THE SHOPS AT NORTERRA

12296 / 12340 / 12388 WEST BOUNTY LANE STAR, ID 83669



NORTERRA STAR RETAIL/OFFICE DEVELOPMENT

For Sale or Lease or Lease with an Option to Purchase

100 - 45,388 Total SF Available

CUSHMAN & WAKEFIELD

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PROPERTY HIGHLIGHTS

INVEST IN YOUR FUTURE - OWN YOUR OWN SUITE

SALE PRICE
$560.00/PSF

LEASE RATE
$40.00 - $45.00 /SF

LEASE TYPE
NNN Est. $5.18

T.I ALLOWANCE
$75.00/SF

LOT SIZE
4.76 Acres

AVAILABLE
Bldg. A: 1,570 - 8,070 SF
Bldg. B: 1,250 - 7,770 SF
Bldg.C: 1,574 - 12,946 SF
Single Suites - $200 - $250/ Per Week

ZONING
CBD/DA (Central Business Dist./Development)

PARCEL #
R6119281400,
R6119281300,
R6119281200

CONSTRUCTION
Shell Completed, Ready for TI



LISTING FEATURES

- Newly proposed retail/office buildings on Bounty Lane Just off State
- Ideal spot for retail, dining, medical, salon, & service businesses
- Quick growing area of the valley
- Single Professional suites
- Near Albertsons & Saint Alphonsus
- Building C Delivery May 2027

VIEW LOCATION MAP
Click Here

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ELEVATIONS

BUILDING A



3 BLDG A - EAST RENDERING
NTS

BUILDING B



2 BLDG B - FRONT ELEVATION
NTS

BUILDING C



3 BLDG C - WEST RENDERING
NTS

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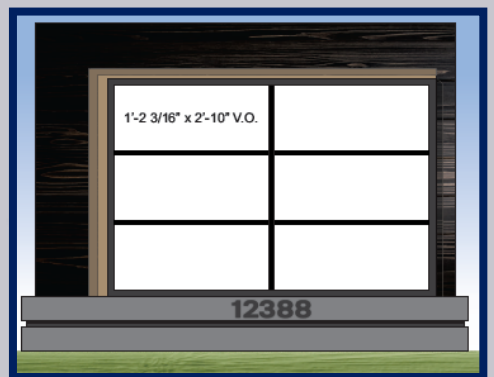
SITE PLAN

