

1624 SOUTH BROADWAY AVE.

BOISE, IDAHO 83706



For Sale / Rent Guarantee For 12 Months on Vacant Space - 8.5% Cap Rate

WE ARE
THE CENTER
OF RETAIL



PACCRA.COM

1624 SOUTH BROADWAY AVE.

BOISE, IDAHO 83706

RETAIL SPACE

4,832 SF

PRICE

\$1,350,000

NOI/CAP RATE

\$115,000/8.5%

CURRENT TENANT

Jersey Mikes - 3,309 SF Vacant - Rent Guarantee

LOT SIZE

PARCEL	ACREAGE	PROPERTY
R5315001802	0.309	Multi-Tenant

SURROUNDING TENANTS

Idaho Pizza Co. & Black Rock Coffee Bar



[Please Download, Execute & Return Confidentiality Agreement To Receive Offering Memorandum](#)

LISTING FEATURES

- *Rent Guarantee For 12 Months On Vacant Space - \$20.00/SF - 3,309 SF = \$66,000*
- The Broadway - multi-tenant retail center provides the opportunity for an owner/user to acquire a newly constructed building while achieving stable cash-flow backed by a long term lease with two vacant suites - approximately 3,309 SF
- Vacant spaces range from fully built-out to vanilla shell condition - currently listed for lease
- Great retail opportunity on Broadway near Boise State University - over 22,678 students
- Property is located north of the intersection of Broadway & Boise Avenue which provides easy access to surrounding areas



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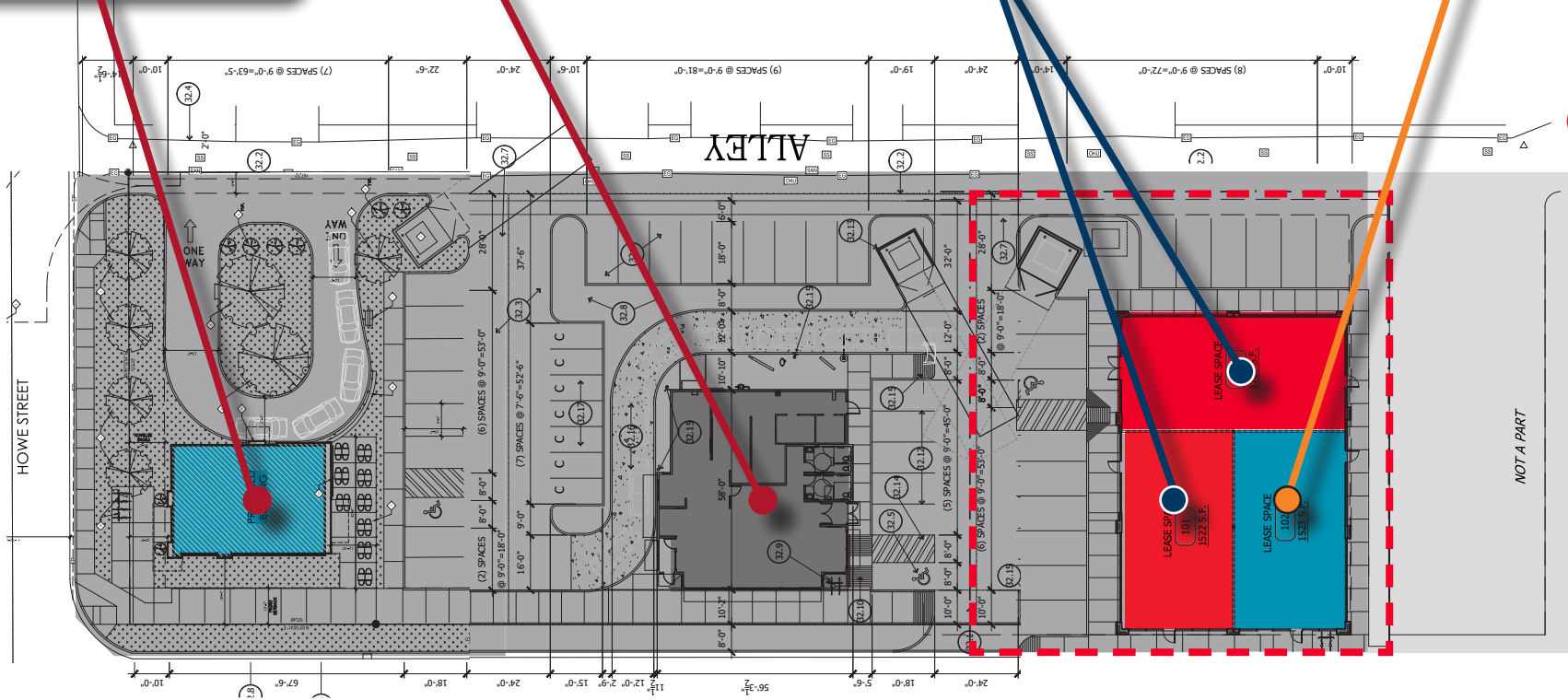
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- RENT GUARANTEE -
 - 12 MONTHS ON VACANT SPACE -
 - \$20.00/SF - 3,309 SF = \$66,000 -
 CURRENTLY LISTED FOR LEASE
 BUILT-OUT & VANILLA SHELL SPACE
 1,522 SF + 1,787 = 3,309 SF
 OWNER/USER OPPORTUNITY



