EAGLE PROMENADE

2976 E State Street, Eagle, ID 83616



±1,242 SF RETAIL SPACE AVAILABLE / FOR LEASE

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LISTING HIGHLIGHTS

Total Building Size:
±7,291 SF

Available Space:
±1,242 SF

Parcel ID #:
R9714000130

Lease Rate:
$25.00 NNN

Zoning:
City of Eagle-C-3





EAGLE PROMENADE

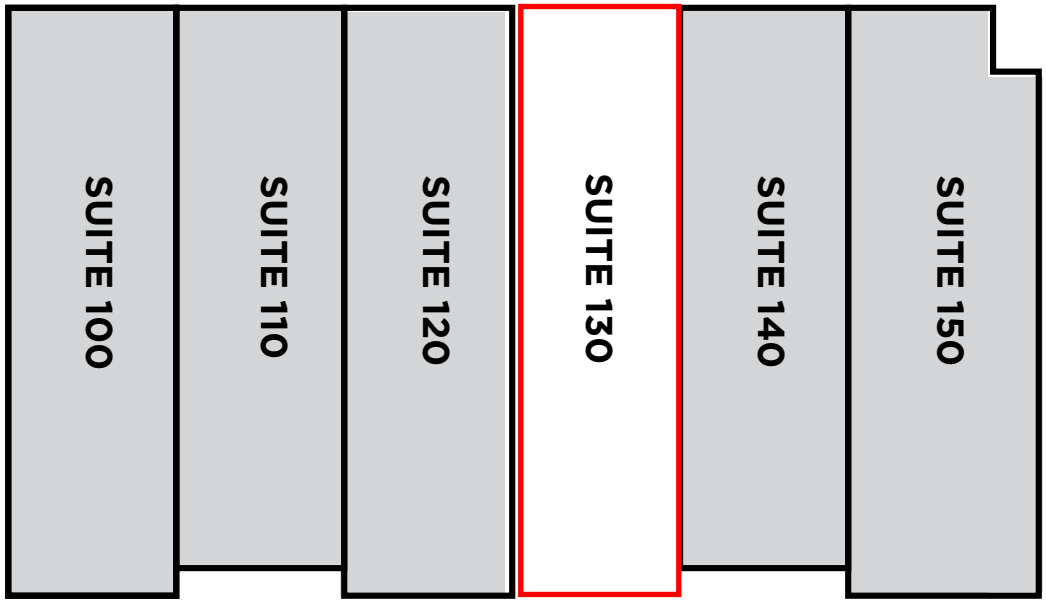
Position your business in a well-located commercial property along E. State Street in Eagle, Idaho. This ±1,242 SF suite offers an excellent opportunity for businesses seeking a professional space within a ±7,291 SF commercial building. Located in the City of Eagle and zoned C-3, the property provides a versatile setting for a variety of commercial uses.

The property offers a **$25.00 PSF NNN** lease rate, providing an attractive opportunity for businesses looking to establish or expand their presence in the Eagle market. With its location along State Street, the property benefits from convenient access to surrounding commercial areas, established neighborhoods, and major transportation routes.

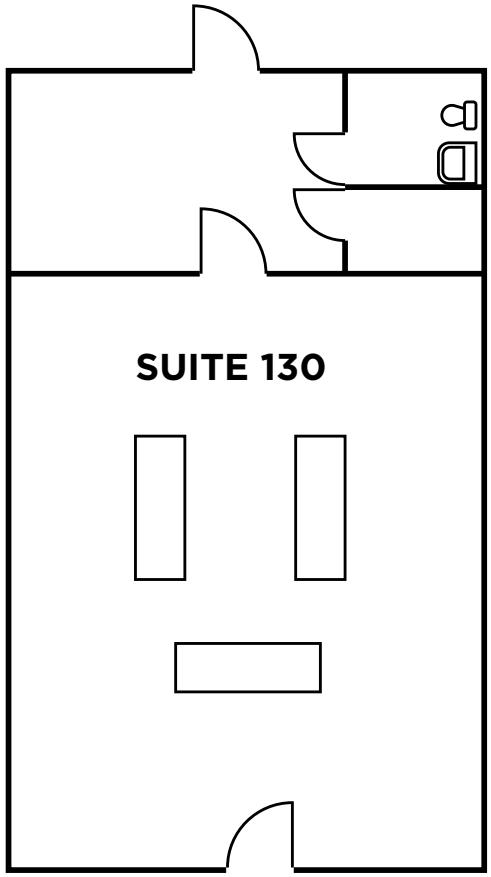
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FLOOR PLAN



Description of the Premises:
Suite 130, consisting of approximately 1,242 SF in the building.



