



MARK BOTTLES
REAL ESTATE SERVICES

Listing Summary






RETAIL LISTINGS

(208) 377-5700

839 S. Bridgeway Place ♦ Eagle, Idaho 83616

September 2019

www.markbottles.com

Property Address	Vicinity	Size	Remarks	Asking Price	Agent	Image
FOR SALE						
1666 S Entertainment Ave Boise Spectrum Center Boise	I-84 Exit A/B, West on Overland Rd, South on Entertainment Ave	+/- 7,841 SF on +/- 1.211 Acres	Former Restaurant location surrounded by Hotels, Retailers, Offices, and other amenities. Hotel patrons and Edwards Cinema's 100,000+ movie-goers provide abundant foot traffic. Over 700,000 people in the Boise MSA.	\$1,175,000	Mark Bottles Ron Brodien	
TBD W Fairview Ave Boise	East of Eagle Rd just past Cloverdale Rd	+/- 1.9 Acres - Four parcels	Great Retail exposure with Drive-thru opportunity. Lot 1 has full access from Fairview and Shamrock. Utilities available with pressurized irrigation. New Stoplight at Steelwood.	\$1,200,078	Mark Bottles	
18 S Orchard St Boise	North of Franklin Rd	+/- 2,500 SF on +/- .26 Acres	Newly renovated exterior flex building with 1,560 SF Commercial space and 940 SF WH/Storage space. 7 foot roll-up door for WH access. Interior is framed and ready for buildout. Potential to be demised for two occupants.	SOLD	Ben Fulcher	
2816 S Orchard St Boise	NEC I-84 & Orchard St	+/- 4,147 SF on +/- .585 Acres	Former BMW motorcycle dealership. Quality Retail Showroom or Office Use. Excellent access and visibility to I-84. Additional storage, parking, and fenced yard.	\$850,000	Mark Bottles	
2500 W Overland Rd Boise	NWC Overland Rd & Robert St	+/- 1,172 SF on +/- .24 Acres	Stand alone Commercial Building on corner location with two access points. Retail or Office use. Former uses include flower shop, real estate office, car rental agency. High traffic area with visibility from Vista Avenue. Pylon signage available.	\$389,000	Dave Boecker	



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7126 & 7150 W Victory Rd Boise	Between Cole Rd & Orchard St	+/- 12,864 SF & 2,908 SF Buildings on +/- 2.364 Acres	Current tenant is relocating. Retail Showroom with Inventory & Parts Storage rooms with 10' and 7' Roll-up Doors. Paved, Covered Storage Bays within Secured Yard Space. Additional secured yard on adjacent parcels.	SOLD	Mark Bottles	
1015 Oregon Ave Burns, OR	Hwy 20 - Southwest of Burns	+/- 15,087 SF on +/- 1.55 Acres	Former King's Store with excellent visibility and curb appeal. Shelving and Fixtures may also be available - Contact Agent for details. Built in 2002.	\$790,000	Mark Bottles	
NEC Chinden Blvd & Linder Rd Eagle Island Marketplace Eagle	NEC Chinden Blvd & Linder Rd	+/- .88 Acres - Pad D +/- 1.02 Acres - Pad E	Last remaining Pad Site available with Chinden Blvd frontage. Build ready pad. Excellent exposure on Chinden Blvd. Fred Meyer anchored shopping center surrounded by residential developments.	Pad D: SOLD Pad E: \$900,000	Mark Bottles John Bottles	
3744 N Hwy 16 Eagle	North of Beacon Light Rd	Multiple Buildings on +/- 1.06 Acres 3 Bldgs - 32'x32' 1 Bldg - 32'x36'	Excellent location for tradesman, storage or flex space with great exposure on Hwy 16. 960 ft. of Hwy 16 frontage. 3 Phase Power, bathroom, well, septic. Multiple buildings - see flyer for specifications.	SOLD	Norm Brown	
TBD Three Bridges Way LakeMoor Eagle	NEC Eagle Rd & Colchester Dr	+/- 0.898 Acre	Ideal location for Retail or Office Development. Signaled entrance on Eagle Road for excellent access. Bridge entry with waterfalls creates gorgeous first impression.	Contact Listing Agent	Mark Bottles	



