

Eagle Lakes Retail

SEC State Street and Ancona
1060 S. Ancona Ave
Eagle, Idaho



208.938.2440 | sales@rennisoncompanies.com | www.eaglelakes.com

Brand New Retail Space For Lease

- New Coffee+Wine Bar
- Building B - 8,000 sf
 - 1500 to 6400 sf contiguous
 - Large outdoor dining patio
 - Fronts State Street
- Building C - 5,000 sf available
- High Visibility
- Easy Access
- Decel Lane off State Street
- Greenbelt Access
- High Density Neighborhood
- Professional Office Use Area
- Restaurant Pad on Lake

City of Eagle

Eagle Road

Old State

Edgewood

Riverside

Ancona Avenue

Highway 44/State St. - 33,000 Trips



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Eagle Lakes Mixed Use Community

a) 40 Single Family

b) 29 Townhomes

c) 53,000 SF Office Space
& Restaurant on Lake

d) 250 Multi-Family Units

a

b

c

d

E/L



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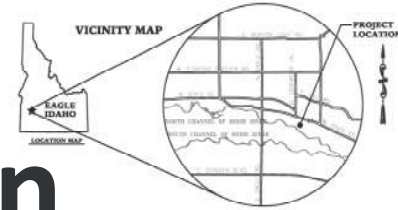
Eagle Lakes Retail Site



Eagle Lakes Retail Site



Site Plan



GENERAL NOTES

- SEE LANDSCAPE PLAN FOR SITE FIXTURES & ADDITIONAL INFORMATION.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND TRASH ENCLOSURE DETAILS & ADDITIONAL INFORMATION.