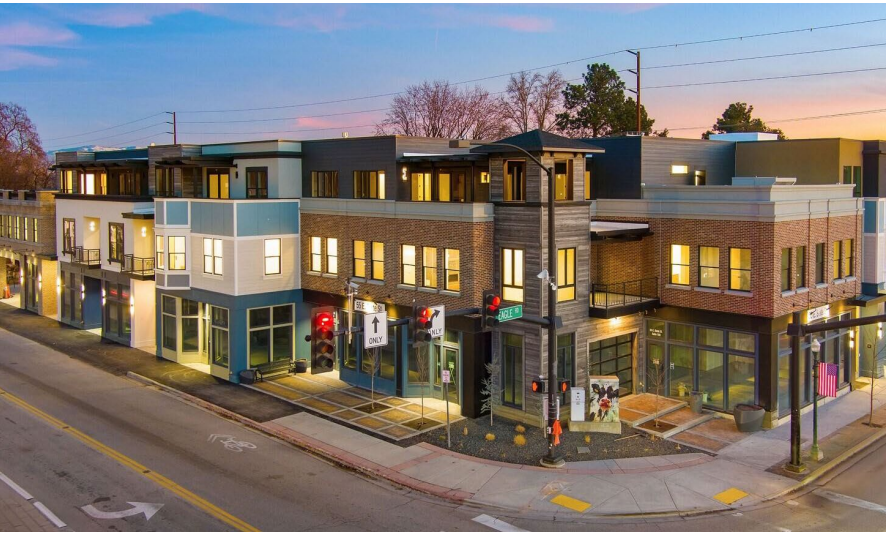
Description of the Building:
Building of approximately 7,291 SF located at 2976 E. State Street, Eagle, ID 83616.

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A Growing Consumer Base

Eagle's population has grown significantly over the past decade. The city had **19,908 residents in 2010**, compared with **30,346 in 2020**. The latest U.S. Census estimate puts Eagle at approximately **34,658 residents as of July 2025**, representing an **11.2% increase since 2020**.

That growth creates an expanding customer base for businesses establishing themselves in the community.

WHY EAGLE, IDAHO?

Eagle offers businesses a rare combination of population growth, household income, strong consumer spending, and access to the broader Treasure Valley market. Located just northwest of Boise, Eagle has developed into one of the Treasure Valley's most desirable communities for residents and businesses alike.

Above-Average Household Income

One of Eagle's biggest advantages for consumer-oriented businesses is its relatively affluent customer base:

- **Median household income**: $122,894
- **Per capita income**: $69,666
- **Homeownership rate**: 84.1%
- **Poverty rate**: 6.1%

For comparison, Idaho's statewide median household income is approximately **$77,800**, putting Eagle's median household income roughly **58% higher than the state as a whole**. For retailers, restaurants, professional services, medical providers, personal services, and other customer-facing businesses, this represents a particularly attractive demographic profile.

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WHY EAGLE, IDAHO? (cont'd.)



Strong Consumer Spending

Eagle generated approximately **$529.1 million in retail sales in 2022**, equivalent to approximately **$16,318 in retail sales per resident**. Accommodation and food-service sales totaled approximately **$142.6 million** during the same year. This demonstrates the substantial level of consumer activity occurring within the Eagle market.

A Desirable Place to Live and Work

Eagle combines a growing residential population with a high level of homeownership and an established community environment. Approximately **84% of occupied housing units are owner-occupied**, while the city's median owner-occupied home value is nearly **$773,000**.

For businesses, that creates an opportunity to establish a presence in a community where residents are not only growing in number but also have significant household purchasing power.

Strategic Treasure Valley Location

Eagle provides businesses with access to both its local customer base and the much larger Treasure Valley market. Its proximity to Boise, Meridian, and other surrounding communities allows businesses to serve customers beyond Eagle itself while maintaining an address in one of the Treasure Valley's most established and desirable communities. The average commute time for Eagle workers is approximately **23.7 minutes**, illustrating the city's connectivity to employment centers and surrounding communities.

