

Lake Hazel Village

10565 W. Lake Hazel - Boise, ID

PLANNED RETAIL SPACE FOR LEASE



Demographics:

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

Key Tenants:

Anchored by Paul's and Ada Community Library.

Listing Comments:

Highly underserved retail market.

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

Lake Hazel planned expansion to 5 lanes and connected to Eisenman Road-Isaacs Canyon Interchange.

Strong nearby residential growth.

750-1,000 estimated daily library patrons.

Available Space:

SPACE:	RSF:	PRICE:
Retail Space	7,200 SF	
	Divisible to 1,200 SF	Contact Agent
Adjacent Land & Pads		See Land Flyer

Contact:

Ben Zamzow, CCIM, CLS

Ph: 208.947.5514

Fx: 208.947.0869

benz@tokcommercial.com

www.tokcommercial.com

Mark Schalg, CCIM

Ph: 208.947.0817

Fx: 208.947.0869

marks@tokcommercial.com

www.tokcommercial.com



Lake Hazel Village

10565 W. Lake Hazel - Boise, ID

PLANNED RETAIL SPACE FOR LEASE

Property Information:

Submarket:	Southwest
Estimated Completion Date:	Contact Agent
Bldg Type:	Retail
Bldg Size:	7,200 SF
Zoning:	C-2



