

FIVE MILE & LAKE HAZEL

PADS AVAILABLE · BOISE, IDAHO



HIGHLIGHTS

- Approved for Boise City Sewer** — rare service rights, unlike most parcels in the area subject to the sewer moratorium.
- Shadow anchored by Albertsons** — the lone grocery anchor serving the area and the primary commercial intersection for SW Boise. Ranked #2 in Idaho.
- Underserved retail corridor** — more than 6,000 new houses in development with limited commercial.
- Proposed multi-tenant building** — flexible space sizing, delivery early Q4 2027.

DETAILS

Zoning	C-2 (Ada County)
Parcel Size	11.2 Acres
Pad Delivery	November 2026
Lot Sizes	Flexible
Proposed Uses	Retail, Medical, Office, Self Storage, Assisted Living
Traffic Counts	21,899 VPD

AVAILABILITY

Available Parcels

LOT	LOT SIZE	STATUS
Lot 1	+/- 0.66 Acres	Available
Lot 2	+/- 0.69 Acres	Available
Lot 3	+/- 0.75 Acres	Available
Lot 4	+/- 0.75 Acres	Available
Lot 5	+/- 0.67 Acres	LOI
Lot 6	+/- 0.92 Acres	Available
Lot 7	+/- 0.73 Acres	Available
Lot 8	+/- 0.72 Acres	Available
Lot 9	+/- 1.56 Acres	Available
Lot 10	+/- 1.18 Acres	Available
Lot 11	+/- 1.54 Acres	Available
Lot 12	+/- 1.16 Acres	Available

Lot sizes can be adjusted to meet a user's needs.

PAD DELIVERY CONDITION

- Rough grade
- Utilities available at or near pad site
- Project drive aisles installed
- Perimeter landscaping installed