BUILDING A

BUILDING B

BUILDING C

SIGNAGE

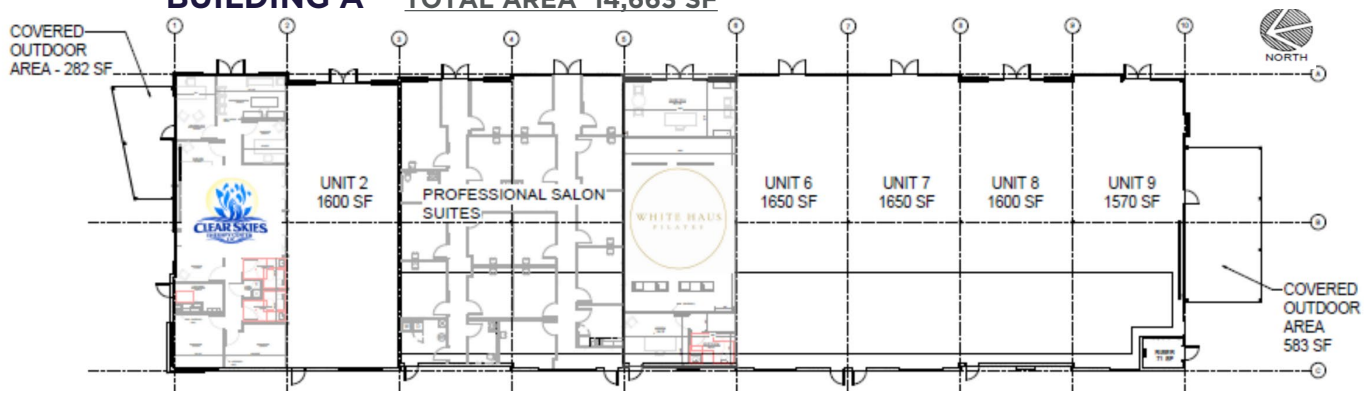


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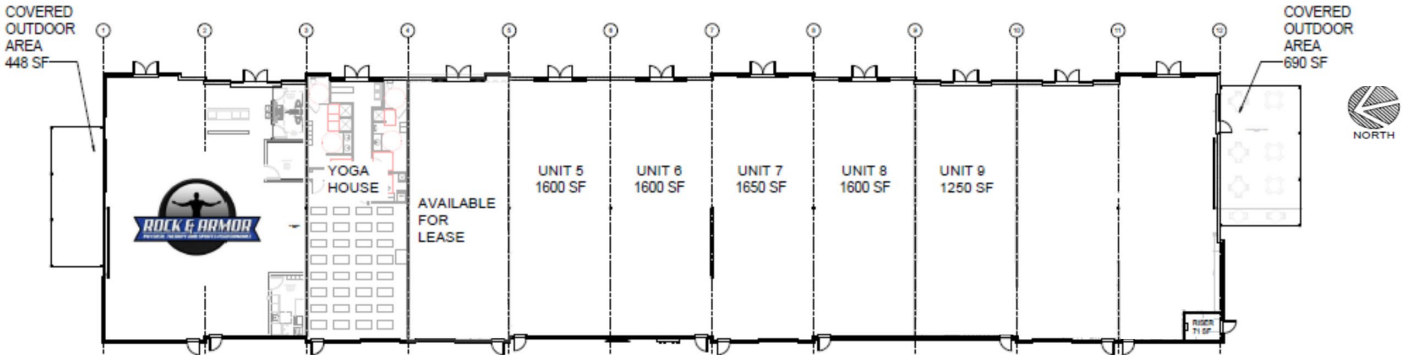
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SITE PLAN

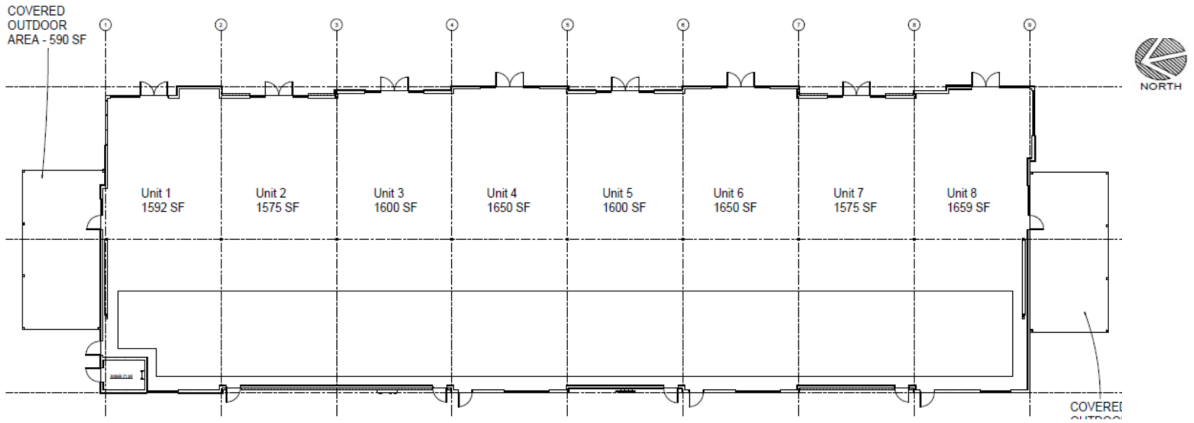
BUILDING A TOTAL AREA 14,663 SF



BUILDING B TOTAL AREA 17,781 SF



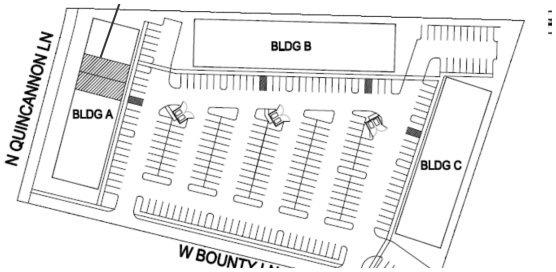
BUILDING C TOTAL AREA 12,972 SF



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THE PROFESSIONAL SUITES AT NORTERRA

