



# FAIRVIEW SHOPPING PLAZA FOR LEASE

5700 Fairview Avenue  
**SF AVAILABLE: 3,716 SF**  
**BUILDING SIZE: 30,175 SF**

## PROPERTY HIGHLIGHTS

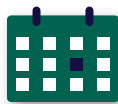
- Contact Agents for Rental Rate
- Join Dollar Tree, Guitar Center & Boise Smile's Dentistry
- Lease Term - 3 years Minimum
- On-site Parking
- Easy Access from I-84
- Shadow anchored by Mor Furniture



AVAILABLE SPACE  
Space 1 | 3,716 SF



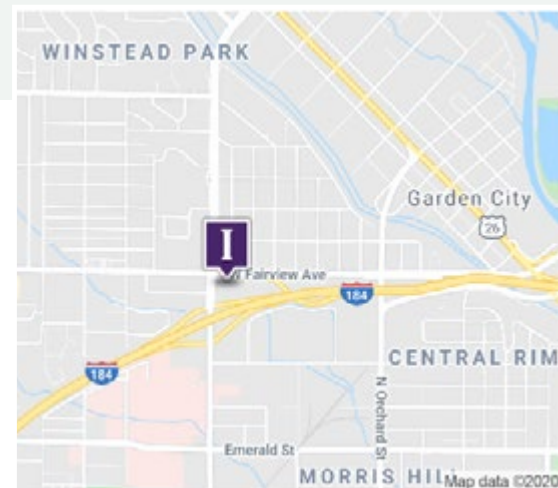
BUILDING SIZE  
30,175 SF



LEASE TERM  
2+



ASKING RATE  
Negotiable



**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

**DARIN BURRELL**  
 darin@icrellc.com  
 (208) 286-2260 office  
 (208) 860-0332 cell

[www.icreboise.com](http://www.icreboise.com) | 380 E. Parkcenter Boulevard Suite 290, Boise, ID 83706 | (208) 429-8603 office | (208) 429-8604 fax

The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



# EXECUTIVE SUMMARY

Available SF: **3,716 SF**

Lease Rate: **Negotiable**

Lease Type: **NNN**

Lot Size: **1.57 Acres**

Building Size: **30,175 SF**

Market: **NorthWest Boise**

Cross Streets: **Fairview/Curtis**

## Description

Available Immediately.

## Location

Southeast corner of Fairview/Curtis. Adjacent to St. Alphonsus Hospital, I-84 Business Connector on/off ramp.



