

NEAR DOWNTOWN BOISE



Property Highlights

Available	4,196 SF (2 Floors)
Lease Rate	\$11.00/SF NNN - Additional \$2.00/SF (Est.)
Sale Price	\$505,000
Lot Size	0.21 Acres ±
Zoning	City of Boise C-2D
Year Built	1977 Remodeled 2003
Fire Suppression	Wet - Throughout Building
Parking	13 On-Site Plus Street Parking
LockBox	No, Contact Agents to Schedule Tours

Listing Features

- Located on Main Street Near Downtown Boise Between 22nd Street & 23rd Street
- Located in Boise's Up and Coming West End and is within the 30th Street Urban Renewal District
- Close Proximity to the New Boise Whitewater Park, Proposed College of Western Idaho Boise Campus and more
- Amenities Include ADA Access, On-Site Shower, Nearby Greenbelt Access, Cat 5 Network Cable Throughout Building & more
- Building Access off Main Street and Alley
- Owner/Agent is a Licensed Real Estate Broker

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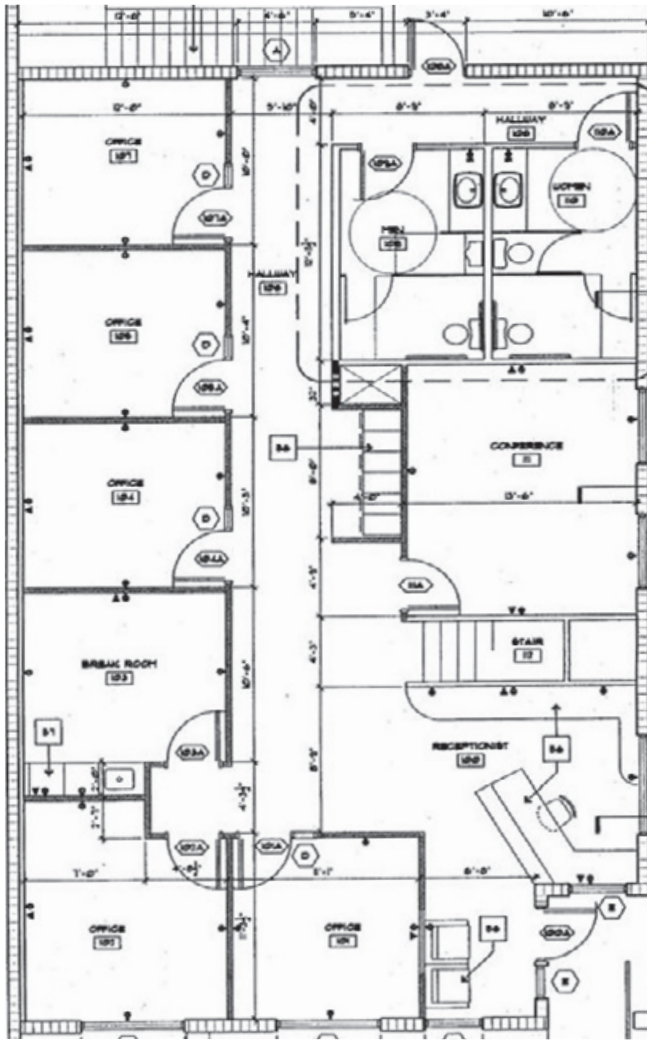
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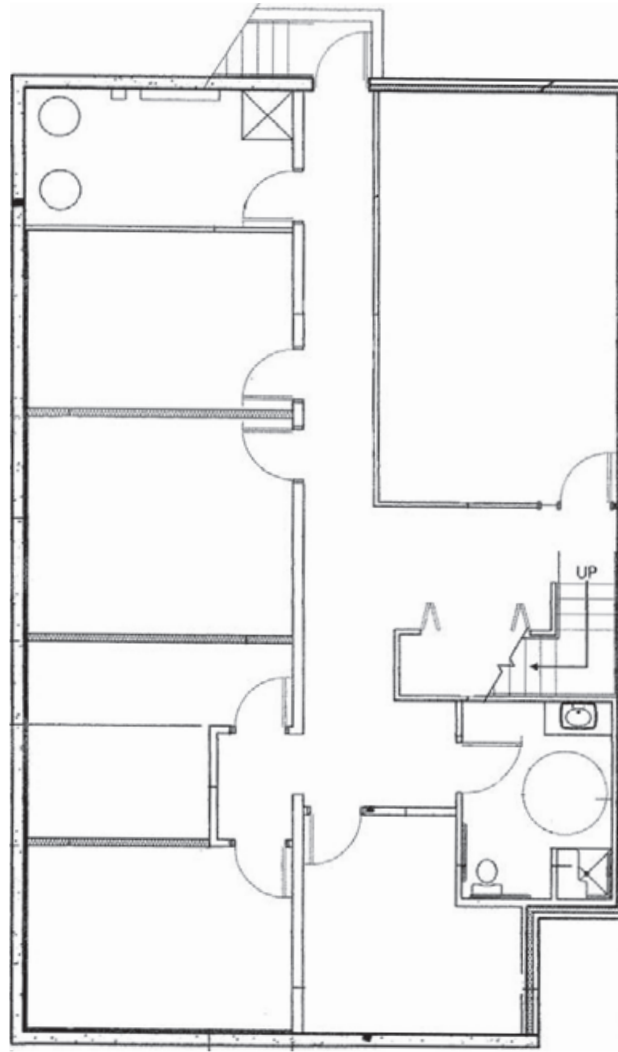
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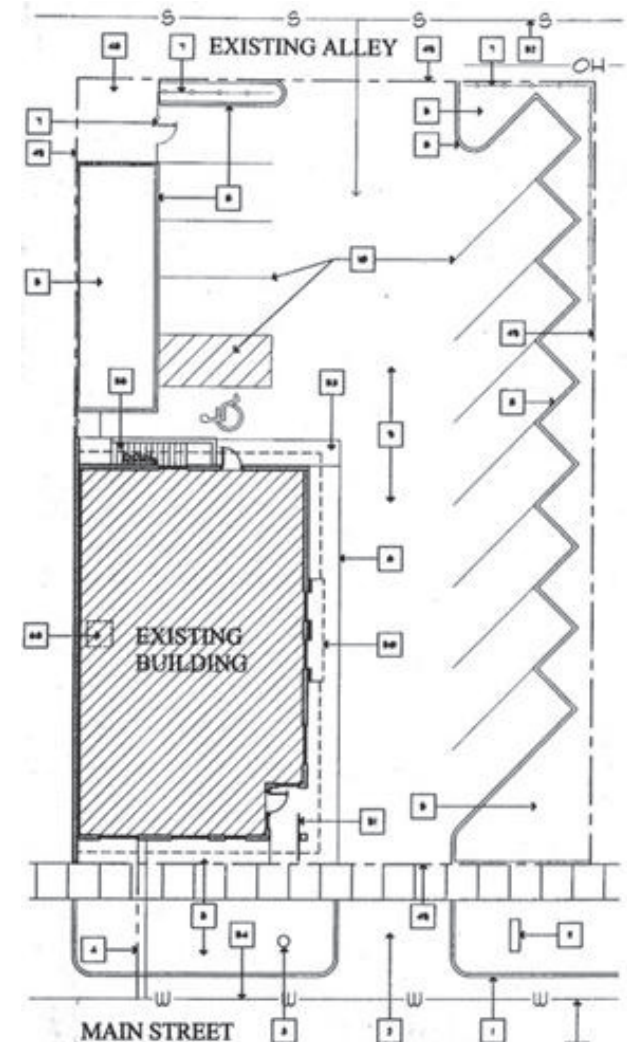
Main Level Floor Plan



