KZB
COMMERCIAL REAL ESTATE

NOW PRE-LEASING · HWY 55 & DRY CREEK RD

Dry Creek Ranch Commercial

85,000 SF of neighborhood retail at the signalized gateway to Idaho's premier master-planned community.



85,000 SF
Planned commercial space

15,490
Vehicles per day on Hwy 55 (2024)

18,000+
Approved homes share this intersection

$197,176
Avg. household income, 3 miles



AVAILABLE

Pick your space.

1	**Grocery anchor** Hwy 55 frontage	**±40,000 SF**
2	**Mid-box retail** Farm, home, sporting goods	**±20,000 SF**
3	**Retail / dining** Shops, coffee, fast casual	**±10,500 SF**
4	**C-store, fuel & wash** 8 fuel positions, car & RV wash	**±4,000 SF**
5	**Restaurant / office pads** Two pads, drive-thru friendly	**±3,000 SF ea.**

Signalized access on Hwy 55 · Parking 4/1,000 min. · ~60 days to permit, utilities available. Conceptual, subject to change.

Blake Haggett, CCIM · Founder & Managing Broker
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kzbrealestate.com/dry-creek-ranch-commercial
In partnership with Boise Hunter Commercial

WHY HERE

Four reasons to be here first.

AUDIENCE

Affluent, owner-occupied

$197,176 avg. household income, 56.9% college-educated within 3 miles.

TRAFFIC

15,490 cars a day

Up 81% since 2015, with summer days topping 20,000.

GAP

Underserved for groceries

No specialty grocers and few conventional grocers within five miles.

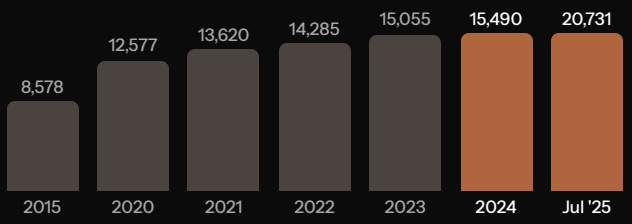
SPEED

Ready to build

About 60 days to permit, utilities at the site, new signal on Hwy 55.

Hwy 55 at Dry Creek · average daily traffic

15,490 vehicles/day in 2024



Source: Idaho Transportation Department, automatic traffic recorder #010 (Dry Creek). Annual averages; Jul '25 is the monthly average.

WITHIN THREE MILES

$153,704 Median household income	**$197,176** Average household income
56.9% College or advanced degree	**87.8%** Homeownership rate

Source: Realistat Location demographics, Sept. 23, 2026.

APPROVED HOMES NEARBY

Avimor	10,000
East Eagle	4,000
Dry Creek Ranch	1,815
Hidden Springs	1,040
Cartwright Ranch · Shadow Valley · Sage Hill	1,225



Get the leasing package.

Site plan, pad sizes, timing and terms, plus a site tour on your schedule.

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