



Property Highlights

Bldg 1 - Built-Out	600 SF - 11221 West Hercules Dr
Bldg 1 - Lease Rate	\$14.00/SF NNN
Lot 2 Pad Site Price	\$209,000.00
Lot 2 Proposed	2,425 SF - 5,632 SF Bldg - 0.529 Ac Bank/Restaurant & Drive Through
Build-to-Suit Option	Contact Agent for Details
Pad Site Status	Paving & Landscaping In-Place, Build-Ready, Bring Your Own Builder
Zoning	C-1 (General Commercial)
Parking	Ample / On-Site / Installed
Availability	Construction Starting Soon

Listing Features

- Celestial Village Professional Retail and Office Complex Built-Out Office Space & Pads
- High Visibility Location with High Traffic Counts - 10,000 ADT
- Growing - Expanding Population in Surrounding Area
- Easy Access to and from Site
- Good / High Demographics - 5 Mile Pop. 27,961 | Avg. H.H. Income \$93,348
- Close Proximity to State Street / Highway 44
- About 30 Minutes from Downtown Boise, Almost 19 Miles
- Attractively Landscaped with Adequate On-Site Parking
- Construction Starting Soon on New Building, Contact Agent to Schedule a Site Visit Today!!

Jennifer McEntee
Director
Office Specialist
+1 208 287 9495
jennifer.mcEntee@paccra.com

DJ Thompson
Director
Office Specialist
+1 208 287 8438
dj.thompson@paccra.com

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

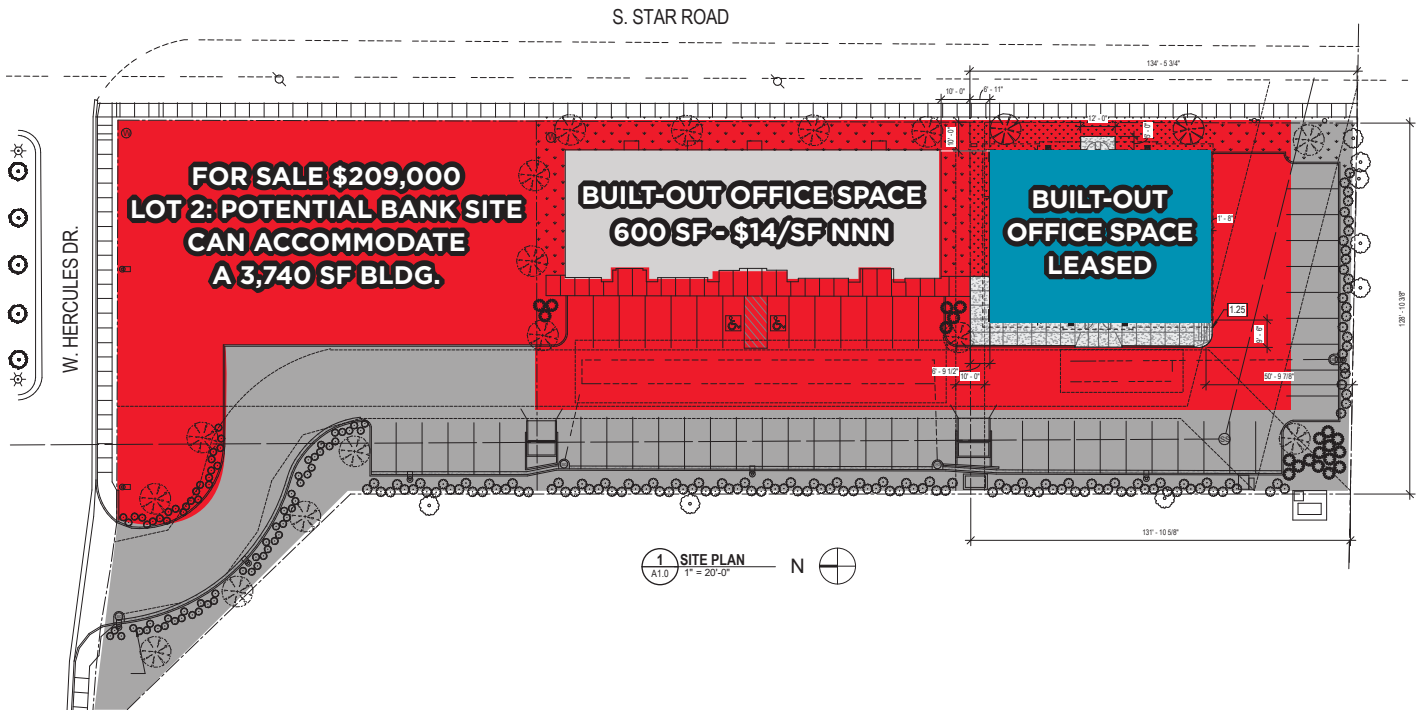
398 South 9th Street, Ste 260
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
paccra.com