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

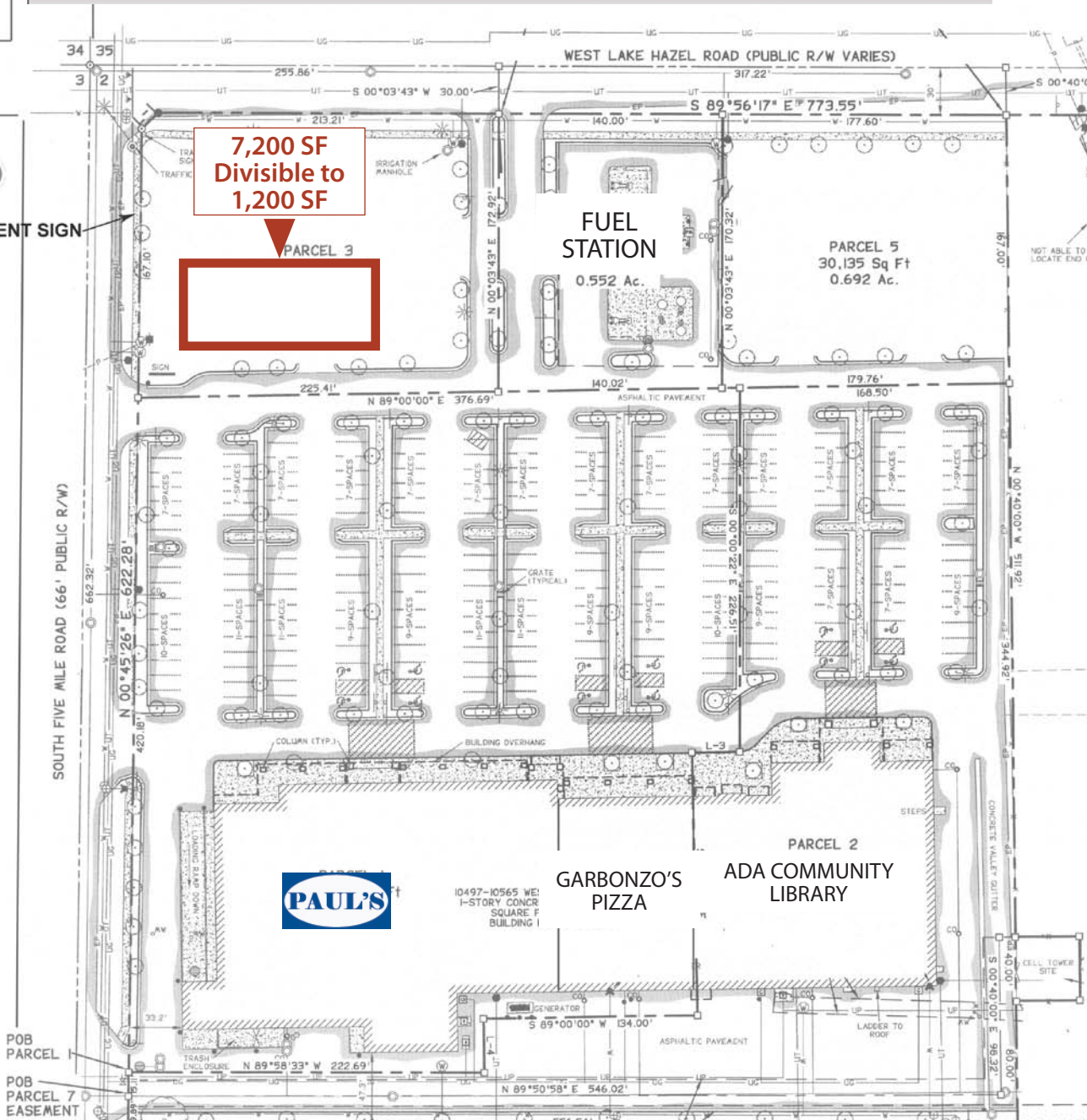
Lake Hazel Village

10565 W. Lake Hazel - Boise, ID

PLANNED RETAIL SPACE FOR LEASE



MONUMENT SIGN



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

Lake Hazel Village

10565 W. Lake Hazel - Boise, ID

PLANNED RETAIL SPACE FOR LEASE

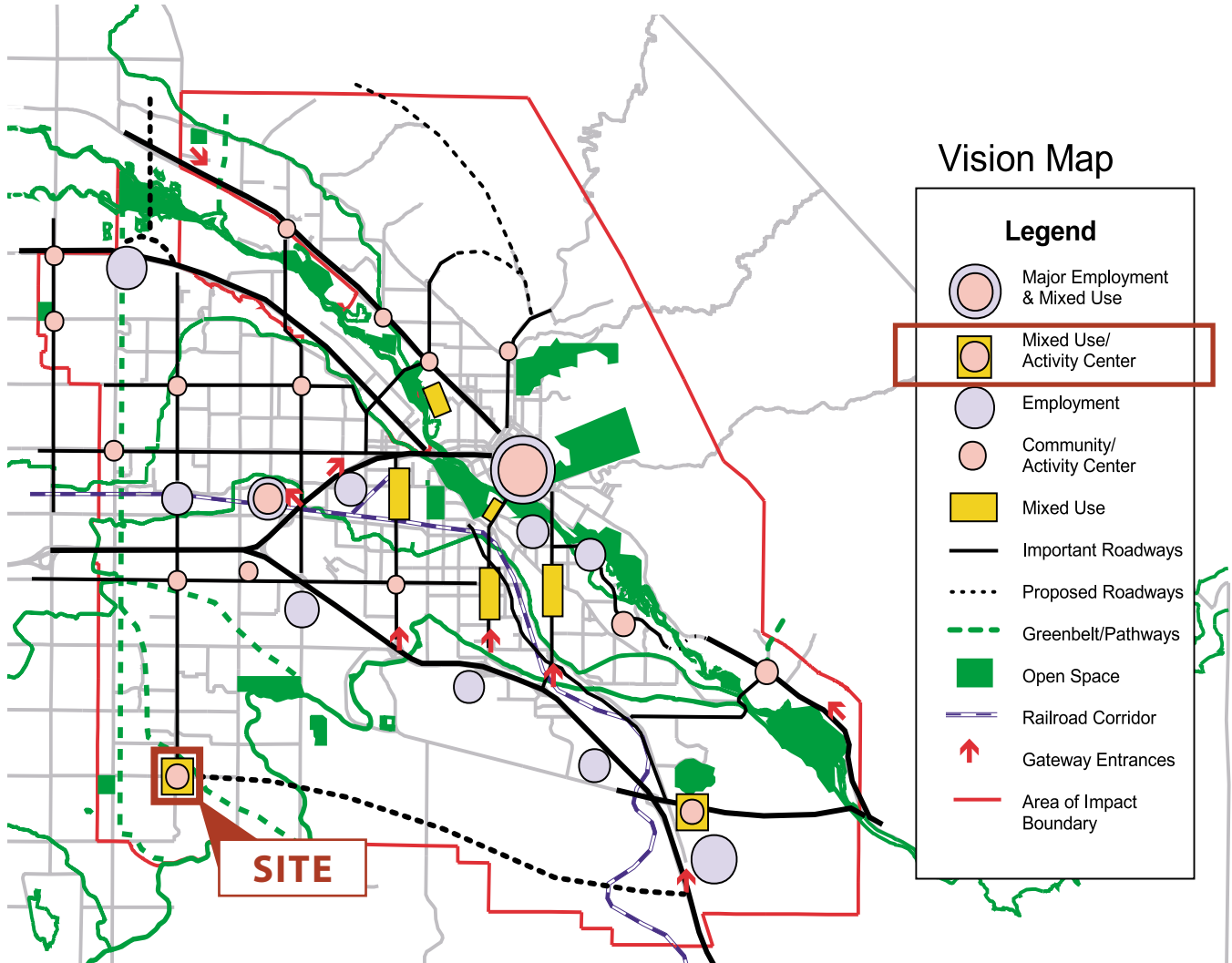
BOISE CITY COMPREHENSIVE PLAN VISION MAP

PAGE 8-10

CHAPTER 8 — LAND USE

BOISE CITY COMPREHENSIVE PLAN

GOALS, OBJECTIVES AND POLICIES



Vision Map

Legend

- Major Employment & Mixed Use
- Mixed Use/Activity Center
- Employment
- Community/Activity Center
- Mixed Use
- Important Roadways
- Proposed Roadways
- Greenbelt/Pathways
- Open Space
- Railroad Corridor
- Gateway Entrances
- Area of Impact Boundary

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*.

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

Lake Hazel Village

10565 W. Lake Hazel - Boise, ID

PLANNED RETAIL SPACE FOR LEASE

LAKE HAZEL EXTENSION

Lake Hazel/Gowen Relocation
Alignment Study Report
Ada County Highway District

1. INTRODUCTION

The Ada County Highway District (ACHD) and the City of Boise entered into a Memorandum of Understanding (MOU) for the development of the Lake Hazel Road extension and Gowen Road relocation. The purpose of the MOU was to cooperate in a study of roadway alignment options that would satisfy projected transportation needs in the area and provide a roadway network that is compatible with the Boise Airport Master Plan.

Extending Lake Hazel Road south of the Airport has been planned for nearly ten years to increase connectivity in the southern Ada County region. The Communities in Motion regional long range transportation plan identifies Lake Hazel as a principal arterial that connects Greenhurst Road in Canyon County to I-84 at Eisenman Road. Communities in Motion identifies the Lake Hazel Corridor as a "viable alternative to I-84" for local commuters.

