

COLUMBIA MARKETPLACE PARCELS

FEDERAL WAY & GOWEN ROAD, BOISE, ID 83716

LAND

FOR SALE



PROPERTY HIGHLIGHTS

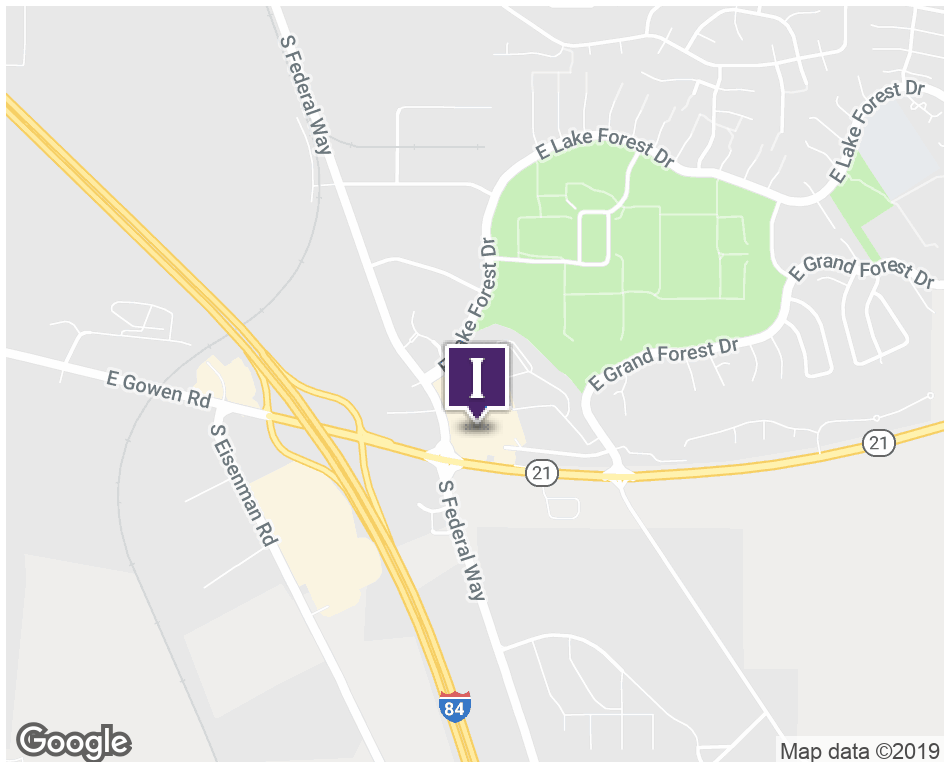
- Columbia Marketplace is a retail shopping center located on the corner of Federal Way and Gowen Road.
- Columbia Marketplace is anchored by Albertsons. Other tenants include: McDonald's, Supercuts and The UPS Store.
- This is the only supermarket anchored shopping center within a 1 mile radius. Serves Columbia Village and surprise Valley communities, plus Micron Technology & is on a Freeway off ramp.

PROPERTY INFORMATION:

Sale Price: **\$196,485 - \$541,737**

Lot Size: **0.42-2.76 Acres**
LOTS CAN BE COMBINED

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

Sale Price: \$196,485 - \$541,737

Lot Size: Varies

Cross Streets: Federal Way & Gowen Rd

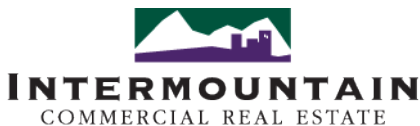
PROPERTY OVERVIEW

Available Pads:

- Lot #3 - 0.66 Acres - \$403,802
- Lot #11 - 1.13 Acres - \$222,358
- Lot #12 - 0.42 Acres - \$239,005
- Lot #13 - 2.76 Acres - \$541,737
- Lot #14 - 2.16 Acres - \$305,305
- Lot #15 - 2.14 Acres - \$348,828
- Lot #16 - 1.39 Acres - \$212,254
- Lot #17 - 0.55 Acres - \$238,390
- Lot #18 - 0.89 Acres - \$389,750
- Lot #19 - 0.90 Acres - \$196,485

LOCATION OVERVIEW

The subject property is located within the Columbia Marketplace Shopping Center and is anchored by Albertsons. Other tenants include: McDonalds, Supercuts, The UPS Store, and GNC. Parcels ranging in size from 0.42 - 2.76 Acres. This is the only supermarket anchored shopping center within a 1 mile radius and serves the communities of Columbia Village and Surprise Valley, plus Micron Technology and is on a Freeway off ramp. Located on the corner of Federal Way and Gowen Rd.