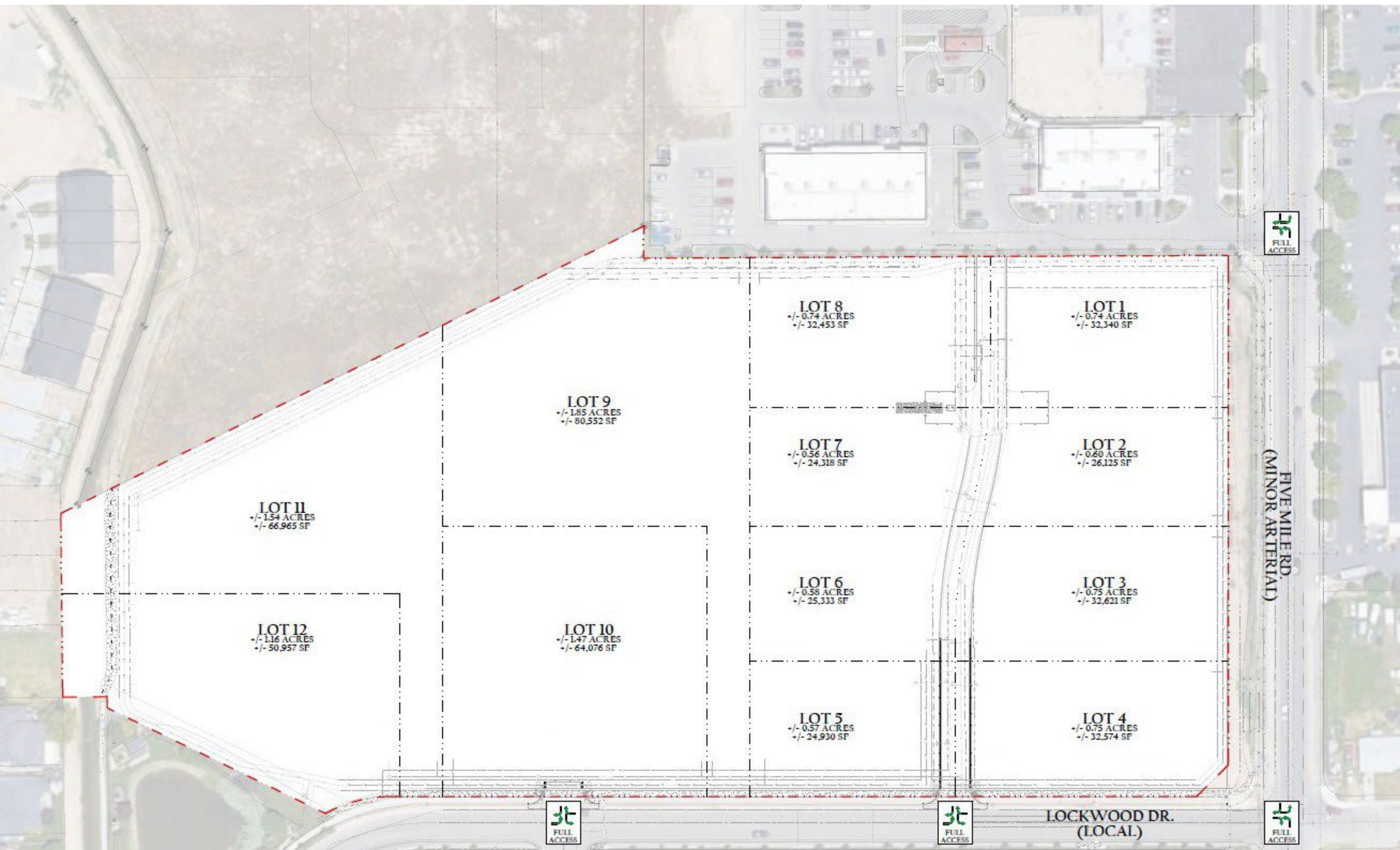
PROPOSED SHOPS BUILDING

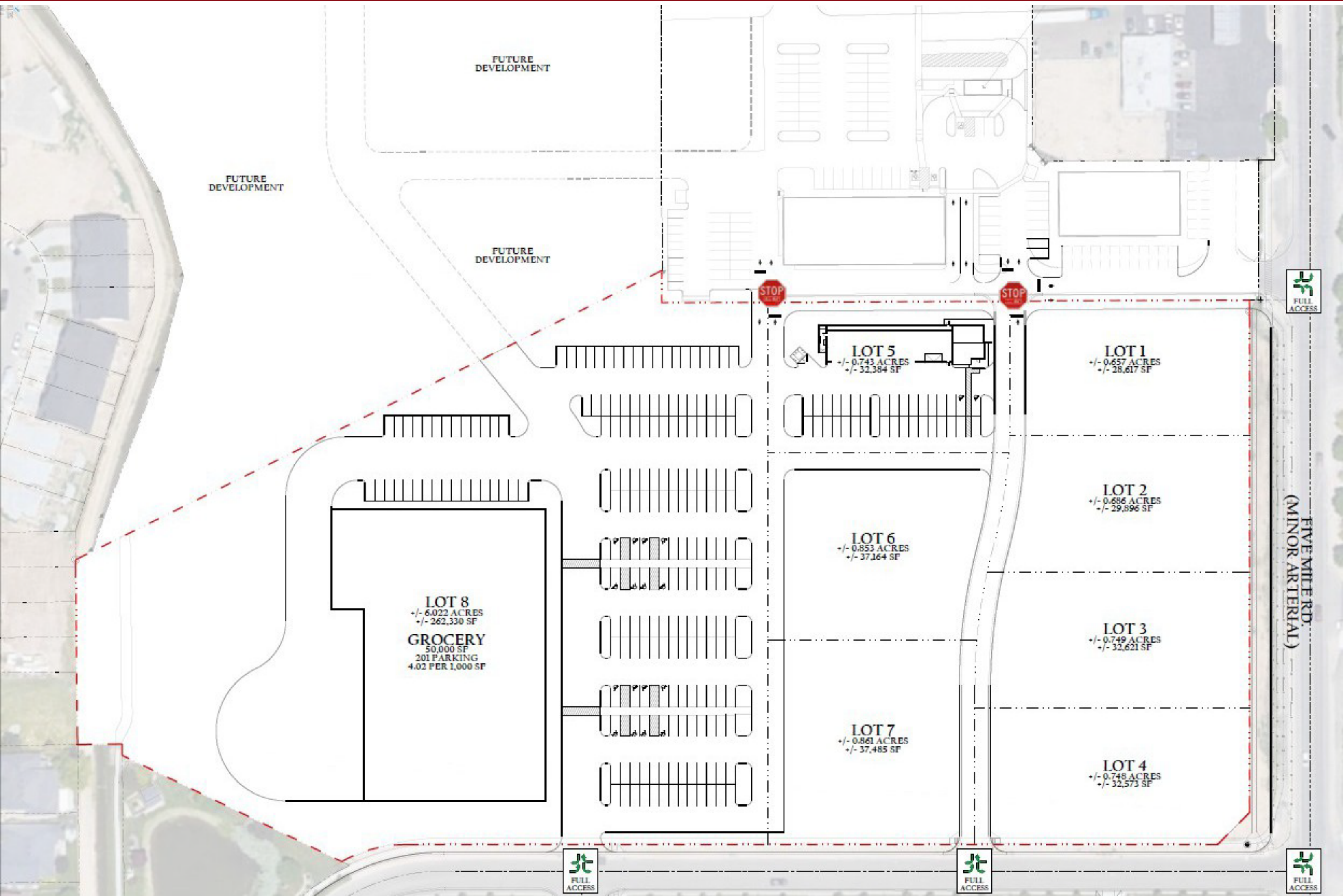
- Multi-tenant shops building with flexible space sizing from 1,600 SF to 3,000 SF.
- Delivery as early as Q4 2027.
- Pre-leasing now!