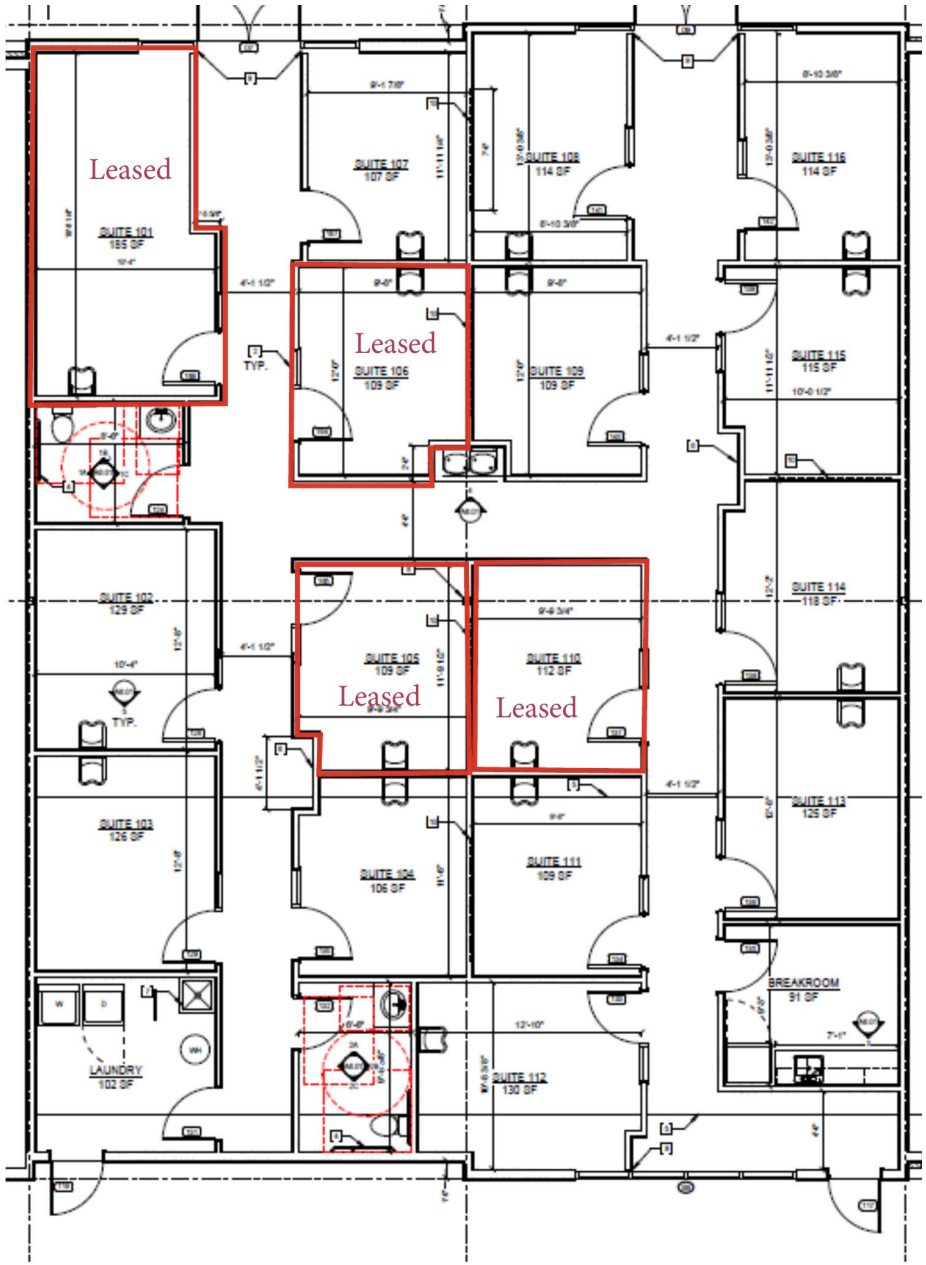


- **Hair Stylists**
- **Barbers**
- **Chiropractors**
- **Estheticians**
- **Med Spa**
- **Tattoo Artists**
- **+ More**

INCLUDES:

- Shared Restroom
- Shared Breakroom
- Shared Laundry Room
- Suites 107, 108, 116 - $225/Week
- Suites 102 - 116 - $200/Week
- Security
- Utilities
- Internet
- Common Area Cleaning

***NOT AVAILABLE FOR PURCHASE**



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RETAIL MARKET



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DEMOGRAPHICS



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,199	7,970	17,694
2020 Total Population	5,623	13,766	34,869
2020 Group Quarters	3	35	61
2025 Total Population	6,939	23,090	57,146
2025 Group Quarters	2	36	61
2030 Total Population	7,781	26,352	65,950
2024-2029 Annual Rate	2.32%	2.68%	2.91%
2025 Total Daytime Population	4,803	15,085	37,687
Workers	1,387	4,158	9,241
Residents	3,416	10,927	28,446
	1 Mile	**3 Miles**	**5 Miles**
Household Summary			
2010 Households	1,082	2,684	5,709
2010 Average Household Size	2.95	2.97	3.09
2020 Total Households	1,979	4,824	11,802
2020 Average Household Size	2.84	2.85	2.95
2025 Households	2,463	8,207	20,052
2025 Average Household Size	2.82	2.81	2.85
2030 Households	2,788	9,513	23,496
2030 Average Household Size	2.79	2.77	2.80
2024-2029 Annual Rate	2.51%	3.00%	3.22%
2010 Families	866	2,180	4,696
2010 Average Family Size	3.29	3.28	3.40
2025 Families	1,959	6,766	16,504
2025 Average Family Size	3.21	3.11	3.12
2030 Families	2,214	7,825	19,279
2030 Average Family Size	3.18	3.07	3.08
2024-2029 Annual Rate	2.48%	2.95%	3.16%