DEVELOPMENT DATA

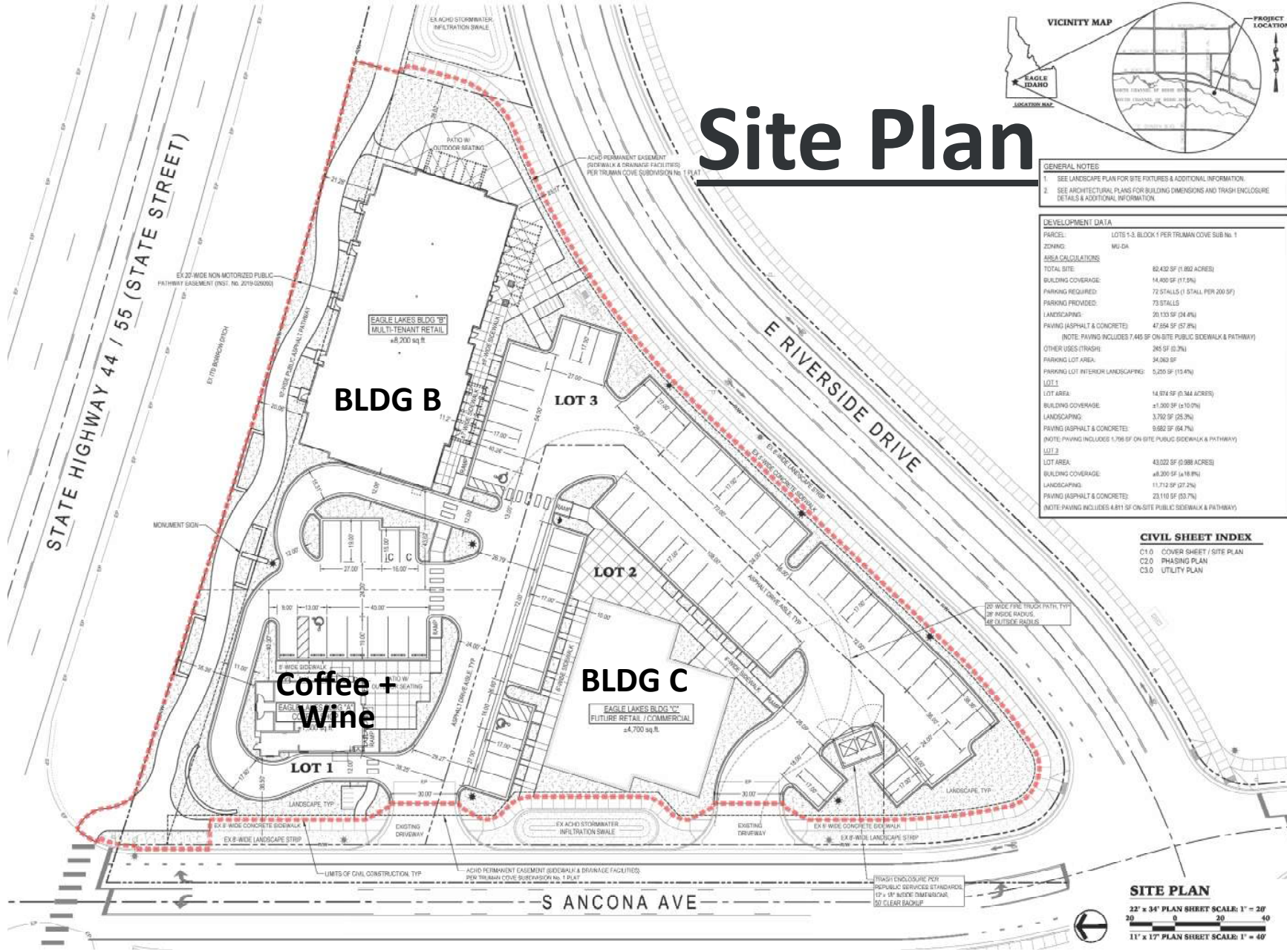
PARCEL:	LOTS 1-3, BLOCK 1 PER TRUMAN COVE SUB NO. 1
ZONING:	MU-DA
AREA CALCULATIONS:	
TOTAL SITE:	82,432 SF (1.892 ACRES)
BUILDING COVERAGE:	14,400 SF (17.5%)
PARKING REQUIRED:	73 STALLS (1 STALL PER 200 SF)
PARKING PROVIDED:	73 STALLS
LANDSCAPING:	30,113 SF (34.4%)
PAVING (ASPHALT & CONCRETE):	47,954 SF (57.8%)
(NOTE: PAVING INCLUDES 7,440 SF ON-SITE PUBLIC SIDEWALK & PATHWAY)	
OTHER USES (TRASH):	345 SF (0.3%)
PARKING LOT AREA:	34,063 SF
PARKING LOT INTERIOR LANDSCAPING:	5,200 SF (13.4%)
LOT 1:	
LOT AREA:	14,074 SF (0.344 ACRES)
BUILDING COVERAGE:	±1,200 SF (±10.0%)
LANDSCAPING:	3,702 SF (25.3%)
PAVING (ASPHALT & CONCRETE):	9,882 SF (64.7%)
(NOTE: PAVING INCLUDES 1,796 SF ON-SITE PUBLIC SIDEWALK & PATHWAY)	
LOT 2:	
LOT AREA:	43,022 SF (0.988 ACRES)
BUILDING COVERAGE:	±8,300 SF (±18.8%)
LANDSCAPING:	11,712 SF (27.2%)
PAVING (ASPHALT & CONCRETE):	23,110 SF (53.7%)
(NOTE: PAVING INCLUDES 4,811 SF ON-SITE PUBLIC SIDEWALK & PATHWAY)	