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Why Businesses choose Eagle, ID

Growing Market

34,658 residents and an 11.2% population increase since 2020.

Affluent Demographics

$122,894 median household income, approx. 58% above Idaho's statewide median.

Strong Consumer Spending

$529 million in annual retail sales and $142.6 million in accommodation and food-service sales based on 2022 Census data.

High Homeownership

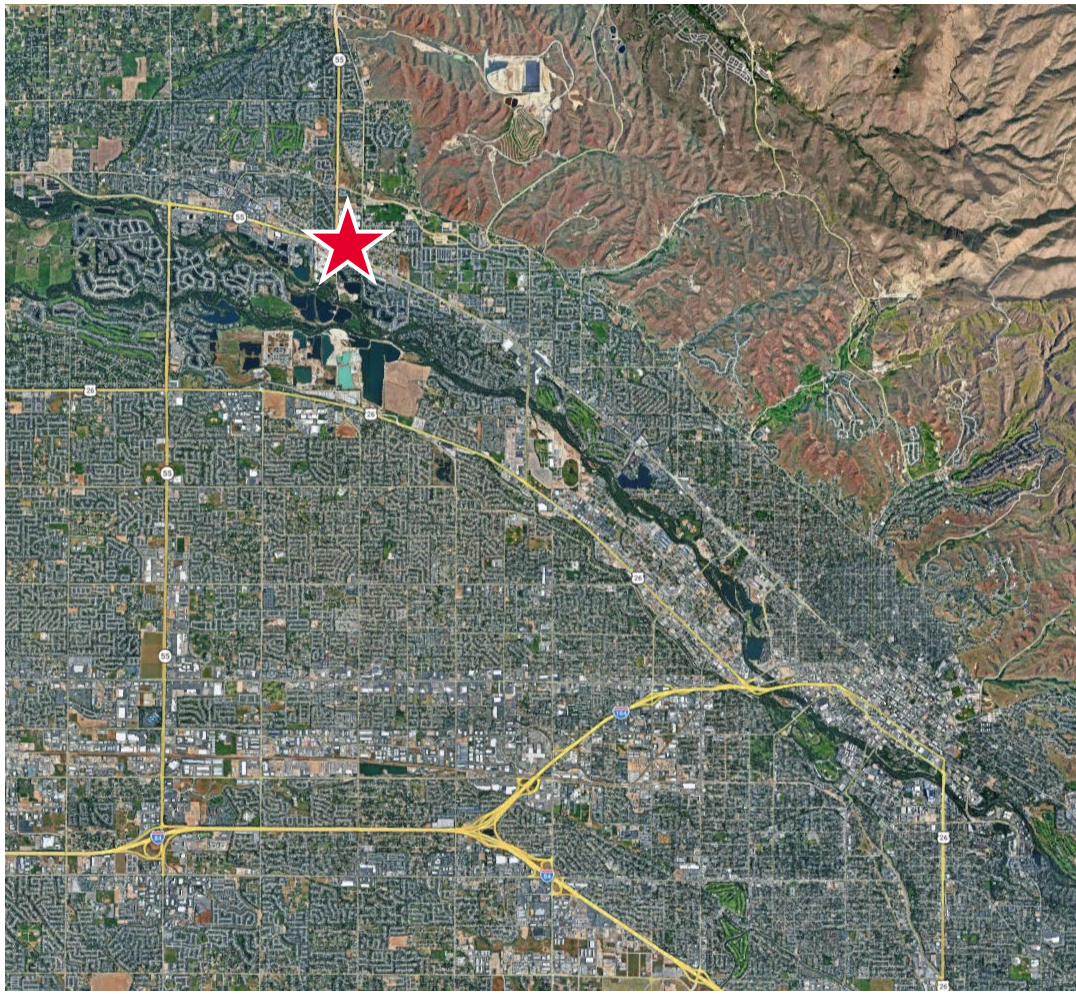
84.1% owner-occupied housing rate, supporting a stable residential customer base.

Premium Residential Market

Median owner-occupied home value of approx. $722,900.

Treasure Valley Access

Conveniently positioned to capture customers from Eagle as well as surrounding Boise-area communities.



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