The Boise Airport's current Master Plan includes relocation of the air traffic control tower and development of the third runway south of Gowen Road to accommodate commercial air service. The Master Plan includes an option to relocate Gowen Road south of the third runway to eliminate conflict with the proposed taxiway to the third runway.

The study area is largely undeveloped. However, there are several large scale subdivisions and planned communities currently being proposed within the study area. The potential for this area to develop rapidly provided an added sense of urgency to complete the alignment study. Identifying the Lake Hazel corridor prior to development will allow the corridor to be preserved and minimize future property impacts.

2. PROJECT DESCRIPTION

This project lies south of the Boise Airport and extends west from I-84 to the end of Lake Hazel Road, west of Cole Road. Much of the area south of the airport is currently undeveloped, flat sage brush zoned as Airport Industrial and Rural Preservation. New housing developments are encroaching on the west side of the project area, while the east end of the project continues to develop as industrial and commercial land uses. The project area is bounded to the north by Gowen Road and the Boise Airport. The south boundary is the base of the south Boise bench.



The study corridor is approximately seven miles long and three miles wide. In addition to developing a corridor to extend Lake Hazel Road east to Eisenman Road and I-84, this study also includes connections to Orchard Street, Gowen Road, and a schematic local/collector street network to accommodate access control on Lake Hazel Road. Access management strategies, roadway features, and structural requirements to cross the New York Canal and railroad are significant aspects of the study.

This project also included an environmental scan, preliminary geotechnical reconnaissance, traffic study, and identification of design constraints. An important aspect of the project was public involvement and coordination with key stakeholders such as surrounding neighborhoods, Boise City, the Airport, and developers.

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