	1 Mile	3 Miles	5 Miles
Housing Unit Summary			
2000 Housing Units	389	1,258	2,802
Owner Occupied Housing Units	72.8%	78.9%	80.9%
Renter Occupied Housing Units	20.6%	16.0%	13.9%
Vacant Housing Units	6.7%	5.1%	5.2%
2010 Housing Units	1,173	2,908	6,201
Owner Occupied Housing Units	67.5%	71.6%	73.6%
Renter Occupied Housing Units	24.7%	20.7%	18.4%
Vacant Housing Units	7.8%	7.7%	7.9%
2020 Housing Units	2,006	4,982	12,495
Vacant Housing Units	2.5%	3.3%	5.1%
2025 Housing Units	2,499	8,556	21,136
Owner Occupied Housing Units	84.9%	85.4%	84.8%
Renter Occupied Housing Units	13.7%	10.5%	10.1%
Vacant Housing Units	1.4%	4.1%	5.1%
2030 Housing Units	2,846	9,985	24,927
Owner Occupied Housing Units	85.5%	85.8%	85.4%
Renter Occupied Housing Units	12.4%	9.4%	8.9%
Vacant Housing Units	2.0%	4.7%	5.7%

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METRO INFORMATION

Welcome to the West's Most Dynamic Metro, Boise, Idaho

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

Why Boise Metro

Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.

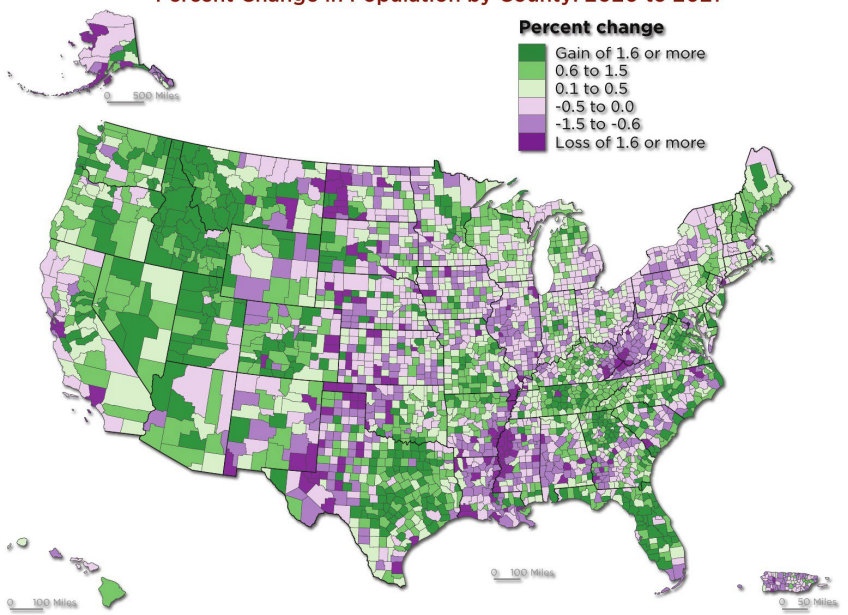
About Star, Idaho

"As poets have honored the beauty of the stars in the galaxy, the Idaho legislature honors it's very own Star. While it only twinkles in size to many other Idaho cities, its residents have an inner warmth of goodness, friendliness and community spirit. We are confident these qualities will shine forth like diamonds in the sky, as the new City of Star takes its place as one of Idaho's shining examples of good and wise municipal government."

2022 is our 25th year as a city, and these words continue to ring true. Star remains a beacon of goodness, friendliness and community spirit that draws people from all over the U.S. in search of a place to call home. Whether you've lived here your entire life, or are one of the many people that have recently relocated to Star, I want to personally welcome you and hope that you will take the time to get to know your neighbors, wave at a stranger, enjoy one of our parks, take a walk along the Boise River or volunteer with one of the many committees and organizations that serve our community and make it an awesome place to live.

Where Counties are Growing

Percent Change in Population by County: 2020 to 2021



United States Census Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov

SOURCE: VINTAGE 2018 POPULATION ESTIMATES
WWW.CENSUS.GOV/PROGRAMS-SURVEYS/POPEST.HTML



Click here to download the complete Boise Valley Regional Overview: https://bvep.org/regional-overview/

Learn More By Clicking Here:

STAR Idaho

STAR CHAMBER OF COMMERCE



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