

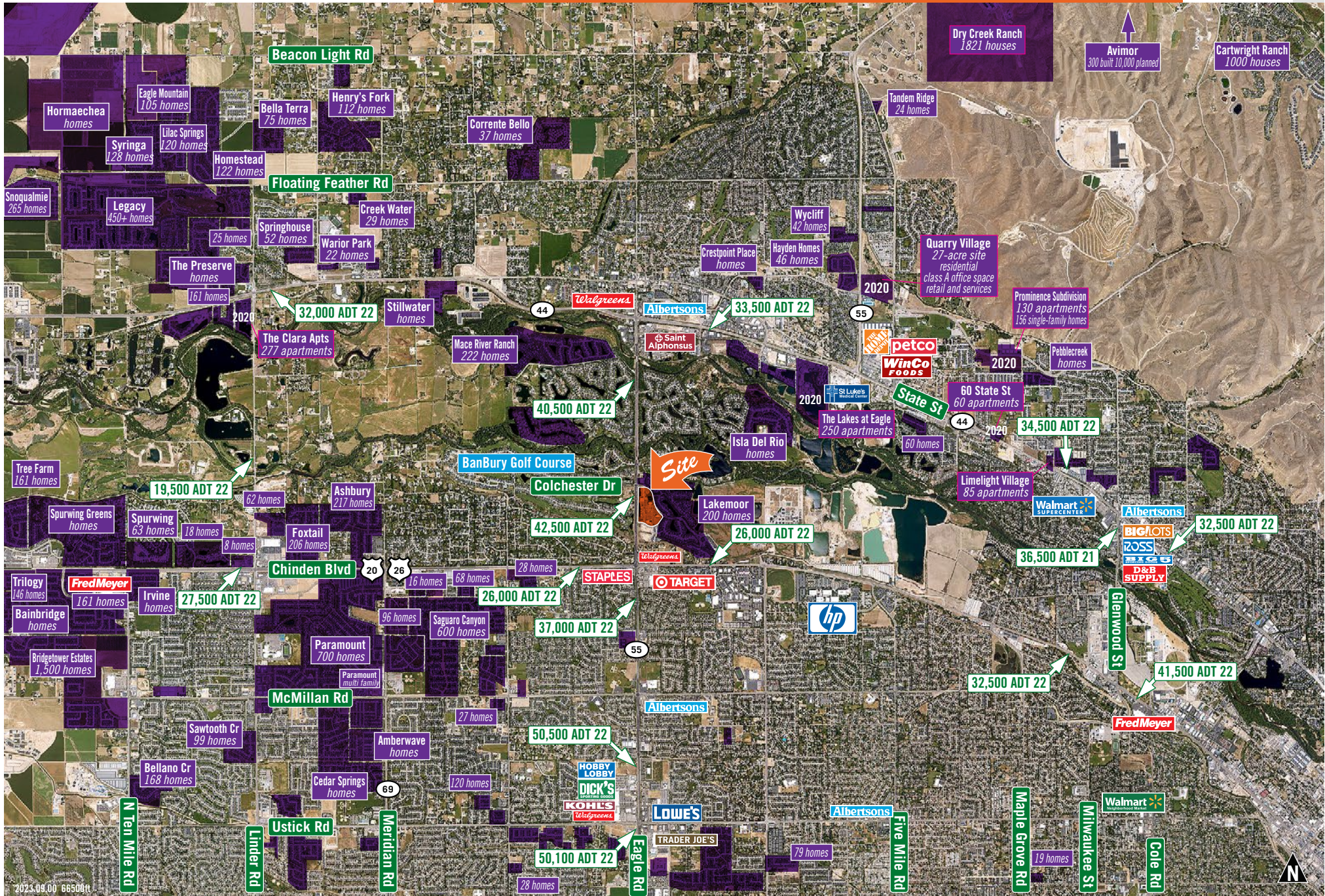


HAWKINS

Eagle, ID — The Bridges at Lakemoor Colchester Dr & Eagle Rd



FOR LEASE

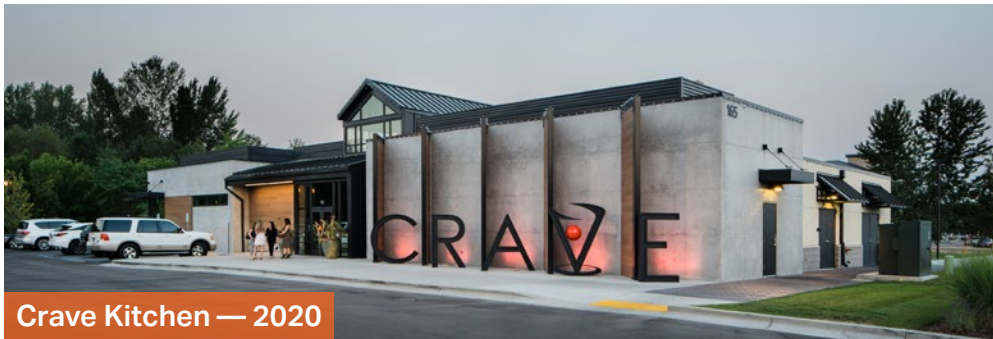




Bridge at Colchester Dr



Bridge at E Eagle Gate Dr & Bright Bank — 2021



Crave Kitchen — 2020



Crave Kitchen — 2020



Intuit Office Building — 2017



Intuit Office Building — 2021



Bright Bank — 2021



Luxe Reel Theatres — 2019



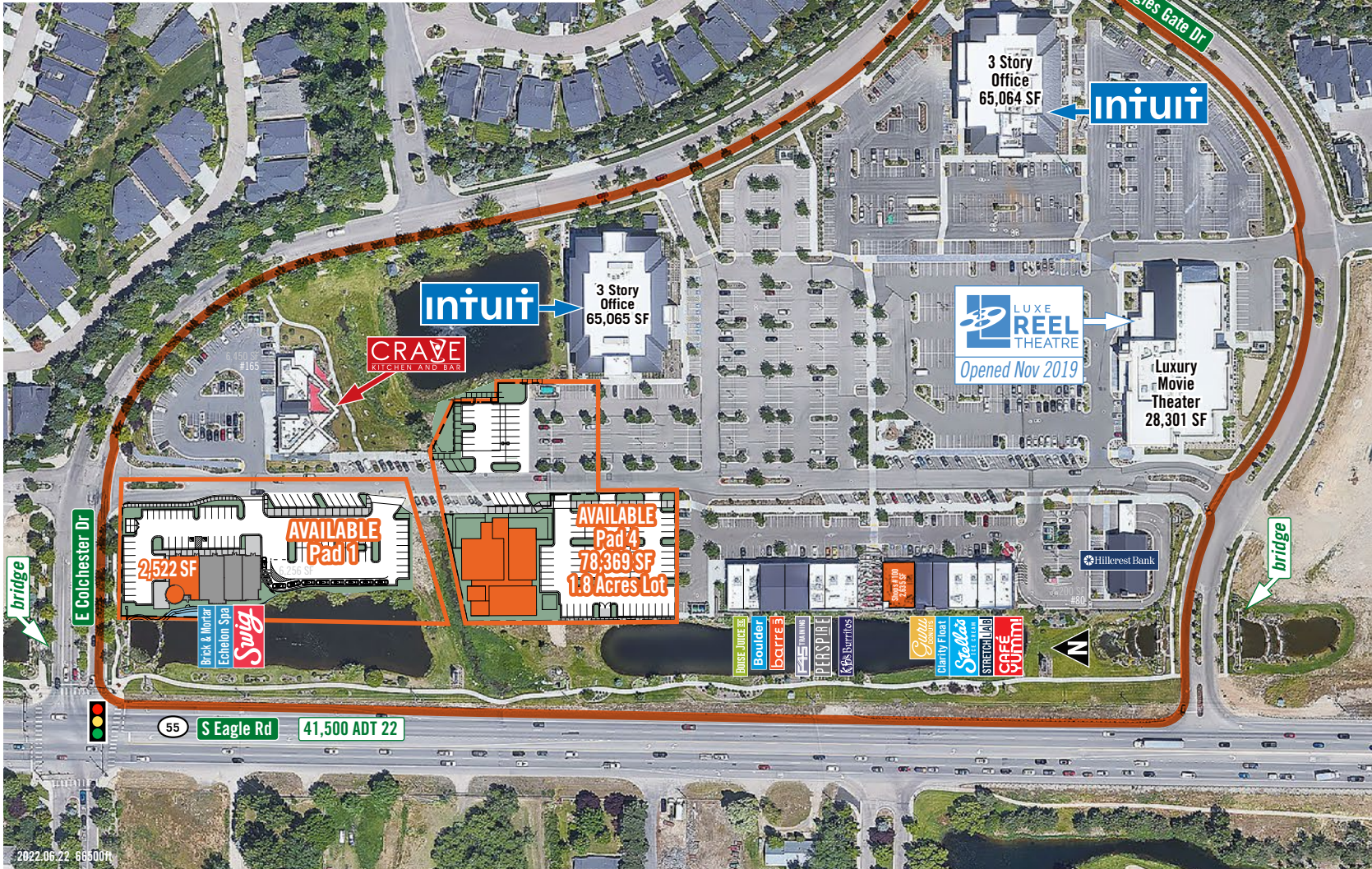
Retail — 2017 — Available — Shops 3 #100 — 2,635 SF



Retail — 2017



Retail — 2017

Retail — 2024 — Available — Pad 1 — 2,522 SF

Available

- Shops 3 #100 — 2,635 SF
- Pad 1 — 2,522 SF suite size
Contact: Beau Manwaring
208.908.5544
bmanwaring@hcollc.com
- Pad 4 — 78,368 SF lot size
Ground Lease — Sit Down
Restaurant or Stand Alone
Building
Contact: Shaun Greear
208.908.5520
sgreear@hcollc.com

Info

- Well located site serving Boise, Eagle, & Meridian. Great visibility on one of the most traveled roads in Idaho.
- 53% of adults within 1 mile of the site have a college degree or higher. One of the most affluent areas in Idaho, with an average household income of \$109,777.
- Easy access from signalized intersection on Eagle Rd and future access from Chinden.

Demographics 2023

Population	
1 Mile Radius	5,401
3 Mile Radius	76,666
5 Mile Radius	192,961
Median Household Income	
1 Mile Radius	\$165,268
3 Mile Radius	\$117,374
5 Mile Radius	\$101,045