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SITE PLAN



LAND



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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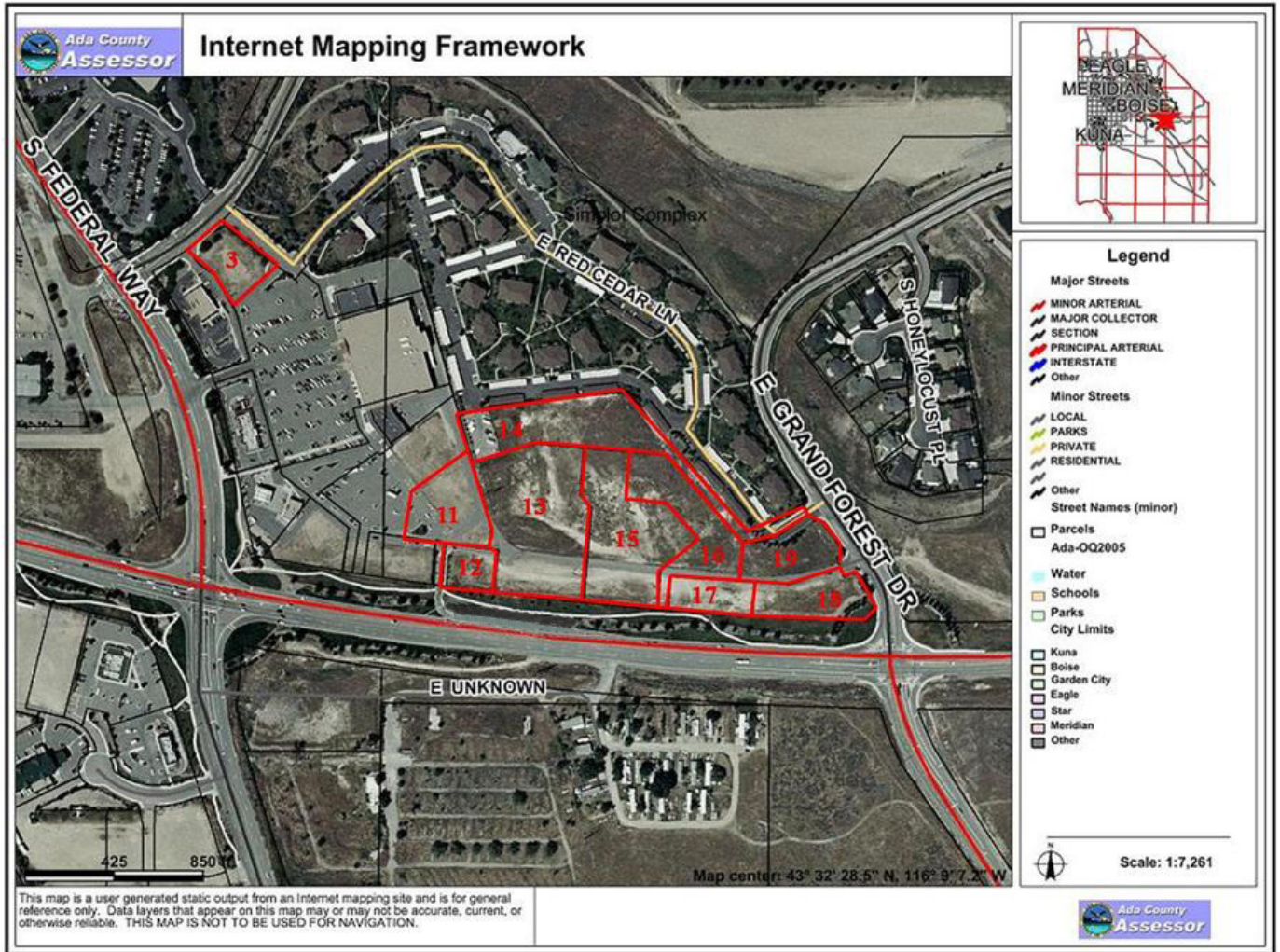