Lower Level Floor Plan

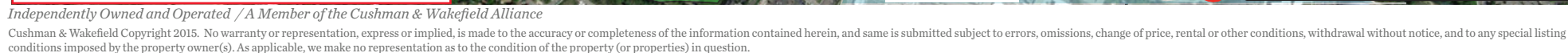


Site Plan



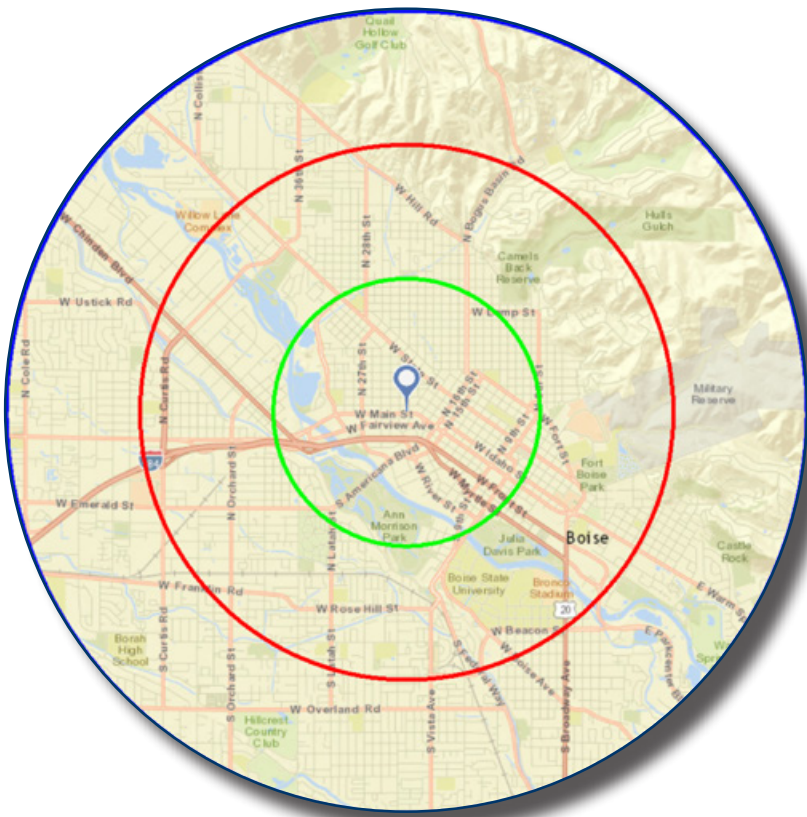
Building Offers Private Offices, Open Work Areas, Reception Area, Breakrooms & Two Restrooms One with Shower





- LOCATED IN A GROWING AREA IN BOISE -

In the identified area, the current year population is 95,284. In 2010, the Census count in the area was 92,271. The rate of change since 2010 was 0.61% annually. The five-year projection for the population in the area is 99,779 representing a change of 0.93% annually from 2015 to 2020.



	1 mile	2 miles	3 miles
Population			
2000 Population	11,594	43,538	91,588
2010 Population	11,853	43,292	92,271
2015 Population	12,195	44,692	95,284
2020 Population	12,703	46,686	99,779
2000-2010 Annual Rate	0.22%	-0.06%	0.07%
2010-2015 Annual Rate	0.54%	0.61%	0.61%
2015-2020 Annual Rate	0.82%	0.88%	0.93%
2015 Male Population	52.2%	51.0%	50.2%
2015 Female Population	47.8%	49.0%	49.8%
2015 Median Age	34.9	34.2	34.7

Households			
2000 Households	5,741	19,861	39,917
2010 Households	5,965	20,523	41,928
2015 Total Households	6,247	21,456	43,755
2020 Total Households	6,606	22,633	46,169
2000-2010 Annual Rate	0.38%	0.33%	0.49%
2010-2015 Annual Rate	0.88%	0.85%	0.82%
2015-2020 Annual Rate	1.12%	1.07%	1.08%
2015 Average Household Size	1.85	1.98	2.09

Average Household Income			
2015 Average Household Income	\$45,715	\$52,059	\$54,432
2020 Average Household Income	\$52,778	\$60,429	\$63,334
2015-2020 Annual Rate	2.92%	3.03%	3.08%

Data for all businesses in area			
	1 mile	2 miles	3 miles
Total Businesses:	2,578	4,879	7,202
Total Employees:	31,713	64,753	90,083

- TOP CITIES WHERE YOU GET THE MOST FOR YOUR MONEY -

As a general rule, most all western cities (excluding those in California) have an average cost of living on the lower end, and Boise is no exception. The capital city and the largest city of the state of Idaho, Boise is consistently ranked as having one of the lowest costs of living of any US city. With beautiful surrounding scenery and a nice "college town" environment, it is a great residence to consider if you are looking to settle down in a place that will make your dollar stretch further.

<http://www.businessadvice.com/9-top-cities-where-you-get-the-most-for-your-money/>



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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