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NEC State St & Edgewood Ln East End Marketplace Eagle	NEC State St & Edgewood Ln	+/- 10,198 SF to +/- 66,676 SF	530,000 SF Marketplace Retail available pads that can be demised as needed by the end user. See Conceptual Site Plan for details. Hard corner location with fantastic visibility and access.	Contact Listing Agent	Mark Bottles John Bottles	
2110 Service Rd Emmett	SEC Hwy 16 & Service Rd	+/- 0.57 Acres	Great hard corner pad on Highway 16. Excellent highway frontage and exposure with variety of retailers surrounding the property. Potential for drive-thru. Power to property and well on south end of property.	\$200,000	Ron Brodien	
2206 N Whitley Dr Fruitland	I-84 Exit 3, North on Hwy 95 (Whitley Dr)	+/- 17,000 SF on +/- 3.11 Acres	Zoning provides wide range of uses - see Flyer for details. Building has 12 foot ceilings, HVAC with sloped steel roof. 50 feet deep and 247 feet long retail space. Potential to divide land into 4 parcels.	SOLD	Norm Brown	
370 S E St Grangeville	I-95, East on SW 1st St, South on S E St	+/- 19,146 SF on +/- 1.72 Acres	Former King's Store with Excellent Visibility from US Highway 95. Ample Parking. Shelving and Fixtures also available - Contact Agent.	CONTRACT PENDING	Dave Boecker	
615 N Main St Hailey	North of Myrtle St on Hwy 75 (Main St)	+/- 19,400 SF Ground Level; +/- 13,500 SF Lower Level on +/- 1.33 Acres	Two Level Building on Main Street (Hwy 75) with excellent visibility and curb appeal. Corner location with two access points. Remodel/Addition completed in 2016. Also available For Lease.	CONTRACT PENDING	Dave Boecker	



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209 N 3rd St The Pancake House McCall	Just North of Deinhard Lane on 3rd St (Hwy 55)	+/- 15,953 SF on +/- 1.84 Acres (+/- .39 additional Acres with home possible)	Nationally recognized McCall business with long track record of success. Sale includes Restaurant Business, Real Estate, and FF&E. Potential to include Christmas House business in sale if desired. Strong financials with 20 year history of growth.	\$2,900,000	Mark Bottles Ron Brodien	
1236 NE 2 and A Half St Tri-plex/Studios Meridian	South of Fairview Ave on NE 2 and A Half St, East of Cole Valley School	+/- 2,156 SF; +/- 1,106 SF Main Level - +/- 1,050 SF Basement (Two Studios)	Fantastic location for owner occupant or rental income property. Owner can occupy main level - lower level (2 Studios) currently rented. Seller did not re-lease main level space. See flyer for details.	\$335,000	John Bottles	
NEC S Eagle Rd & E Victory Rd Meridian	NEC of Eagle Rd & Victory Rd	+/- 8.84 Acres-A; +/- 1.73 Acres- B; +/- 1.09 Acres-C; +/- 5.17 Acres-D	Premier infill location with potential for Retail, Medical, Storage, Assisted Living or Multi-Family. Next commercial development corner on Eagle Road corridor. High Growth Area with close proximity to I-84.	SOLD-A \$614,000-B (\$8.14/SF) \$381,000-C (\$6.70/SF) \$1,340,000-D (\$5.95/SF)	Mark Bottles	
2755 & 2803 N Eagle Rd Meridian	North of Fairview Ave on Eagle Rd at Seville Ln	+/- 1.84 Acres & +/- 1.10 Acres	310 Feet of frontage on Eagle Road corridor. Two Parcels with possible lot line adjustment. Convenient access from Eagle Road. Over 51,000 VPD on Eagle Road.	Parcel 1: \$921,700 \$11.50/SF Parcel 2: \$239,580 \$5/SF	John Bottles Norm Brown	
2600 S Meridian Rd Meridian	Between Overland Rd & Victory Rd	+/- 1.0 Acres	Limited Office zoning with potential rezone to Retail. Excellent proximity to I-84 with fantastic access and visibility. Incredible residential growth area with ever-increasing traffic on major corridor.	\$12/SF	Mark Bottles Ron Brodien	



