

Lake Hazel Village

10565 W. Lake Hazel - Boise, ID
RETAIL PADS / LAND FOR SALE



Demographics:

Population: 35,533 (3 mi.)
HH Income: \$81,823 (3 mi.)
 2010

Key Tenants:

Anchored by Paul's and Ada Community Library.

Property Information:

Submarket: Southwest
Available: Now
Zoning: C-2
Utilities: To Site

Available Space:

SPACE:	RSF:	PRICE:
Pad 1	39,201 SF	\$425,000
Pad 2	30,135 SF	\$300,000
Adjacent Land	10.76 Acres	Contact Agent
Retail for Lease	See Lease Flyer	

Contact:

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Listing Comments:

Ada Community Library now open....750+ patrons per day....not to mention the traffic from Paul's, Walgreens, and 2 gas stations!

Perfect for a credit union, neighborhood medical services, or dental.

Highly underserved market.

Identified in Boise City Comp plan as the **ONLY** major mixed use activity center south of the Interstate!

Strong nearby residential growth.

New facade.

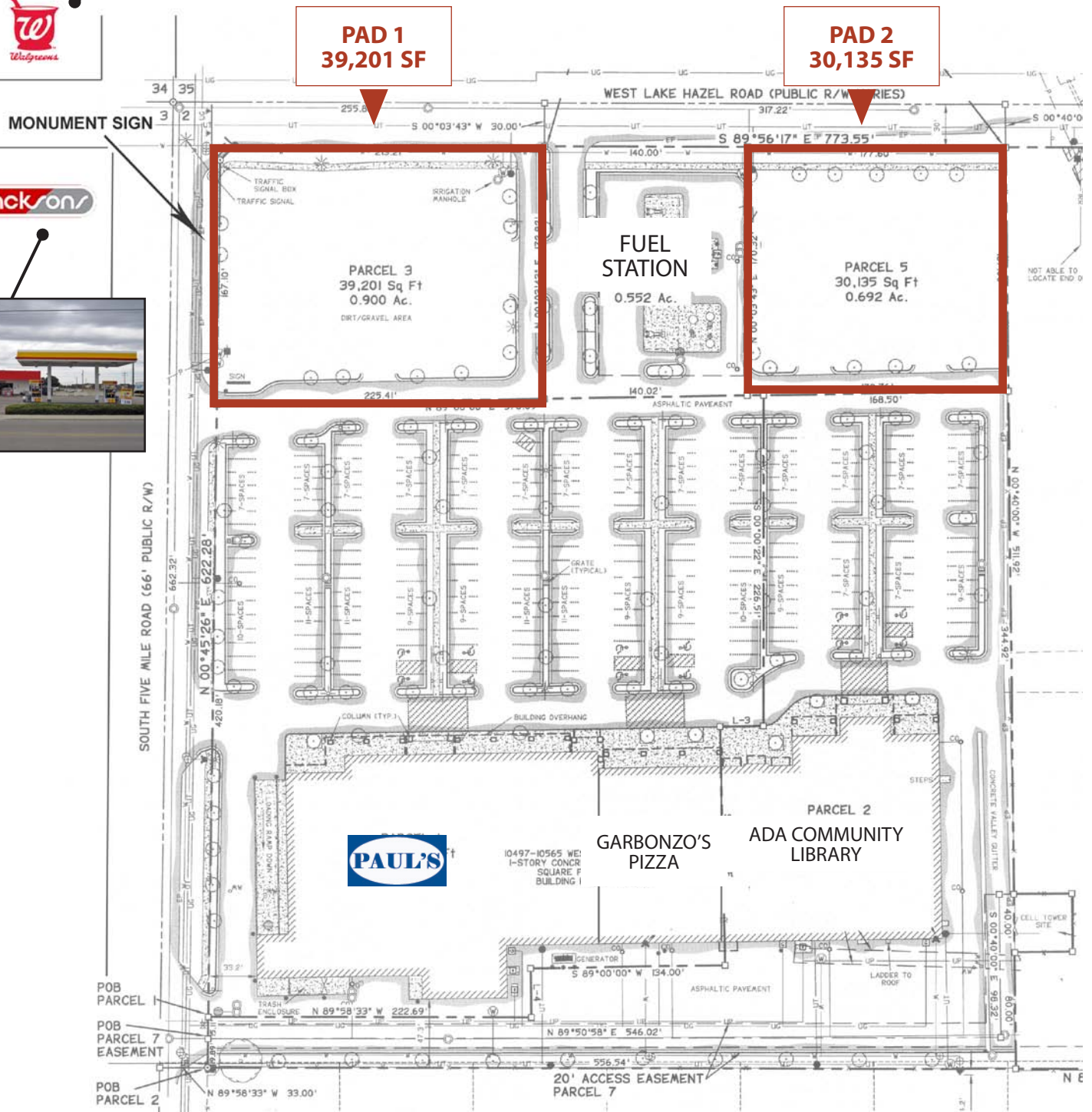
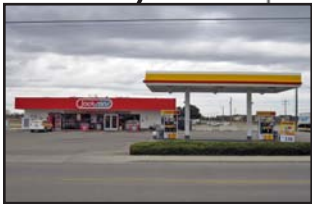
New pavement on south and east parking lots.



