



FULLY BUILT-OUT, MOVE-IN READY



PACIFIC
COMMERCIAL REALTY ADVISORS

CLASS "A" OFFICE SPACE

2007 East Quail Run Road
Emmett, Idaho 83617

1,363 SF FOR LEASE

PROPERTY HIGHLIGHTS

Lease Rate	\$12.00/SF FSEJ
Available	1,363 SF
Lease Term	Negotiable, Contact Agents
Zoning	Commercial
Building Type	Multi-Tenant Configuration
Parking	Ample - On-Site Parking
Location	N. Substation Rd. & E. Quail Run Rd.
Availability	Immediate
Lockbox	Yes, On Vacant Suite



JENNIFER MCENTEE

Senior Director
Office/Investment Specialist
+1 208 287 9495
jennifer.mcentee@paccra.com

DJ THOMPSON

Senior Director
Office/Investment Specialist
+1 208 287 8438
dj.thompson@paccra.com

BREE WELLS

Senior Associate
Office Specialist
+1 208 287 9492
bree.wells@paccra.com

999 West Main Street, Ste 1300
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
paccra.com

CLASS "A" OFFICE SPACE

2007 East Quail Run Road, Emmett, Idaho 83617

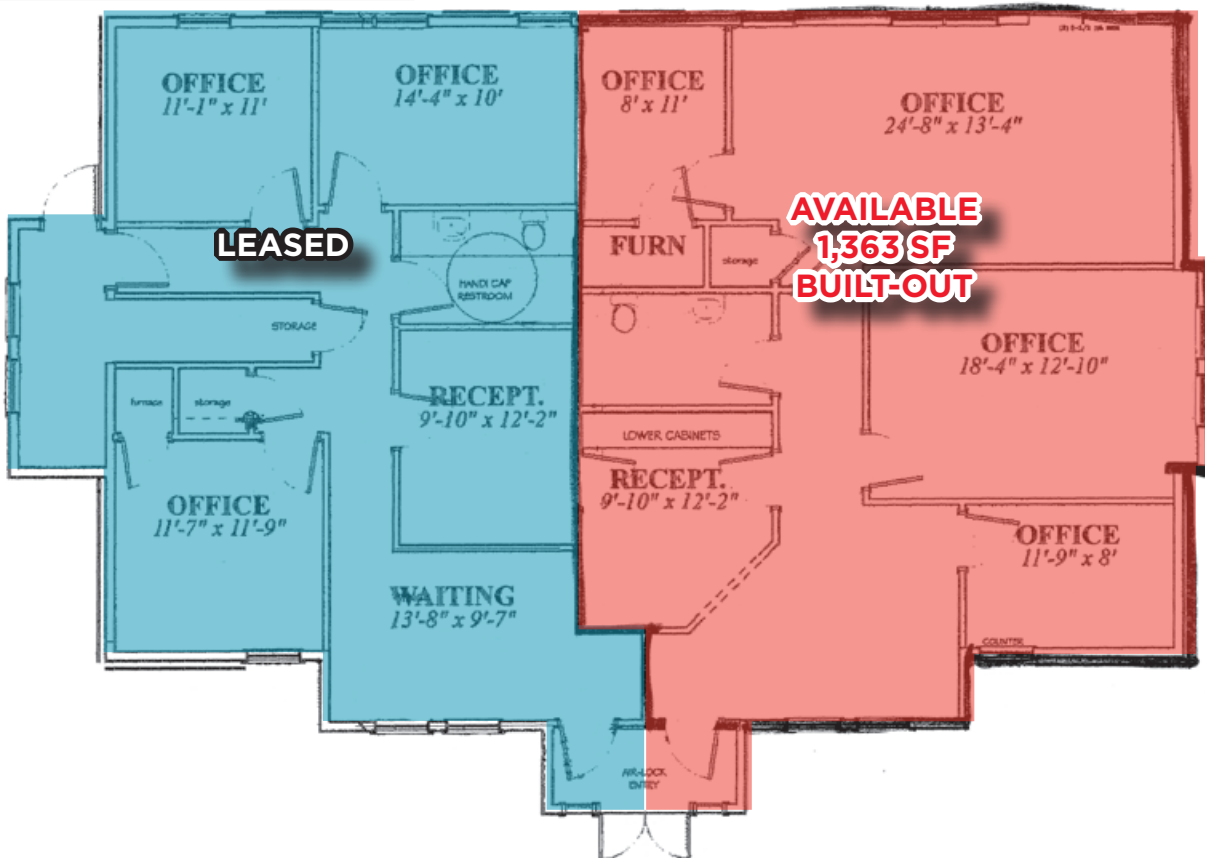
FOR LEASE - 1,363 SF



LISTING FEATURES

- Close proximity to Highway 16 and 52, which provide access throughout the treasure valley
- Easily accessible from I-84 and Highway 16, 26 miles from downtown Caldwell, 28 miles from Boise
- Prime location for businesses looking to service the Nampa and Caldwell markets
- Attractively landscaped with adequate on-site parking, monument signage space included
- Immediate availability, utilize on-site lockbox or contact agents to schedule a walk through today!!