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TBD E Overland Rd Meridian	Between Eagle Rd & Cloverdale Rd	5 Lots from +/- 0.8 to +/- 1.6 Acres	Prime Retail Pads available. Lots can be combined or demised to meet the needs of the end user. Utilities to property. Close to Eagle Road with easy access to I-84. Close to Silverstone Plaza Business Complex.	Contact Listing Agent	Mark Bottles	
TBD E Pine Ave & E Fairview Ave Pine 43 Commercial Development Meridian	Bounded between Fairview Ave, Locust Grove Rd, Pine Ave, and Hickory Ave	+/- 8.34 Acres up to +/- 87 Acres	Lifestyle Center with Retail, Office, and Multi-Family Parcels available with frontage on Pine and Fairview. Potential uses: Retail, Research and Development, Corporate Headquarters, Apartment Complex.	Contact Listing Agent	Mark Bottles	
2325 American Legion Blvd Mountain Home	I-84 Exit 95, South on American Legion Blvd 1/2 mile	+/- 2,500 SF on +/- 2.0 Acres	Flex Development property in excellent location, with exposure, and accessibility. 30x50 shop with 220 power currently rented to an Auto Body Shop. Zoned Commercial with variety of potential uses.	CONTRACT PENDING	Mark Bottles John Bottles	
SWC Cherry Ln & Midland Blvd Nampa	I-84 Exit #33, North on Midland Blvd to Cherry Ln	+/- 35 Acres	Retail opportunity - Two conceptual - 1) Retail Pad Sites with Apartments & Assisted Living. 2) Retail Pad Sites and Larger 220,000 SF Building. Located across from St. Luke's and Treasure Valley Marketplace.	Contact Listing Agent	Mark Bottles Norm Brown	
8059 Hwy 20/26 Franklin Junction Convenience Store Nampa	Southwest corner Hwy 20/26 & Franklin Blvd	+/- 3,447 SF on +/- 7.88 Acres	Hard corner Convenience Store with high viability. Rare access off both Hwy and Franklin. Over 5,000 new homes approved near to property. Possible Mini Storage on back 5 Acres. Front is zoned C-1.	\$1,299,000	Norm Brown	



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1603 1st Ave S Payette	Northeast corner Hwy 95 & 1st Ave S	+/- 0.44 Acres	Commercial Lot on Hard Corner location. Hwy 95 traffic with great visibility. 270 feet Frontage on Hwy 95. Former King's building site. Parking lot in place. Utilities to site. Pylon Signage. Easy access.	\$315,000	Dave Bohecker	
620 Ace of Diamonds St Kasino Club Restaurant & Bar Stanley	South of Highway 21 on Ace of Diamonds St	+/- 6,276 SF on 2 City Lots	Well known popular establishment for steak, spirits, and live music. Reputation of quality food and western hospitality. Recent major expansion and renovations. Includes 900 SF house.	\$497,000	Norm Brown	
261-299 Addison Ave W Twin Falls	West of Washington St on Addison Ave	+/- 33,923 SF on +/-3.26 Acres - 8 Parcels	Multi-use property with potential for Retail, Showroom, Office, Warehouse, Distribution, Industrial uses. 3 separate structures; multiple ground level overhead doors. Fenced Storage Yard.	\$1,950,000	Eric Guanell	
TBD Pole Line Rd Twin Falls	Between Blue Lakes Ave & Washington St on Pole Line Rd	+/- 0.761 Acres	Prime Retail Pad Site ready with Landscaping and Parking in. Utilities to the site. Access into this prime Pole Line Road location from Pole Line. Excellent development opportunity in well established corridor.	\$795,168	John Bottles Mark Bottles	