(NAP)



SITE PLAN
 SCALE: 1"=20'-0"

WARREN STREET

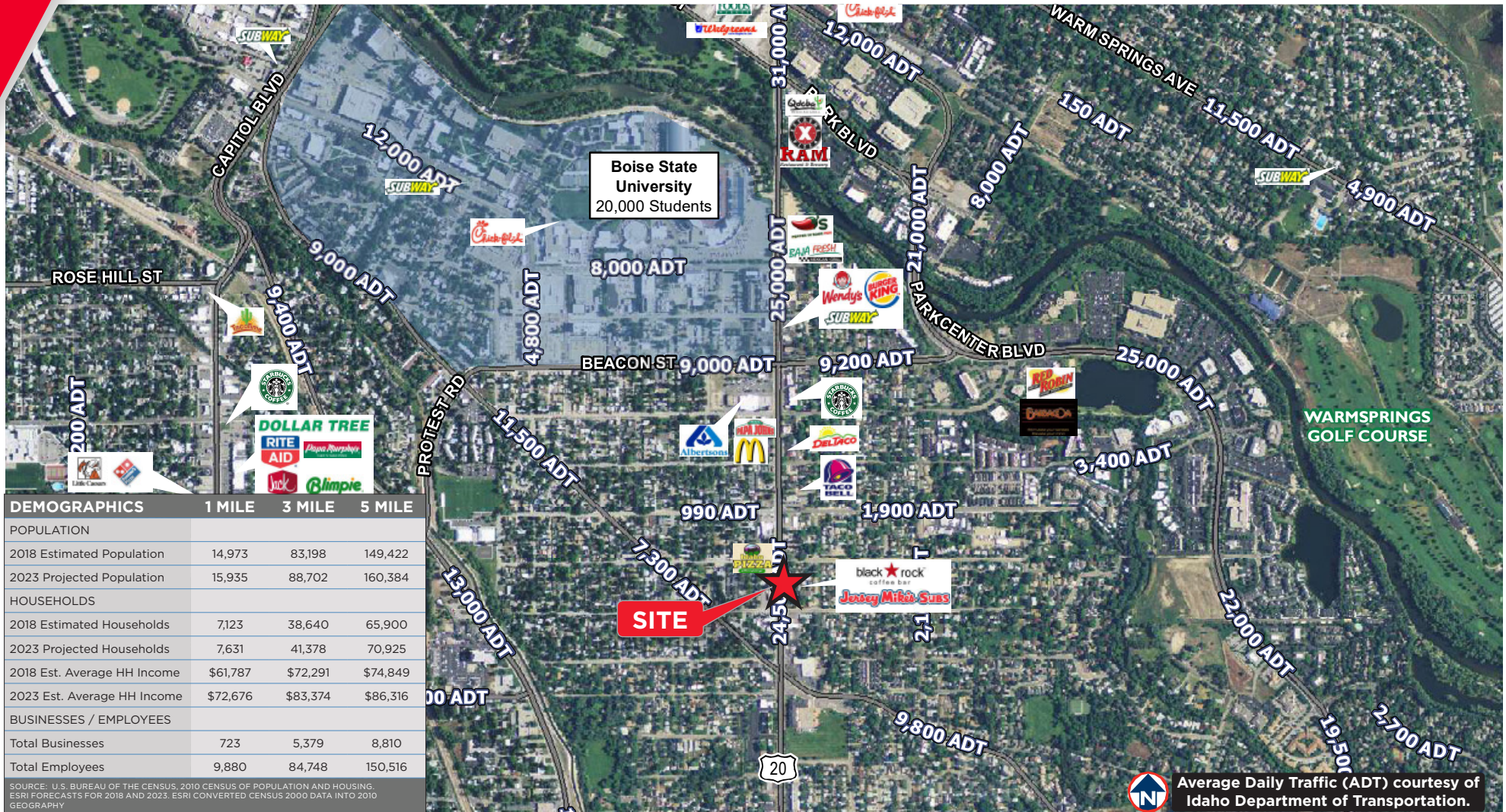
NOT A PART


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 Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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