



COLUMBIA CROSSING PARCELS

FEDERAL WAY & GOWEN ROAD, BOISE, ID 83716

LAND
FOR SALE



PROPERTY INFORMATION:

Lot:	Price:
Parcel F	\$206,761 - 2.93/SF
Parcel H	\$178,182 - 5.05/SF
Parcel N	\$123,922 - 5.08/SF
Lot Size:	Please see page 2
Zoning:	C-4D
Market:	Boise
Sub Market:	Southeast Boise
Cross Streets:	Federal Way & Gowen Rd.



380 E. Parkcenter Boulevard
 Suite 290
 Boise, ID 83706
www.icrellc.com
 (208) 429.8603 / office / (208) 429-8604 fax

LISTING AGENT:

Darin Burrell
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 o / 208.286.2260
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lot:	Square Feet:
Parcel F	70,567
Parcel H	35,283
Parcel N	24,381
Zoning:	C-4D
Market:	Boise
Sub Market:	Southeast Boise
Cross Streets:	Federal Way & Gowen Rd.

PROPERTY OVERVIEW

Columbia Crossing has various parcel sizes available, from 24,381 SF to 70,467 SF. Parcels are for sale with utilities to site. Located at the Gowen Road / Interstate 84 interchange, on the corner of Federal Way and Gowen Road. Several other tenants are located in the vicinity including: McDonald's, Super Cuts, Albertsons, Subway, The UPS Store, GNC and Chase Bank. In addition, Columbia Crossing is located across from the Boise Factory Outlets and Boise's only public ice rink, as well as only two-tenths of a mile from Micron Technology.

LOCATION OVERVIEW

Federal Way & Gowen Rd. near I-84.

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INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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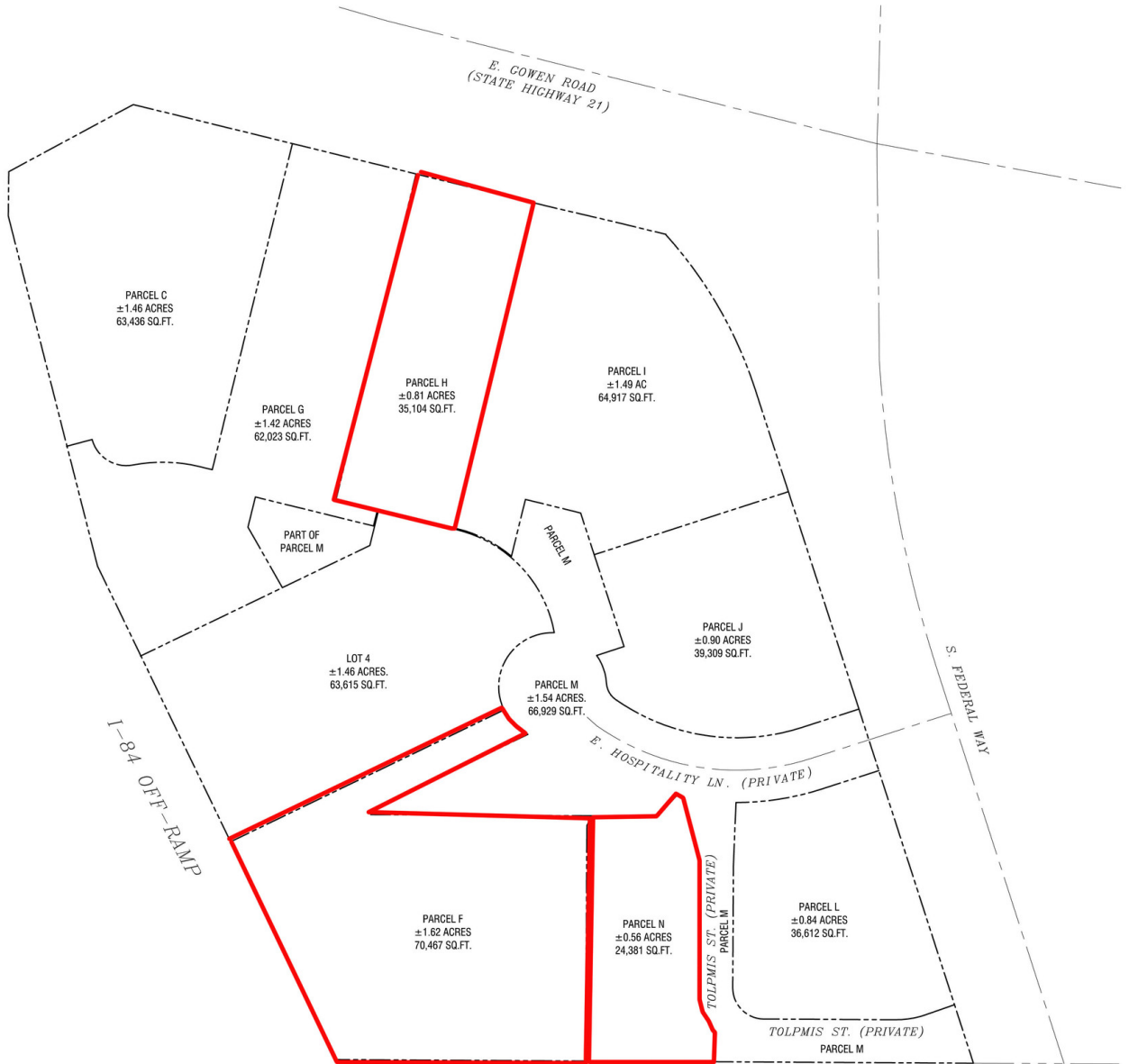


