Free Standing Retail Building

9,250 SF | 277 S. 27TH ST., BOISE, ID 83702

PROPERTY SUMMARY

Building Size: 9,250 SF

Available SF: 9,250 SF

\$13.95 SF/YR Lease Rate:

NNN Lease Type:

Ample On-Site Parking:

Zoning: City of Boise C-5DD

Vehicle Counts Per Day: 10,743 VPD on S. 27th St. 13,092 VPD on Fairview Ave.

Available Date: **Immediate**



PROPERTY HIGHLIGHTS

- Near the Boise River/Greenbelt
- Distinct design
- Excellent re-purpose for brewery, restaurant, bar, office, or retail
- Signalized intersection
- Located at the heart of the rapidly growing West End development district





SHANE JIMENEZ

208.602.4500

shanej@leeidaho.com

MATT MAHONEY

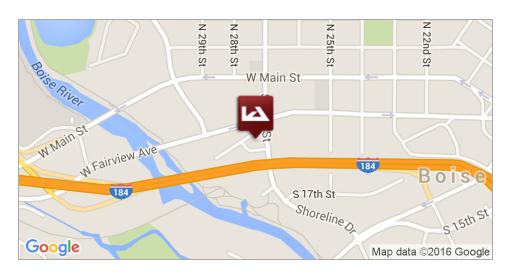
208.340.9780

mattm@leeidaho.com



Free Standing Retail Building

9,250 SF | 277 S. 27TH ST., BOISE, ID 83702



26	
Cloverdale	Boise Hills Village Boise
Per 8	SOUTHEAST
Google SOUTHWEST ADA COUNTY ALLIANCE	Map data ©2016 Google

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,378	98,340	186,589
MEDIAN AGE	31.6	33.1	35.0
MEDIAN AGE (MALE)	32.5	32.7	34.3
MEDIAN AGE (FEMALE)	30.7	33.8	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS	1 MILE 5,157	3 MILES 45,075	5 MILES 83,040
TOTAL HOUSEHOLDS	5,157	45,075	83,040

LOCATION DESCRIPTION

Centrally located with convenient access to I-84 Connector, Downtown Boise, Chinden Boulevard, State Street and Fairview Avenue.

Nearby developments include: White Water Boulevard, planned College of Western Idaho, Esther Simplot Park, St. Luke's Children's Hospital, Payette Brewing Company, and Multi-Family development.









shanej@leeidaho.com

MATT MAHONEY 208.340.9780 mattm@leeidaho.com



LEE & ASSOCIATES IDAHO, LLC

Free Standing Retail Building

9,250 SF | 277 S. 27TH ST., BOISE, ID 83702







SHANE JIMENEZ 208.602.4500



MATT MAHONEY 208.340.9780 mattm@leeidaho.com



© Lee & Associates. All information contained herein has been provided by Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Lessee and interested parties should independently verify all information communicated by these sources.

LEE & ASSOCIATES IDAHO, LLC

Free Standing Retail Building

9,250 SF | 277 S. 27TH ST., BOISE, ID 83702







SHANE JIMENEZ 208.602.4500 shanej@leeidaho.com MATT MAHONEY 208.340.9780 mattm@leeidaho.com





© Lee & Associates. All information contained herein has been provided by Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Lessee and interested parties should independently verify all information communicated by these sources.