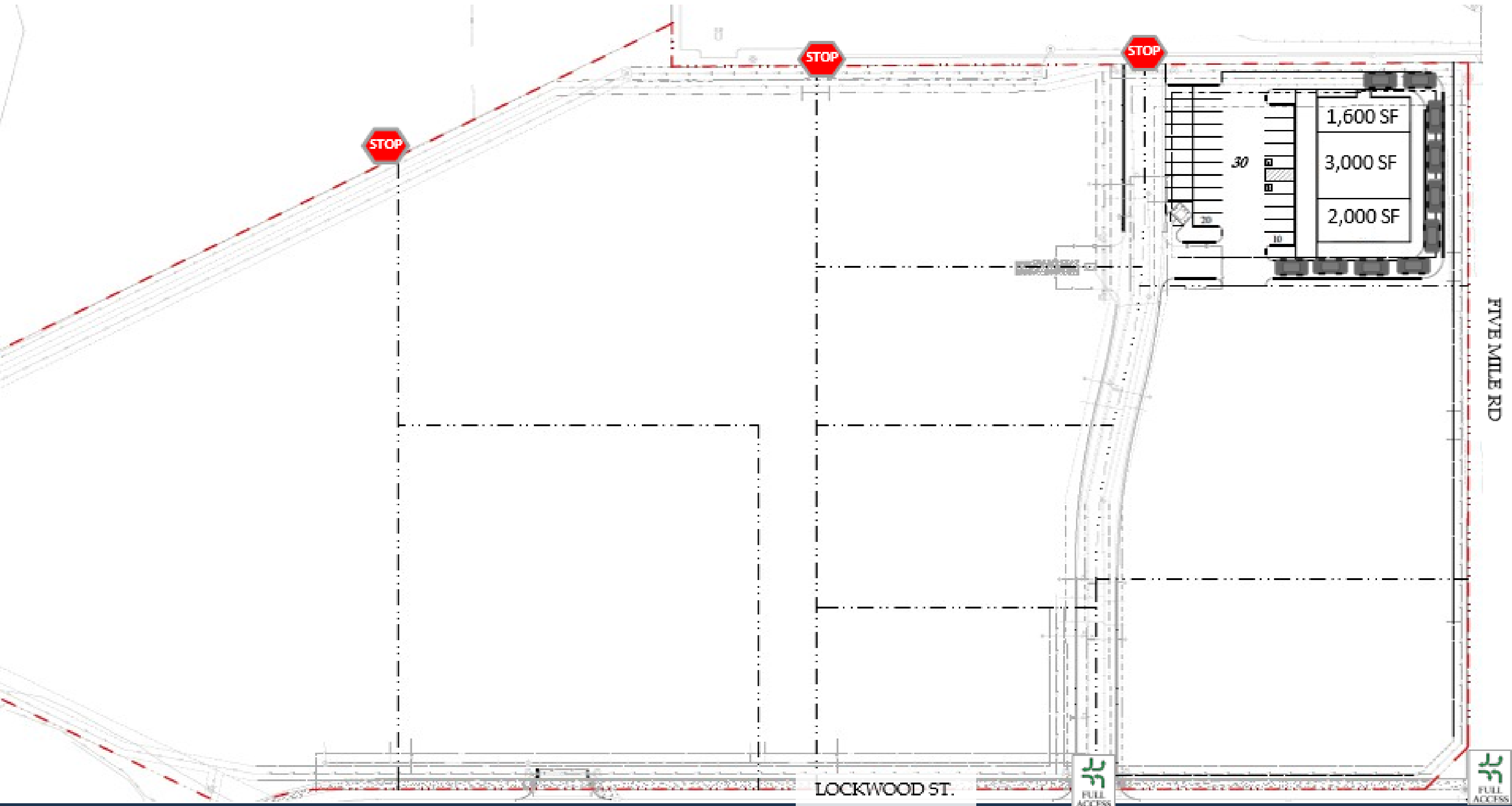


Lake Hazel Road

S Five Mile







•Stop signs represent potential ft ft re cross/access

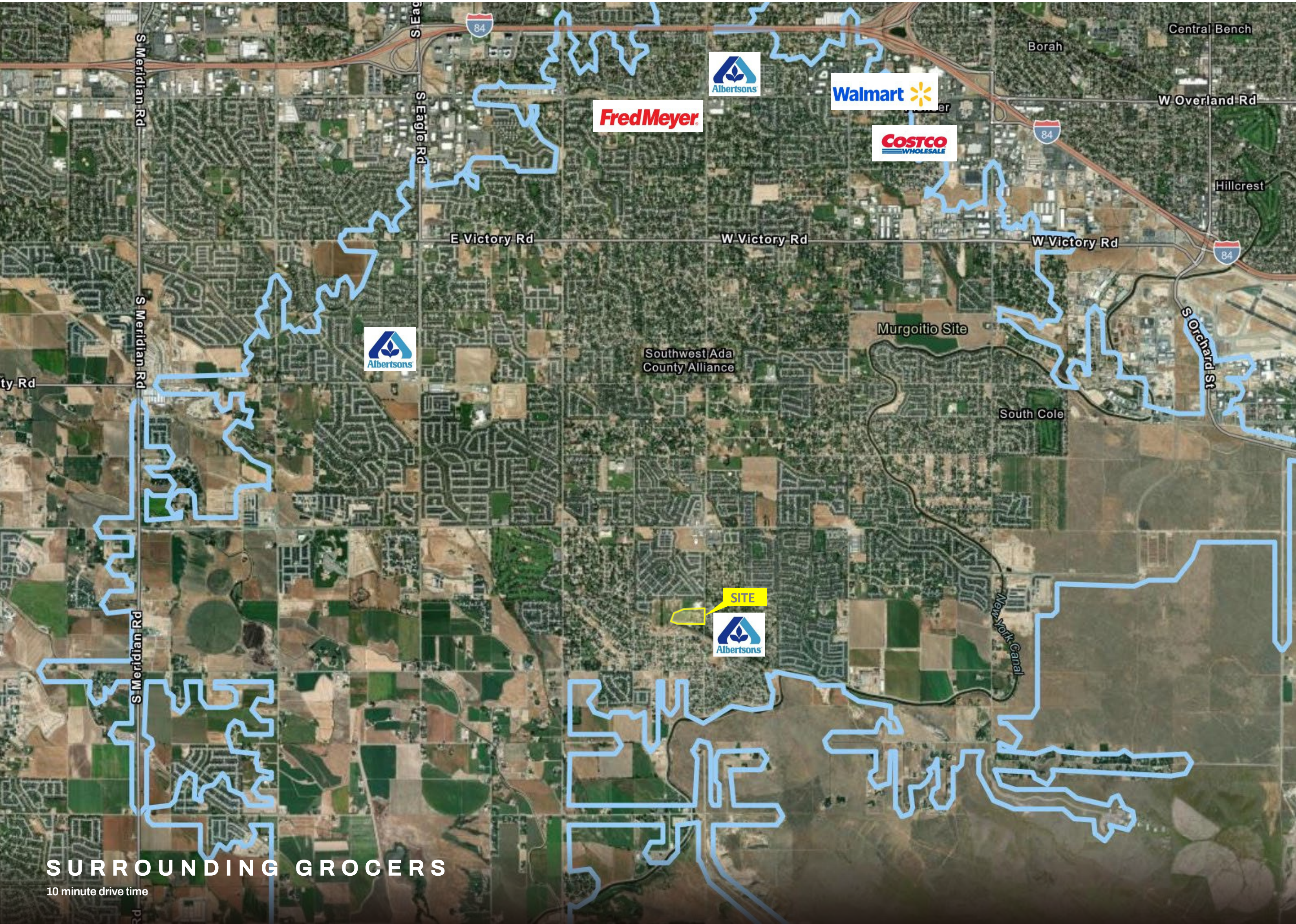


PROPOSED SHOPS BUILDING

Conceptual rendering subject to change



More than 6,000 new homes in development across the surrounding trade area



SURROUNDING GROCERS

10 minute drive time

ZONING

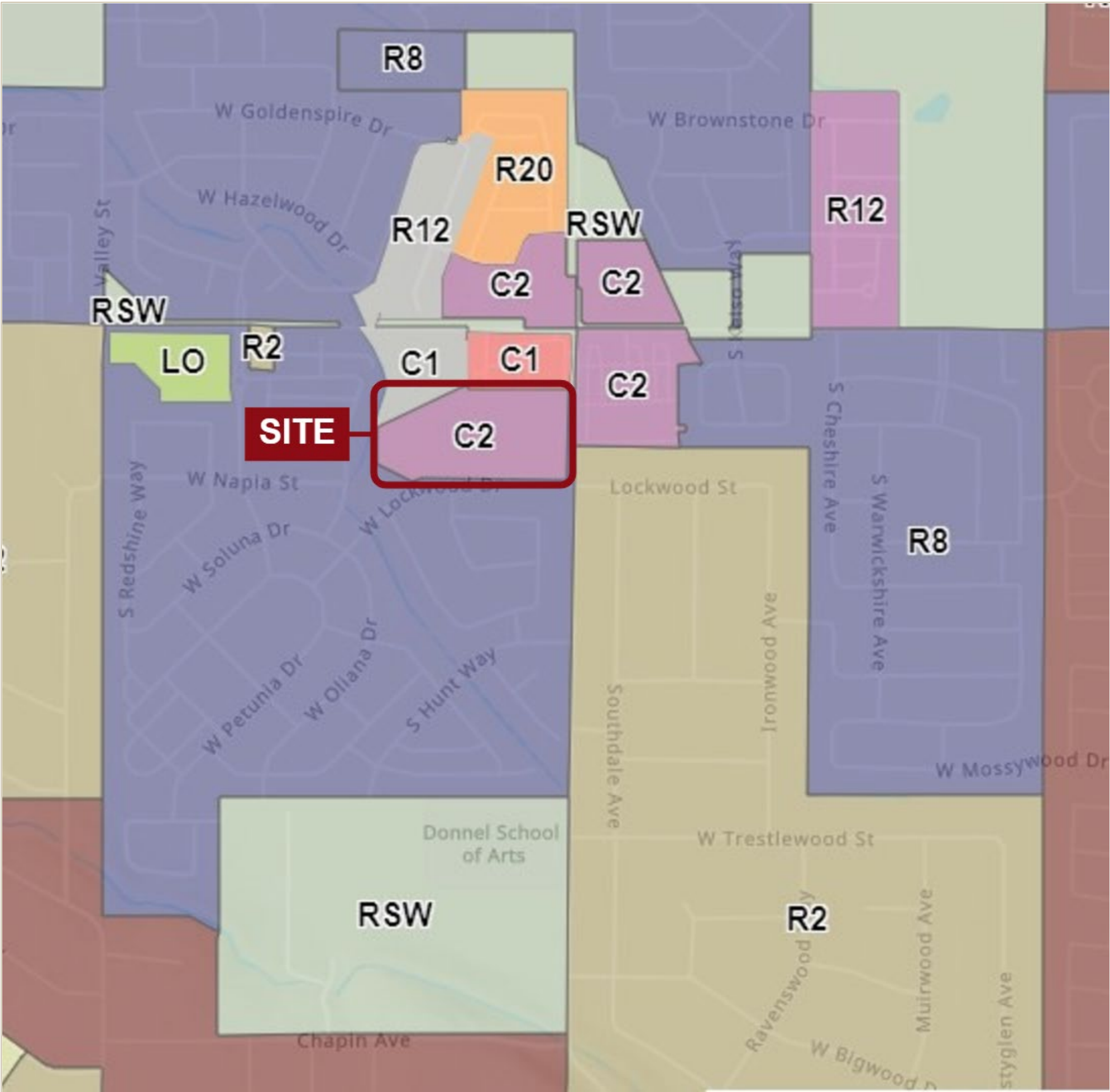
Ada County Zoning

The site is zoned **C-2, Community Commercial** , under Ada County's Title 8 zoning code, rewritten and adopted in 2025.

PURPOSE OF THE C-2 DISTRICT

The Community Commercial (C2) District promotes the public health, safety, and welfare of Ada County by encouraging commercial uses primarily inside areas of impact to implement the applicable comprehensive plans that are adopted as part of the area of impact agreements. The Community Commercial (C2) District may also be established outside areas of impact on a limited basis. The intent of this district is to provide separate and distinct allowed commercial uses based on the availability of urban public facilities, surrounding land uses, and the applicable comprehensive plan designation for the area. The Community Commercial (C2) District accommodates areas for community shopping and clustered commercial activities along arterial streets and provides for the sale of a full range of merchandise and services required of persons living within several neighborhood service areas and rural trade areas, accommodates large-scale, high-intensity commercial structures, and limits large-scale, high-intensity developments to interstates and principal arterial roadways that serve the Treasure Valley.

See what's allowed on this site:
[Ada County Allowed Use Table \(Title 8\)](#)



TRADE AREA

Demographics



KEY FACTS

10 MINUTE DRIVE TIME

69,631

Population

37.8

Median Age

2.9

Average Household Size

\$104,734

Median Household Income

1,187

Total Businesses

14,472

Total Employees

\$46,013

Per Capita Income

\$466,947

Median Net Worth

Source: ESRI