

BOISE SPECTRUM RETAIL/OFFICE/DRIVE THRU

7709 W. OVERLAND ROAD | BOISE, IDAHO



6,068,944
VISITS ANNUALLY!

JP GREEN, CCIM

208.947.0852
jpgreen@tokcommercial.com

HOLLY CHETWOOD, CCIM

208.947.0827
holly@tokcommercial.com

HIGHLIGHTS

- Existing Drive Thru Lane** - Approved by the city for tenant use
- Strong Storefront Presence** – Prominent frontage along Overland Rd with large windows providing natural light and excellent visibility
- Newly Renovated Regal Edwards Theater** – Major traffic driver for the center
- Complementary Tenant Mix** – Surrounded by popular dining options creating strong cross-traffic and built-in customer base
- High Traffic Counts** – Approx. 50,000 VPD along Overland Rd and Cole Rd with multiple hotels in nearby
- Ample On-Site Parking** – Convenient access for customers and employees
- Proximity to Hotels & Amenities** – Close to multiple hotels and major retailers, capturing both local and visitor traffic

SPACE	SIZE	RATE	NNN RATE
Space 1	3,101 SF	\$18.00/SF	\$7.46
Space 2*	1,500 SF	\$28.00/SF	\$7.46
Space 3	1,601 SF	\$18.00/SF	\$7.46

**DRIVE THRU SPACE*

DETAILS

BLDG. SIZE	3,101 SF
BLDG. TYPE	Retail
PARKING	Ample
LEASE TYPE	NNN
YEAR REMODELED	1997
ZONING	MX-3

CONTACT

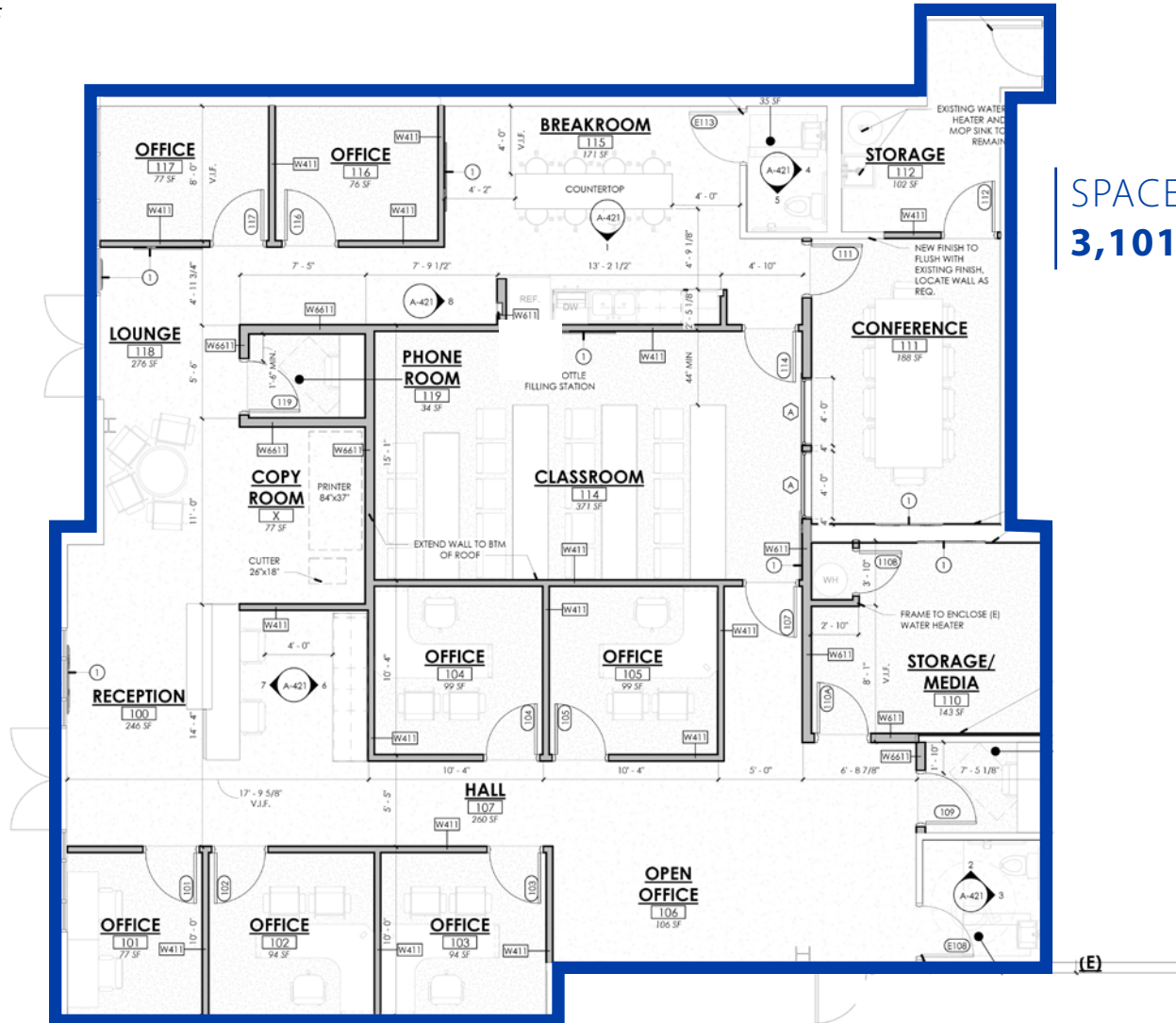


FLOOR PLAN

7709 W OVERLAND ROAD, BOISE

SPACE	SIZE	RATE
Space 1	3,101 SF	\$18.00/SF

*CURRENT BUILDOUT AS PRO OFFICE SPACE



SPACE 1
3,101 SF

FLOOR PLAN

7709 W OVERLAND ROAD, BOISE

SPACE	SIZE	RATE
Space 2	1,500 SF	\$28.00/SF

* DRIVE THRU SPACE



SPACE 2
1,500 SF

LOCAL AERIAL VIEW

7709 W OVERLAND ROAD, BOISE



AERIAL VIEW

7709 W OVERLAND ROAD, BOISE