**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

**DARIN BURRELL**  
darin@icrellc.com  
(208) 286-2260 office  
(208) 860-0332 cell

# FAIRVIEW SHOPPING CENTER | 5700 FAIRVIEW AVENUE, BOISE

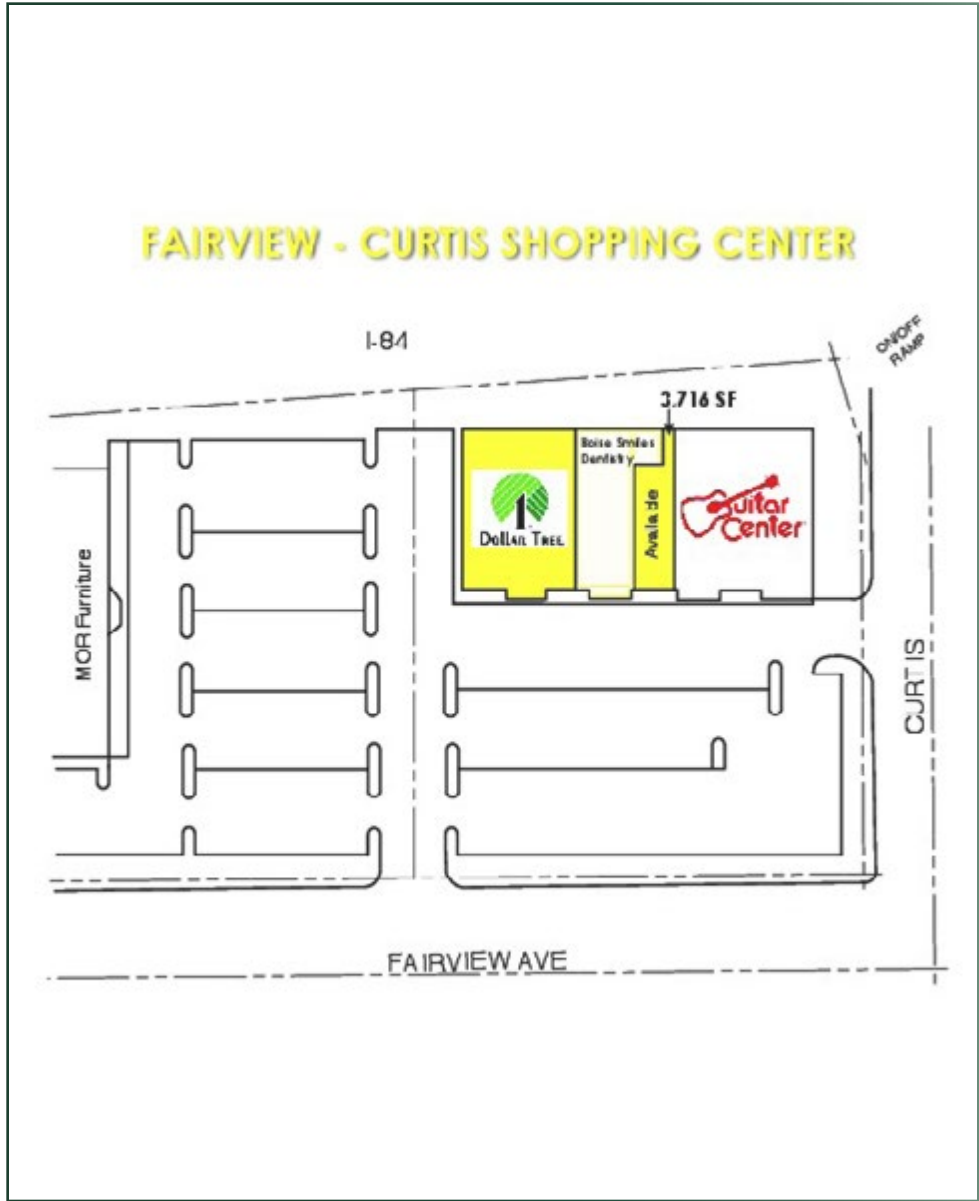
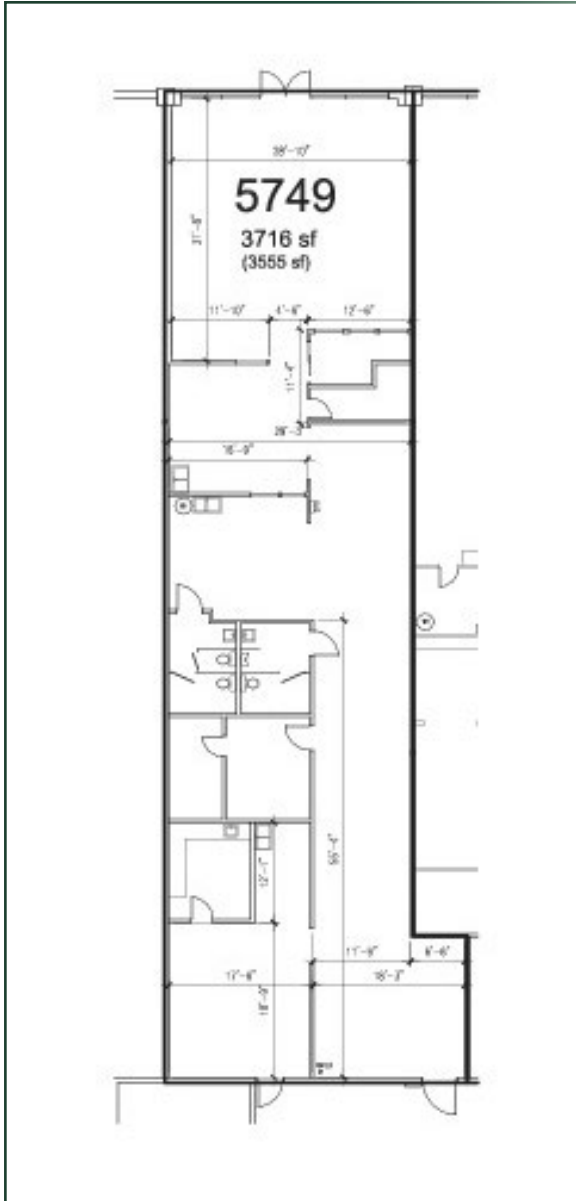


