mile Radius	\$100,451