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3212 E Chinden Blvd Eagle Marketplace Eagle	Northeast corner Eagle Rd & Chinden Blvd	+/- 13,673 SF Building	Prime Location serving Eagle & Meridian. Excellent Visibility and Signage. Available Immediately. High quality Construction. Ample Parking. Shadow anchored across Chinden by Target and Staples.	\$14.00/SF NNN	Mark Bottles	
TBD S Eagle Rd Eagle	SWC Eagle Rd & Colchester Dr	+/- 2.84 Acres	Ideal Commercial Retail / Office development location. Signalized Entrance on Eagle Road for excellent access. Curb cut to Colchester Drive approved. Well located serving Eagle, West Boise, and Meridian. 44,911 VPD Traffic Counts.	Contact Listing Agent	Mark Bottles	
TBD E Eagles Gate Dr LakeMoor Eagle	SEC Eagle Rd & Eagles Gate Dr	+/- 67,000 SF Building - +/- 3,000 SF - +/- 8,000 SF Restaurant or Retail Space	Premier LakeMoor Mixed-Use Development with Bridge entry and waterfall. Ideal for Retail, Office, or Corporate Campus. Expansive Views of the Mountain. Well located to serve Eagle, West Boise, and Meridian.	Contact Listing Agent	Mark Bottles	
NEC Chinden Blvd & Linder Rd, Suite 168 Eagle Island Marketplace Eagle	NEC Chinden Blvd & Linder Rd	+/- 1,115 SF Retail Space	Sub-lease retail space in Eagle Island Marketplace anchored by Fred Meyer and many other quality tenants. High Traffic area with good access. Current tenant has done some nice upgrades to the interior. Available Immediately.	LEASED	Ron Brodien John Bottles	



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615 N Main St Hailey	North of Myrtle St on Hwy 75 (Main St)	+/- 19,400 SF Ground Level; +/- 13,500 SF Lower Level	Two Level Building on Main Street (Hwy 75) with excellent visibility and curb appeal. Corner location with two access points. Remodel/Addition completed in 2016. Also available For Sale.	\$17.50/SF NNN (Lower Level SF included at no charge)	Dave Bohecker	
633 W Main St John Day, OR	West side of John Day on Main St	+/- 12,000 SF Building	Former King's Store with excellent visibility and curb appeal. Next to Chester's Thriftway. Shelving and Fixtures also available - Contact Agent for details.	Contact Listing Agent	Mark Bottles	
SEC N Eagle Rd & E Fairview Ave Meridian Crossroads Meridian	SEC Eagle Rd & Fairview Ave	+/- 527,000 SF Center - See Flyer for Available Space	This 527,000 SF Center is anchored by Albertson's newest concept Market Street Idaho with a nice tenant mix of national and local retailers. See flyer for details of available space and Tenant index. 9 access points.	Contact Listing Agent	Mark Bottles John Bottles	
2148 N Eagle Rd - Suite 120 The Village at Meridian Meridian	North of Fairview Ave on Eagle Rd	+/- 1,921 SF Space in +/- 10,210 SF Building	Sub-lease space with open showroom in front. Offices, Restroom, and mop closet in back. Strip space at The Village at Meridian with Eagle Road frontage. Over 51,000 VPD on Eagle Road.	Contact Listing Agent	Ben Fulcher Norm Brown	



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1600 N Main St Meridian	SEC Main St & Fairview Ave	+/- 4,800 SF; +/- 41,159 SF Mall Row	Convenient Meridian location at southeast corner of Fairview and Main Street. Space can be demised to meet the needs of the tenant. High Traffic volume with 23,000 VPD. Easy access from Main Street or Fairview Avenue.	\$8.00/SF NNN	Norm Brown	
650 Ralstin St Suite 101 Meridian	West of Locust Grove Rd & South of Pine Ave on Ralstin St	+/- 3,100 SF	Suite 101 Flex space available. Three 12' Roll-Up Doors. 200 AMP, 220 Single Phase Power. Private ADA restroom in each space.	LEASED	Russ Fulcher Ben Fulcher	
TBD Caldwell Blvd Nampa	Just North of Hwy 55 (Midland/Karcher Rds Intersection) on Caldwell Blvd	+/- 35,249 SF Lot +/- 0.809 Acres	Prime High Visibility Retail Pad in excellent location. Flexible Ground-Lease Terms. Build To Suit Potential. Easy I-84 On/Off Access. High Traffic Counts. Zoned Business Commercial.	Contact Listing Agent	Mark Bottles John Bottles	
SWC Cherry Ln & Midland Blvd Nampa	I-84 Exit #33, North on Midland Blvd to Cherry Ln	+/- 35 Acres	Retail opportunity - Two conceptual - 1) Retail Pad Sites with Apartments & Assisted Living. 2) Retail Pad Sites and Larger 220,000 SF Building. Located across from St. Luke's and Treasure Valley Marketplace.	Contact Listing Agent	Mark Bottles Norm Brown	