FLOORPLAN



JENNIFER MCENTEE
Senior Director
Office/Investment Specialist
+1 208 287 9495
jennifer.mcentee@paccra.com

DJ THOMPSON
Senior Director
Office/Investment Specialist
+1 208 287 8438
dj.thompson@paccra.com

BREE WELLS
Senior Associate
Office Specialist
+1 208 287 9492
bree.wells@paccra.com

999 W Main Street, Ste 1300
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
paccra.com

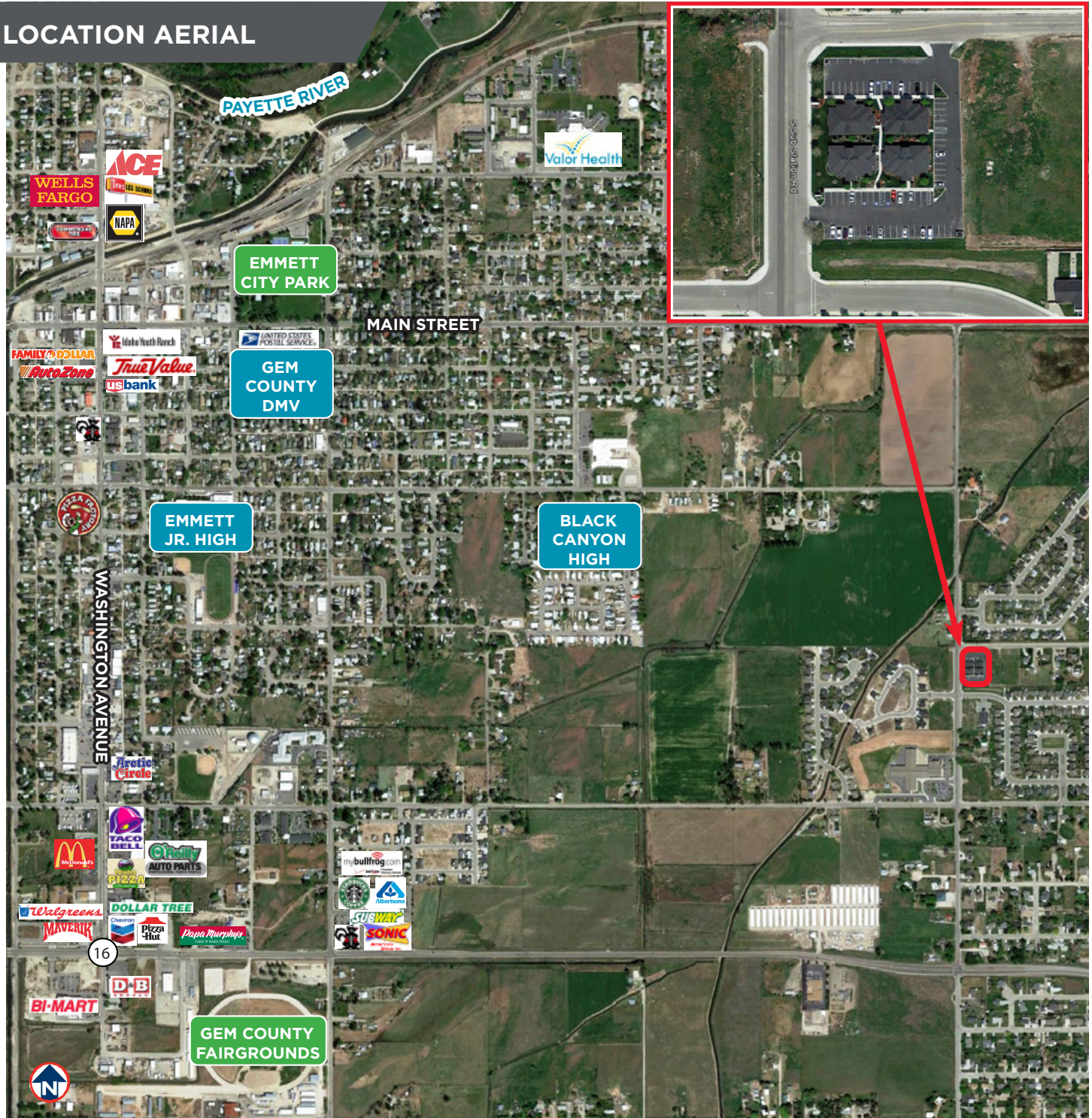
CLASS "A" OFFICE SPACE

2007 East Quail Run Road, Emmett, Idaho 83617

FOR LEASE - 1,363 SF



LOCATION AERIAL



CLASS "A" OFFICE SPACE

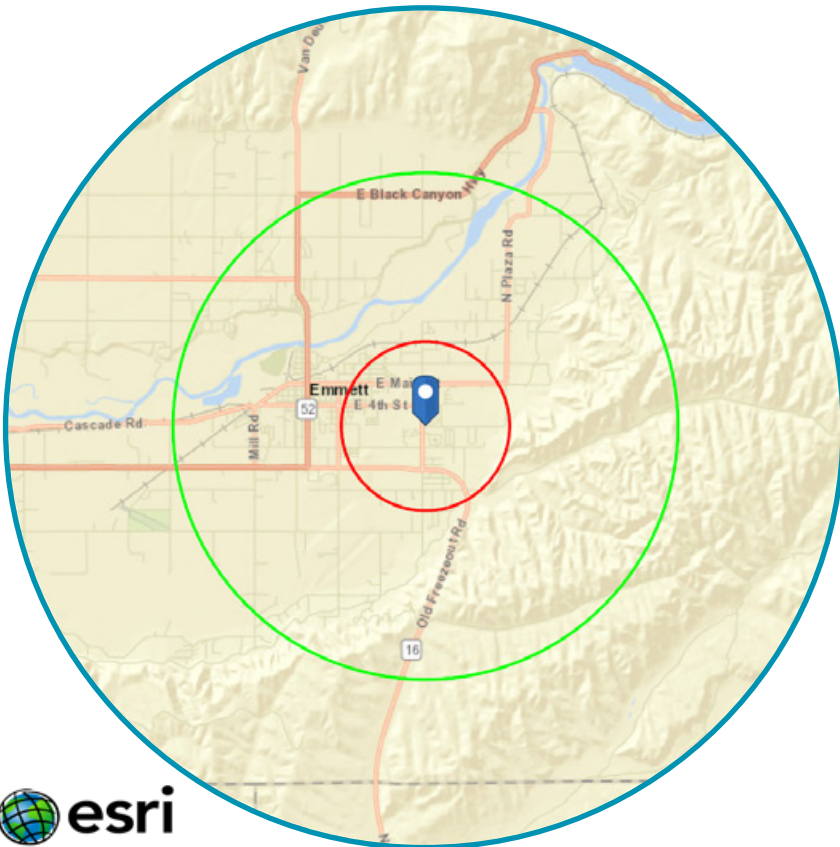
2007 East Quail Run Road, Emmett, Idaho 83617

FOR LEASE - 1,363 SF



- LOCATED IN A GROWING AREA IN EMMETT -

In the identified area, the current year population is 13,816. In 2010, the Census count in the area was 12,950. The rate of change since 2010 was 0.79% annually. The five-year projection for the population in the area is 14,519 representing a change of 1.00% annually from 2018 to 2023.



	1 mile	3 miles	5 miles
Population			
