

# North Channel Center

664 S Rivershore Lane - Eagle, ID

**RETAIL / OFFICE SPACE FOR LEASE**



### Demographics:

**Population:** 32,635 (3 mi.)  
**HH Income:** \$100,092 (3 mi.)  
 2010

### Key Tenants:

Quizno's, Coldstone Creamery, Porterhouse Meats, Lily Jane's Cupcakes, Windermere Realty, Frame Works, Russian Bear Cafe, Joe Mamma's Breakfast Eatery and new tenant Idaho Payroll Services.

### Listing Comments:

Signalized entrance and access to Eagle River Greenbelt.

Highest incomes in the valley.

### Available Space:

SPACE:	SIZE:	RATE/SF:
100 - Open Retail	1,200 SF	<b>\$14.95</b>
150 - Office	4,218 SF <i>Divisible</i>	<b>\$13.95</b>

### Contact:

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## Property Information:

**Date Available:** Immediately  
**Building Size:** 16,572 SF  
**Building Type:** Retail/Office  
**Completed:** 2004

## Lease Terms:

**Lease Term:** 5 Years  
**Lease Type:** NNN  
**NNN:** \$6.00/SF

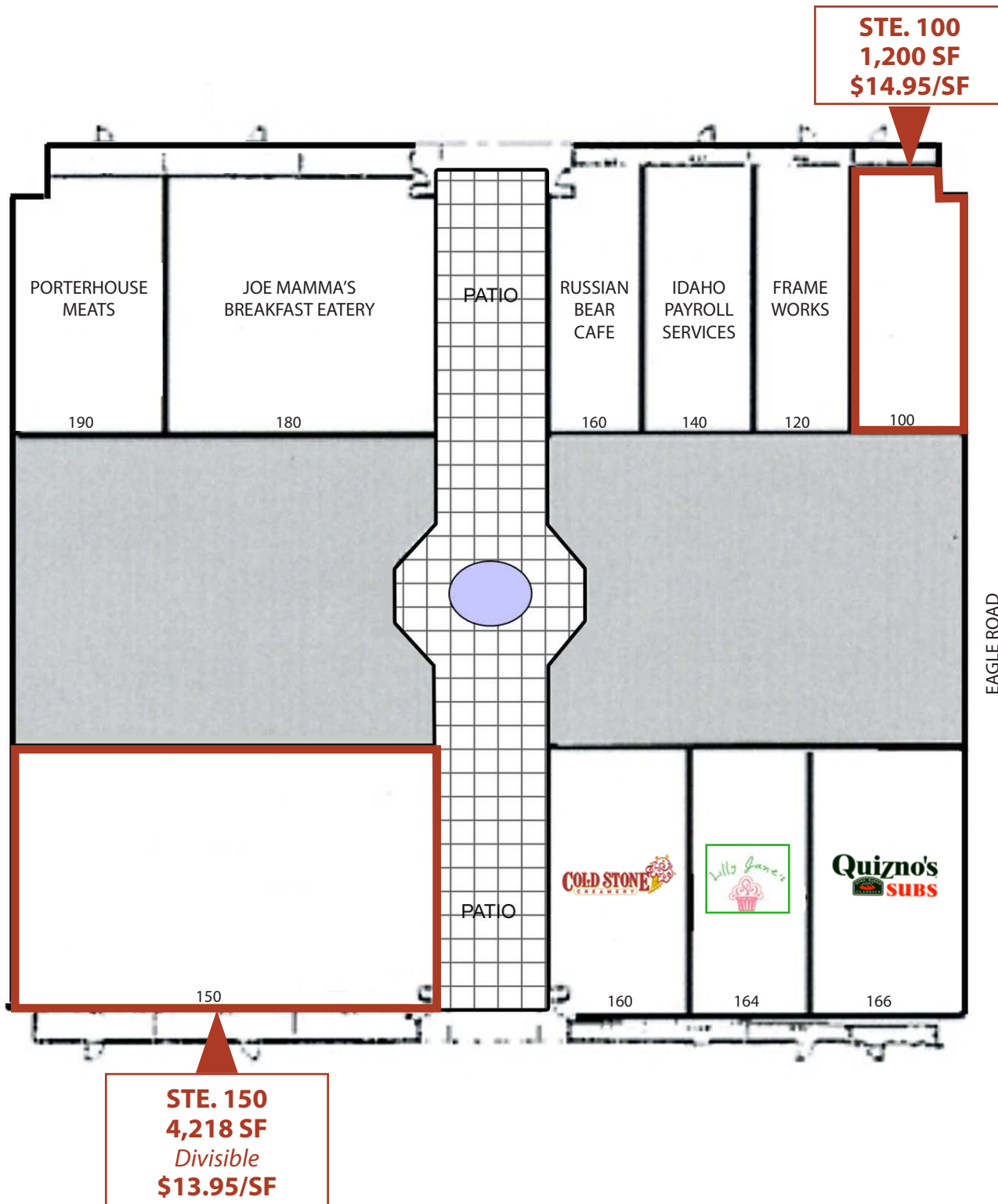


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