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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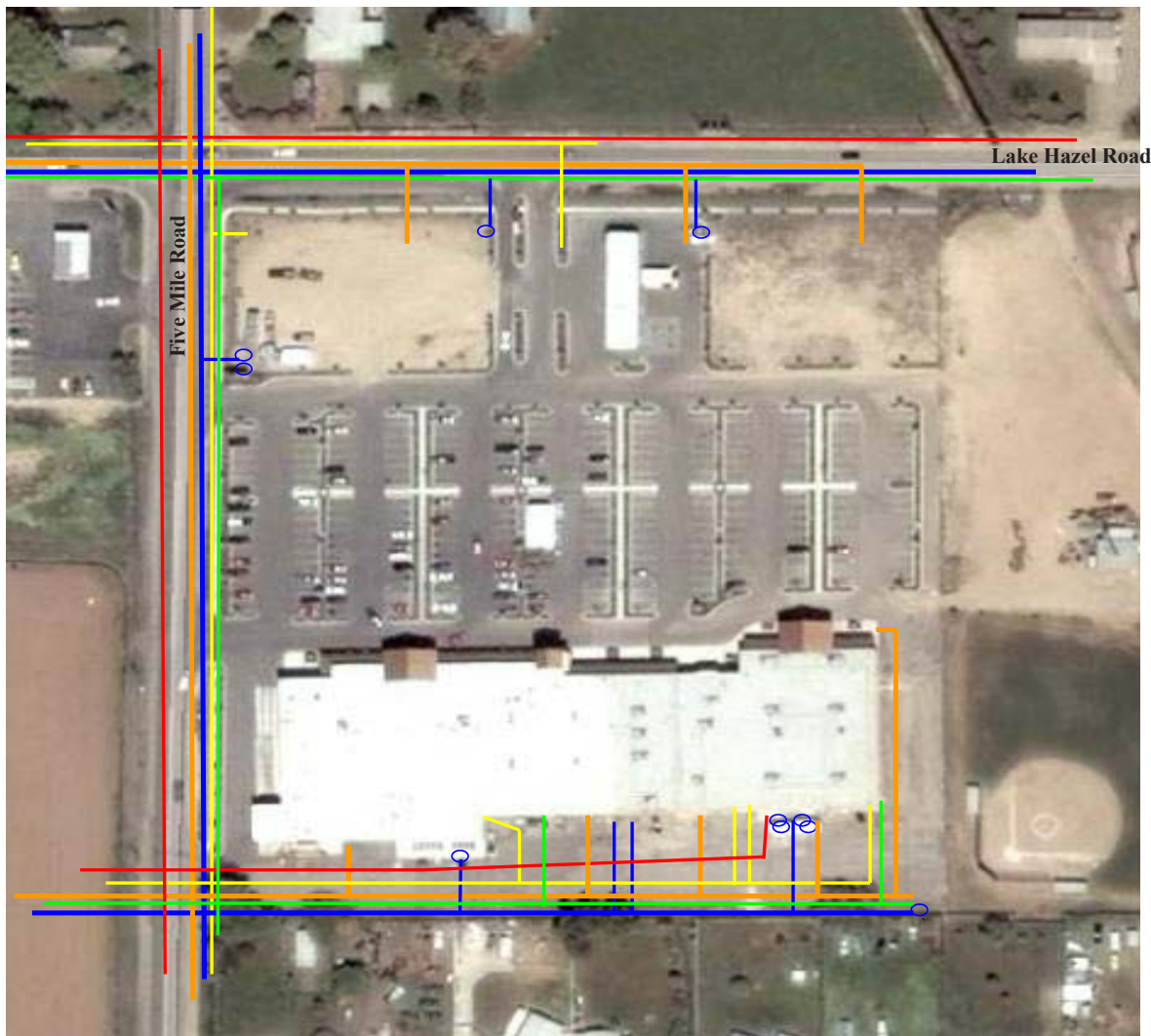


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LAKE HAZEL VILLAGE UTILITY MAP



- Telephone
- Power
- Water
- Gas
- Sewer

All markings are approximate and are accurate to the best of our knowledge.