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SITE MAP

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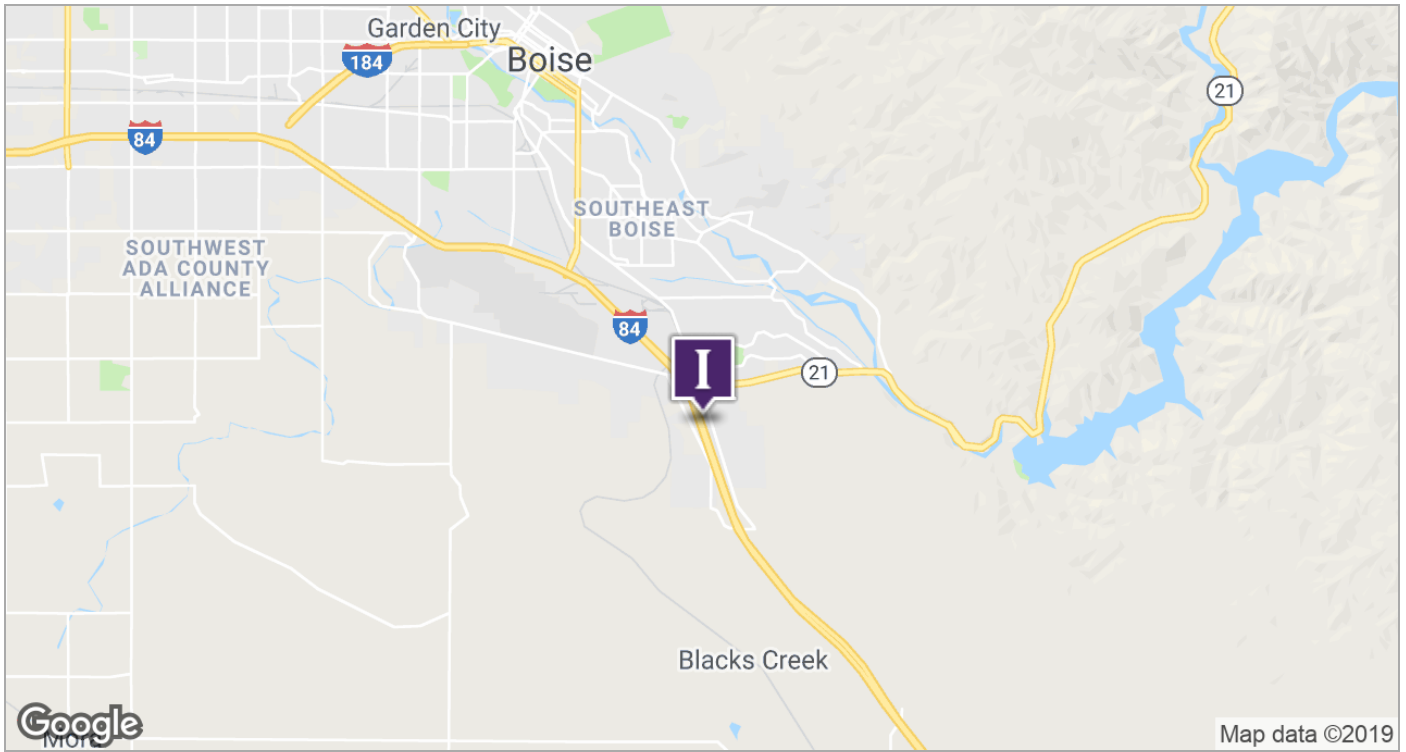
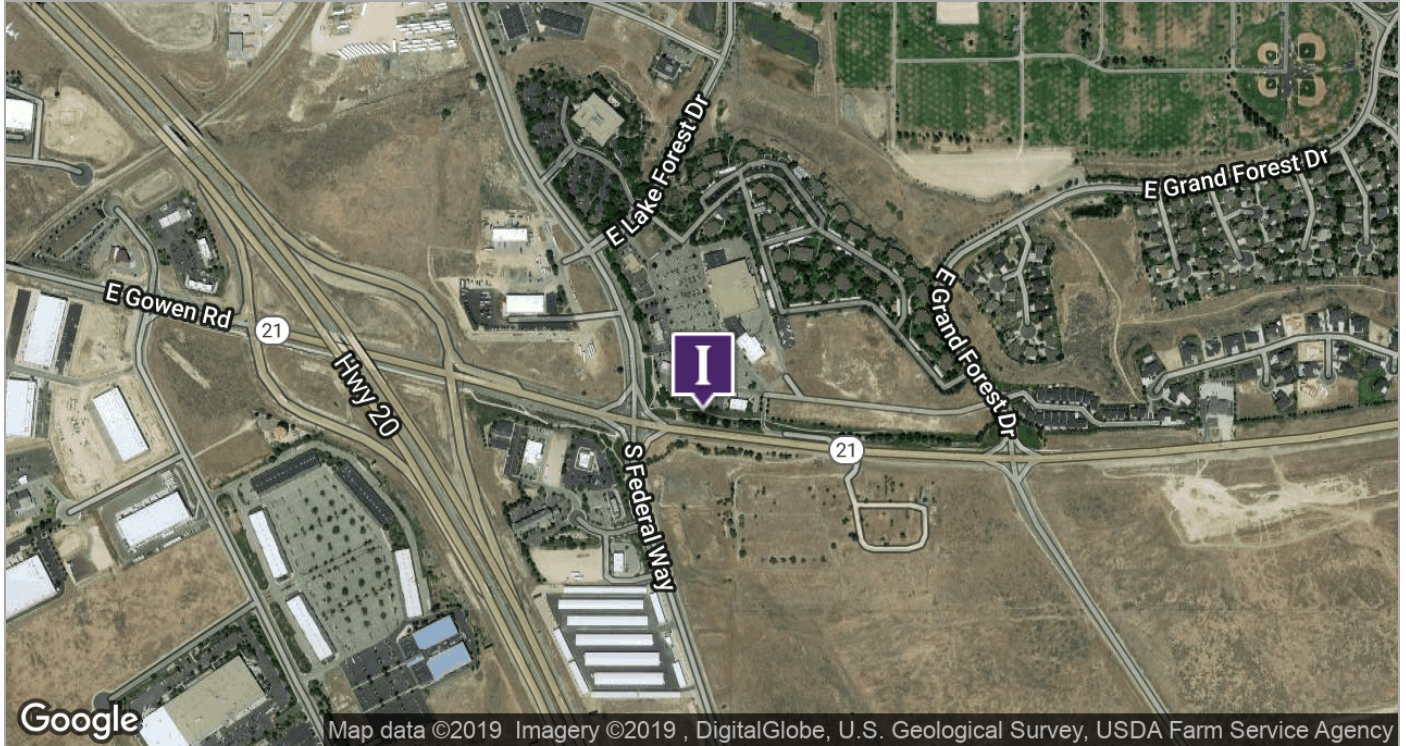
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LOCATION MAPS



