

FOR LEASE

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
Lease Rate:	\$13.95 SF/YR
Lease Type:	NNN
Parking:	Ample On-Site
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

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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
TOTAL HOUSEHOLDS	5,157	45,075	83,040
# OF PERSONS PER HH	2.0	2.2	2.2
AVERAGE HH INCOME	\$48,483	\$52,882	\$59,393
AVERAGE HOUSE VALUE	\$237,694	\$231,763	\$236,074

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.

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