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Star Office Bldg. & Retail Pad

795 South Star Road, Star, Idaho 83669



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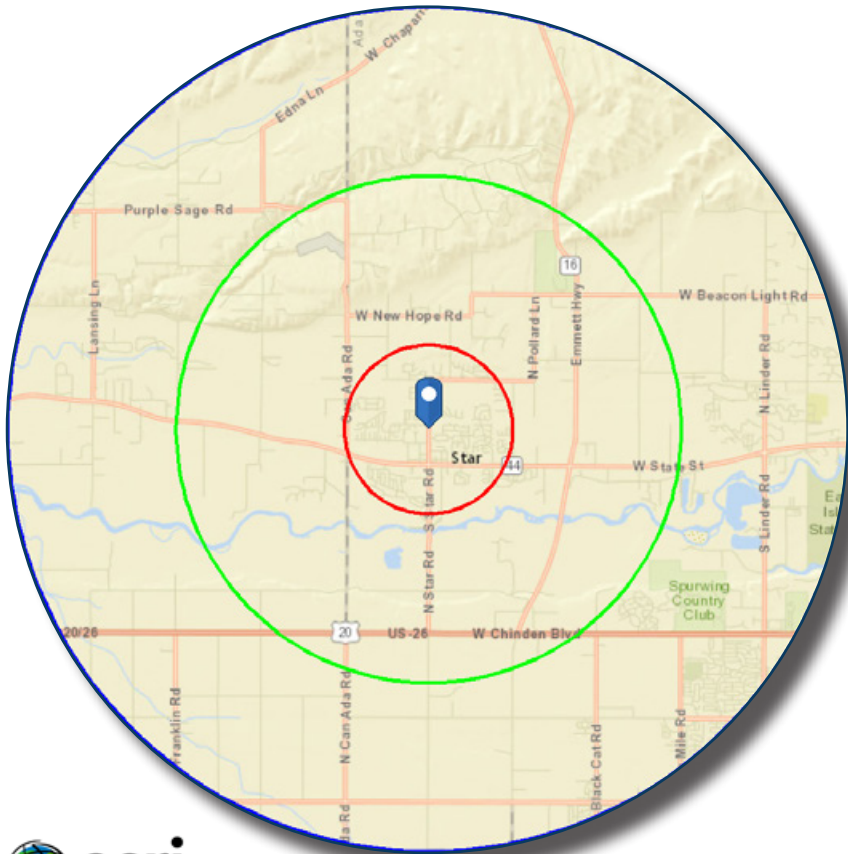
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- LOCATED IN A HIGH GROWTH AREA IN STAR -

In the identified area, the current year population is 27,961. In 2010, the Census count in the area was 19,617. The rate of change since 2010 was 5.01% annually. The five-year projection for the population in the area is 34,116 representing a change of 4.06% annually from 2017 to 2022.



	1 mile	3 miles	5 miles
Population			
2000 Population	2,124	3,108	7,233
2010 Population	5,402	7,595	19,617
2017 Population	7,659	10,477	27,961
2022 Population	9,428	13,073	34,116
2000-2010 Annual Rate	9.78%	9.35%	10.49%
2010-2017 Annual Rate	4.93%	4.54%	5.01%
2017-2022 Annual Rate	4.24%	4.53%	4.06%
2017 Male Population	49.9%	49.9%	49.9%
2017 Female Population	50.1%	50.1%	50.1%
2017 Median Age	34.7	35.0	34.8

	1 mile	3 miles	5 miles
Households			
2000 Households	750	1,122	2,487
2010 Households	1,785	2,569	6,276
2017 Total Households	2,531	3,557	8,948
2022 Total Households	3,134	4,467	10,951
2000-2010 Annual Rate	9.06%	8.64%	9.70%
2010-2017 Annual Rate	4.93%	4.59%	5.01%
2017-2022 Annual Rate	4.37%	4.66%	4.12%
2017 Average Household Size	3.02	2.94	3.12

	1 mile	3 miles	5 miles
Average Household Income			
2017 Average Household Income	\$87,084	\$87,158	\$93,348
2022 Average Household Income	\$97,058	\$96,787	\$102,629
2017-2022 Annual Rate	2.19%	2.12%	1.91%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	113	176	414
Total Employees:	596	990	3,144

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2027. Esri converted Census 2000 data into 2010 geography.

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