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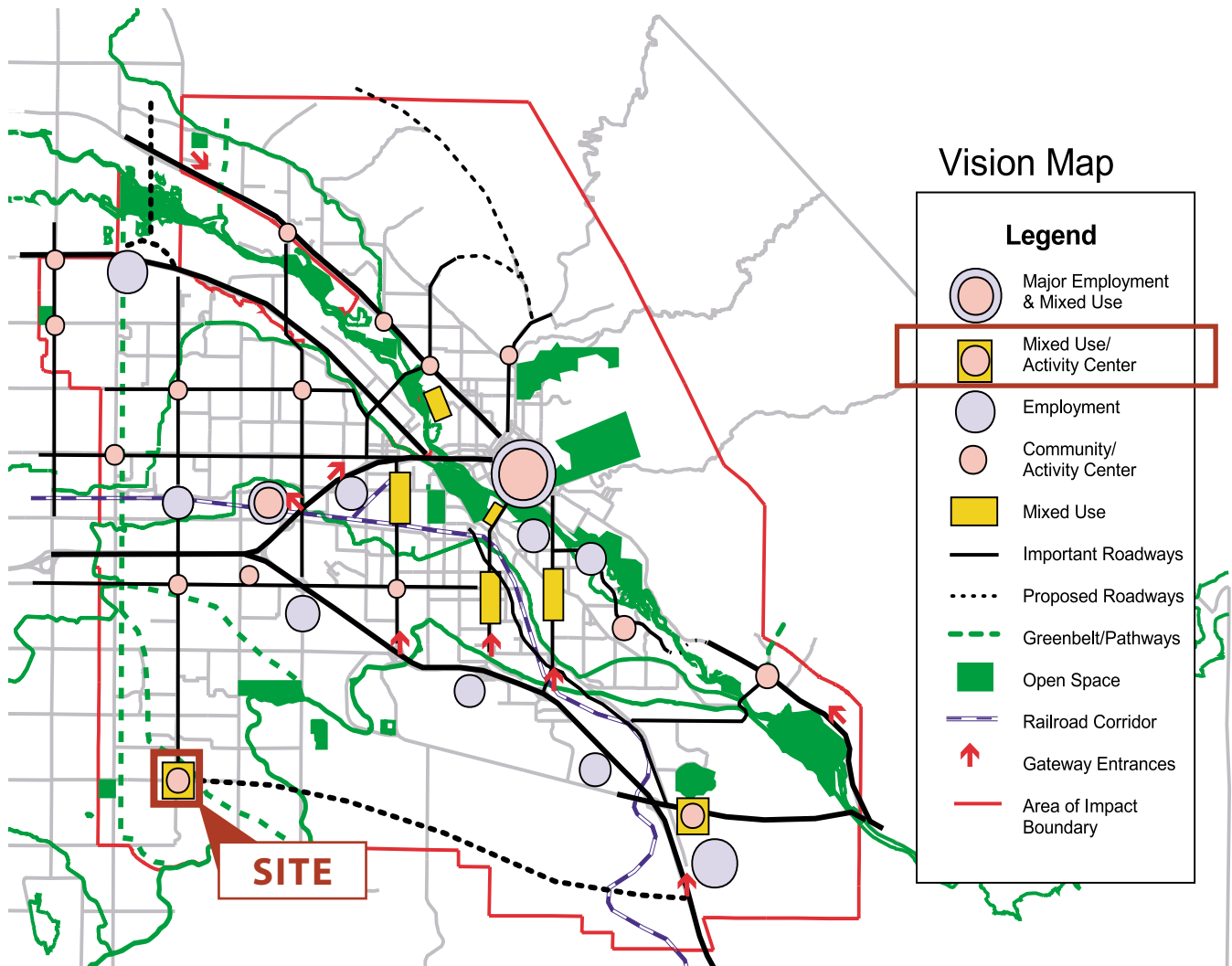
BOISE CITY COMPREHENSIVE PLAN VISION MAP

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CHAPTER 8 — LAND USE

BOISE CITY COMPREHENSIVE PLAN

GOALS, OBJECTIVES AND POLICIES



Note: this is a concept map that is intended to supplement, but not supersede, the Land Use Map and attendant policies of the *Comprehensive Plan*.