CIVIL SHEET INDEX

- C1.0 COVER SHEET / SITE PLAN
- C2.0 PHASING PLAN
- C3.0 UTILITY PLAN

SITE PLAN

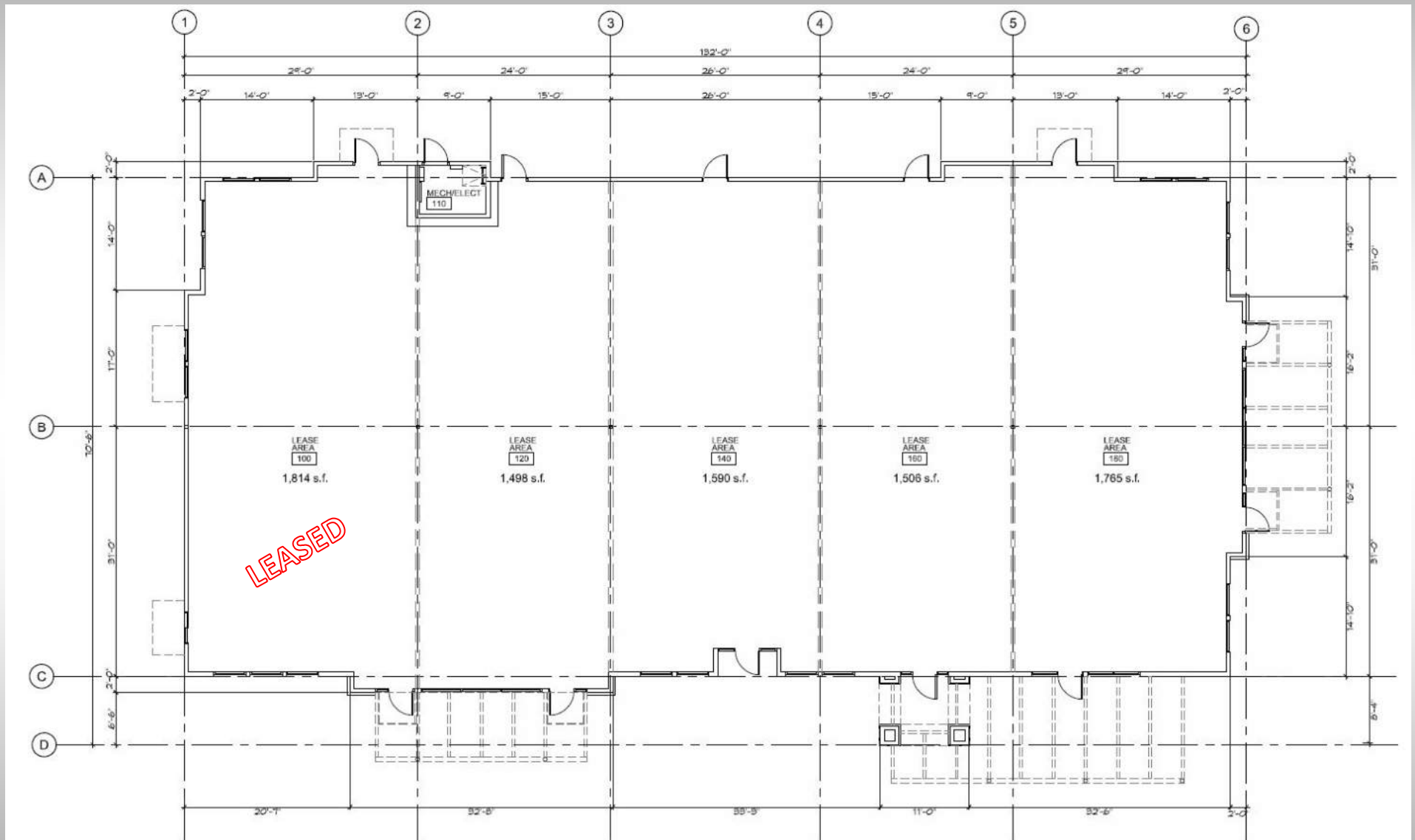
22' x 34' PLAN SHEET SCALE: 1" = 20'
11' x 17' PLAN SHEET SCALE: 1" = 40'