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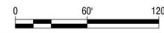
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PARCEL MAP

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HORIZONTAL SCALE: 1" = 60'



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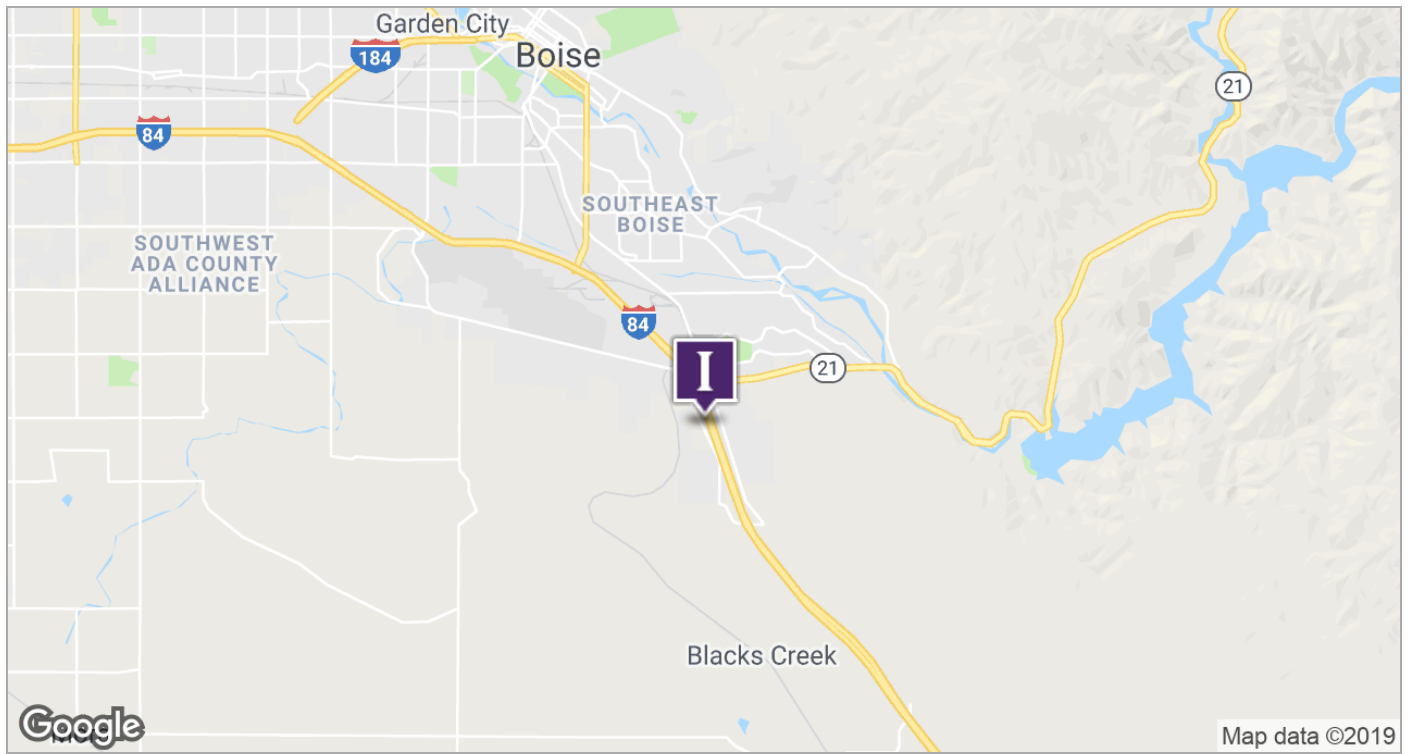
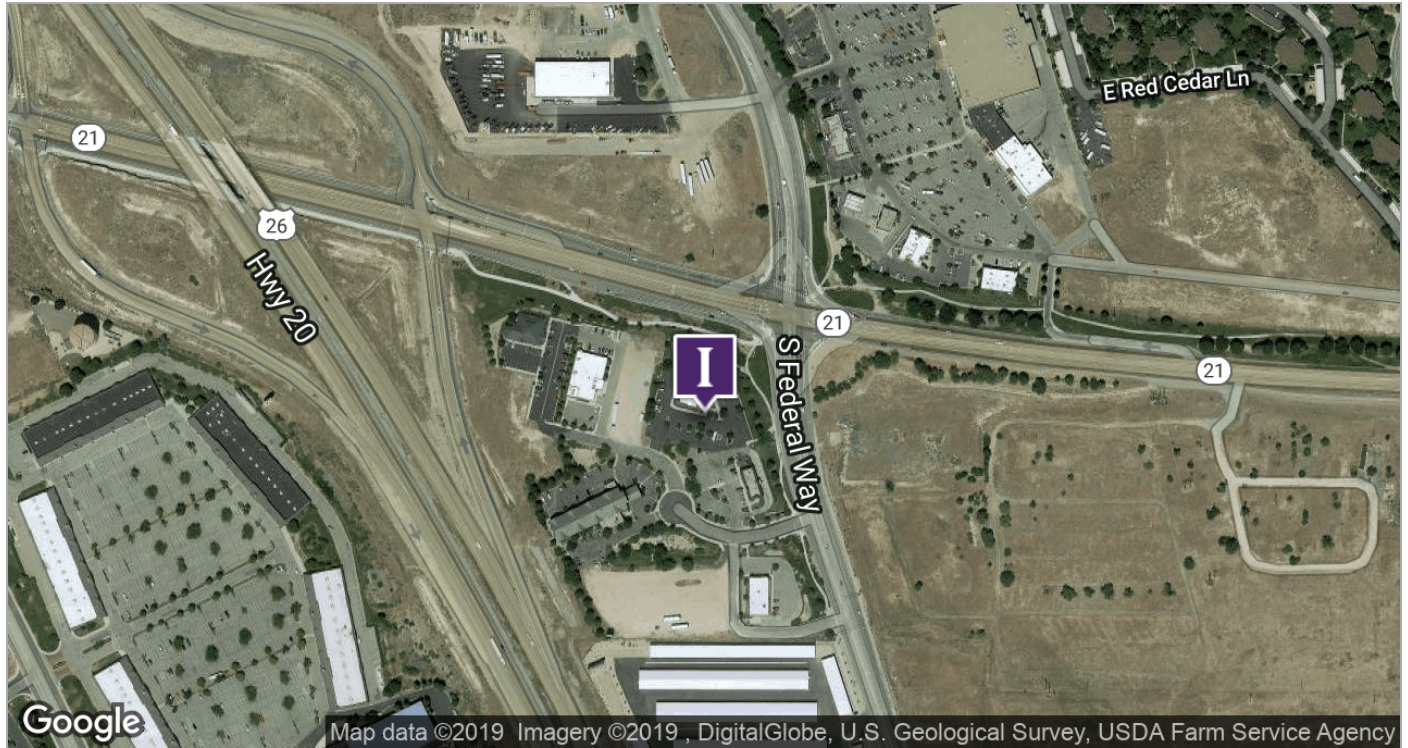
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LOCATION MAPS