2000 Population	2,807	10,291	11,805
2010 Population	3,215	11,326	12,950
2018 Population	3,395	12,058	13,816
2023 Population	3,546	12,660	14,519
2000-2010 Annual Rate	1.37%	0.96%	0.93%
2010-2018 Annual Rate	0.66%	0.76%	0.79%
2018-2023 Annual Rate	0.87%	0.98%	1.00%
2018 Male Population	48.7%	49.4%	49.6%
2018 Female Population	51.3%	50.6%	50.4%
2018 Median Age	42.6	42.3	43.1

	1 mile	3 miles	5 miles
Households			
2000 Households	1,069	3,842	4,386
2010 Households	1,255	4,453	5,092
2018 Total Households	1,317	4,711	5,399
2023 Total Households	1,371	4,933	5,658
2000-2010 Annual Rate	1.62%	1.49%	1.50%
2010-2018 Annual Rate	0.59%	0.69%	0.71%
2018-2023 Annual Rate	0.81%	0.93%	0.94%
2018 Average Household Size	2.54	2.53	2.53

	1 mile	3 miles	5 miles
Average Household Income			
2018 Average Household Income	\$58,575	\$56,204	\$56,897
2023 Average Household Income	\$68,441	\$66,177	\$67,083
2018-2023 Annual Rate	3.16%	3.32%	3.35%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	28	336	385
Total Employees:	236	2,627	2,948

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.