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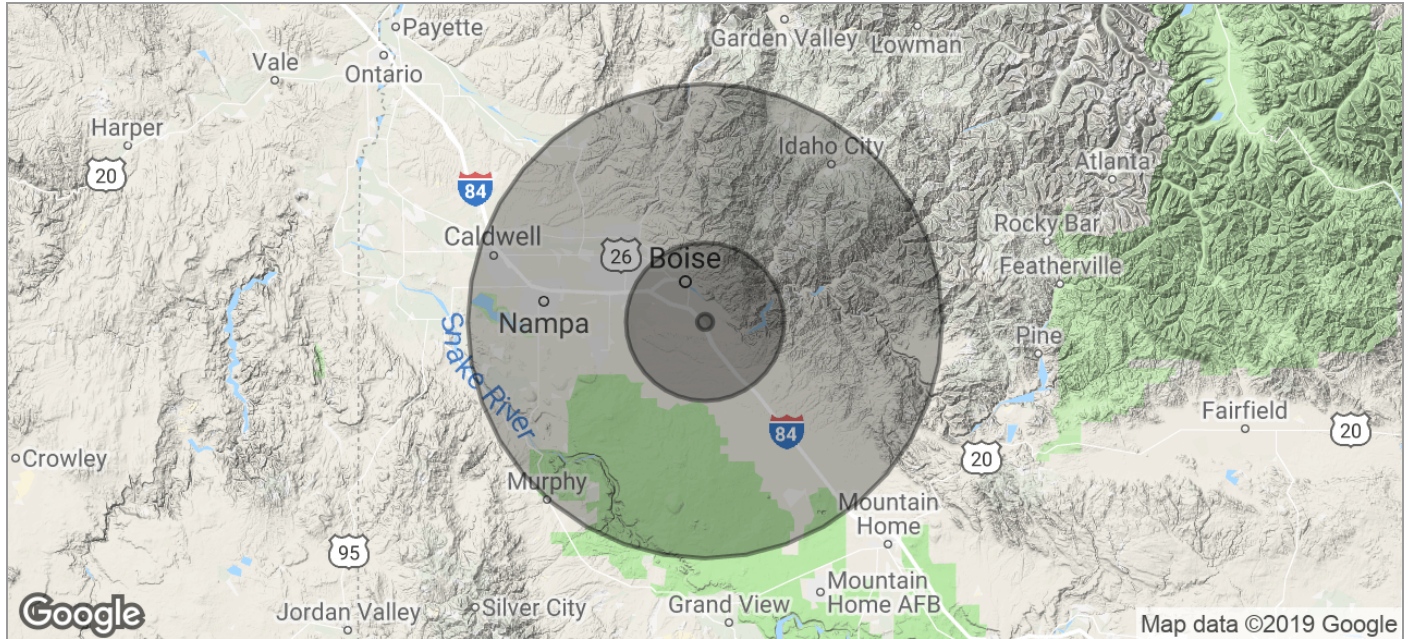
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DEMOGRAPHICS MAP



	1 MILE	10 MILES	30 MILES
POPULATION			
TOTAL POPULATION	1,013	186,570	621,358
MEDIAN AGE	35.7	34.6	34.5
MEDIAN AGE (MALE)	34.5	33.9	33.9
MEDIAN AGE (FEMALE)	36.5	35.3	35.2
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	373	80,182	233,612
# OF PERSONS PER HH	2.7	2.3	2.7
AVERAGE HH INCOME	\$90,384	\$64,430	\$70,041
AVERAGE HOUSE VALUE	\$210,823	\$254,858	\$234,845

* Demographic data derived from 2010 US Census

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