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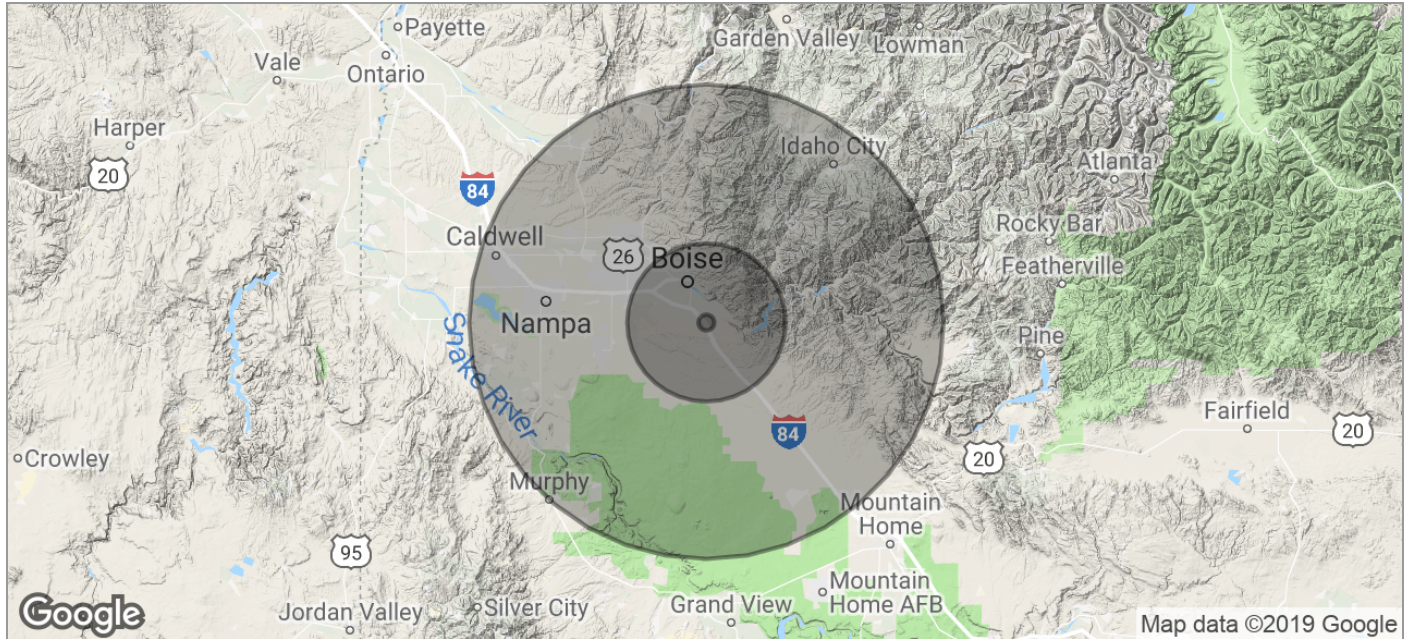
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DEMOGRAPHICS MAP



POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	977	191,366	636,381
MEDIAN AGE	35.7	34.6	34.4
MEDIAN AGE (MALE)	34.5	33.9	33.8
MEDIAN AGE (FEMALE)	36.5	35.3	35.1
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	360	81,897	238,698
# OF PERSONS PER HH	2.7	2.3	2.7
AVERAGE HH INCOME	\$90,212	\$64,352	\$69,277
AVERAGE HOUSE VALUE	\$209,653	\$252,249	\$230,651

* Demographic data derived from 2010 US Census

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