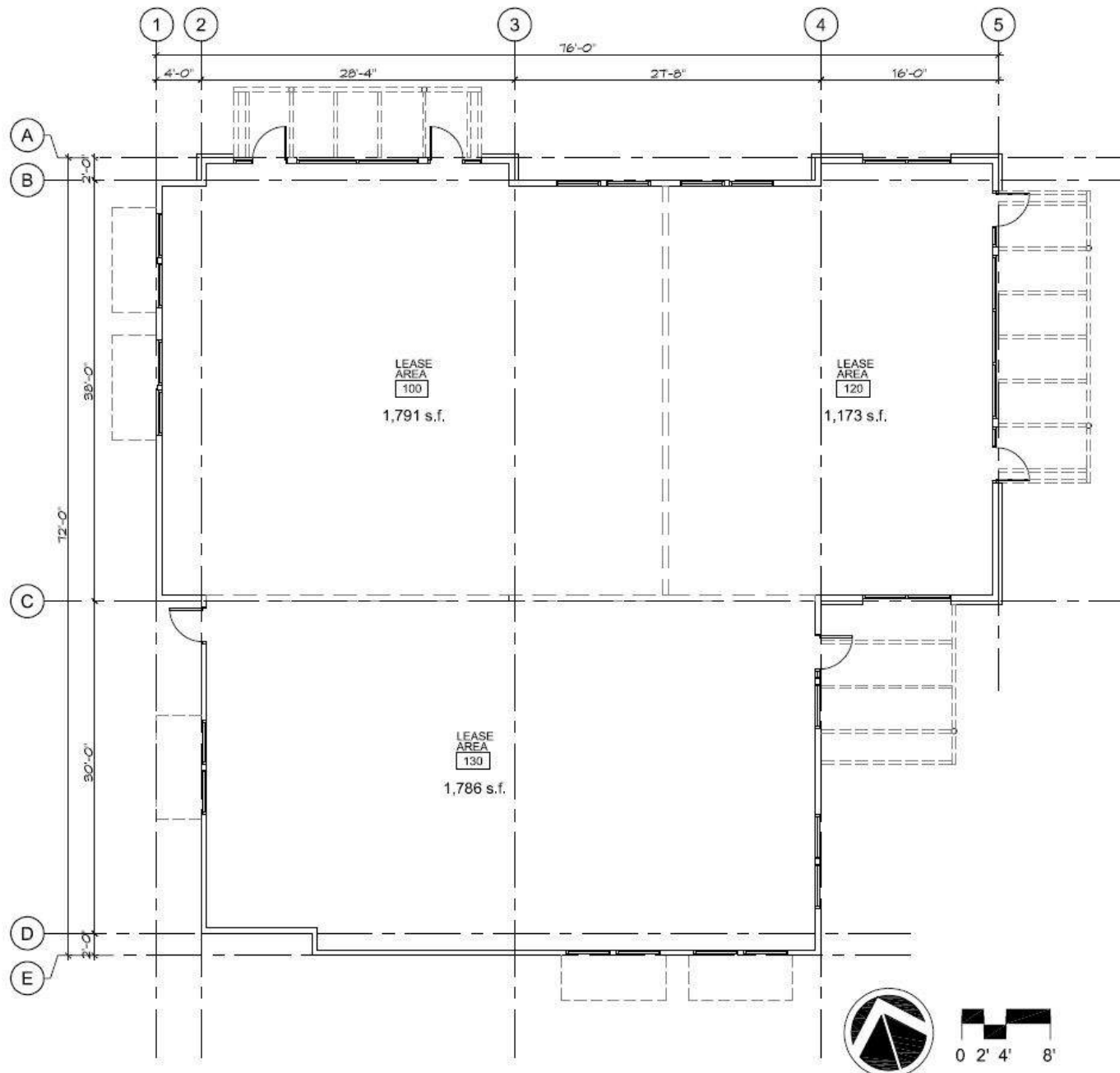
Building B



Building B: Floor Plan



Building C: Floor Plan



Mixed Use Community



Area Map



Vicinity Map