**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

**DARIN BURRELL**  
darin@icrellc.com  
(208) 286-2260 office  
(208) 860-0332 cell

[www.icreboise.com](http://www.icreboise.com) | 380 E. Parkcenter Boulevard Suite 290, Boise, ID 83706 | (208) 429-8603 office | (208) 429-8604 fax

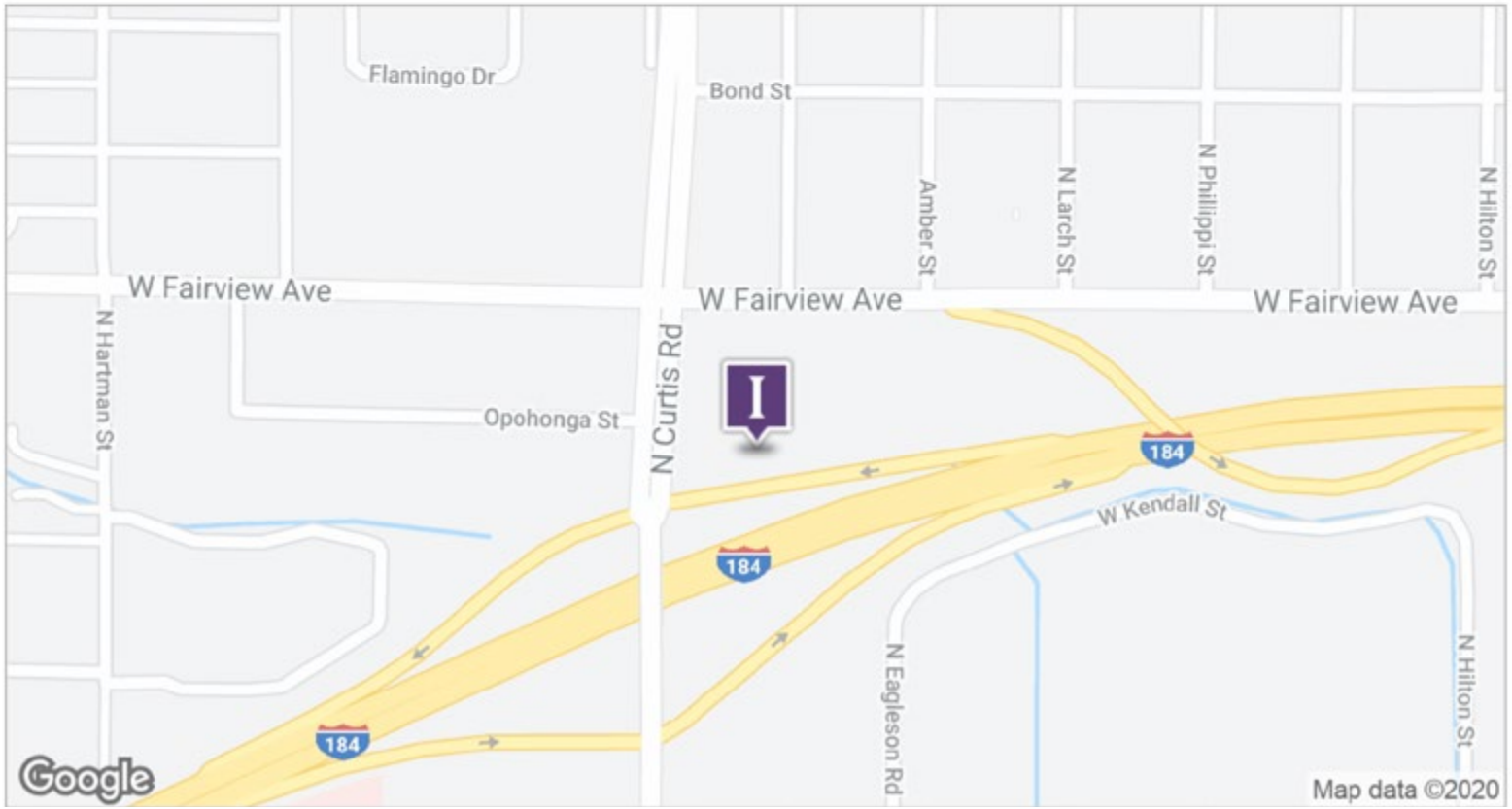
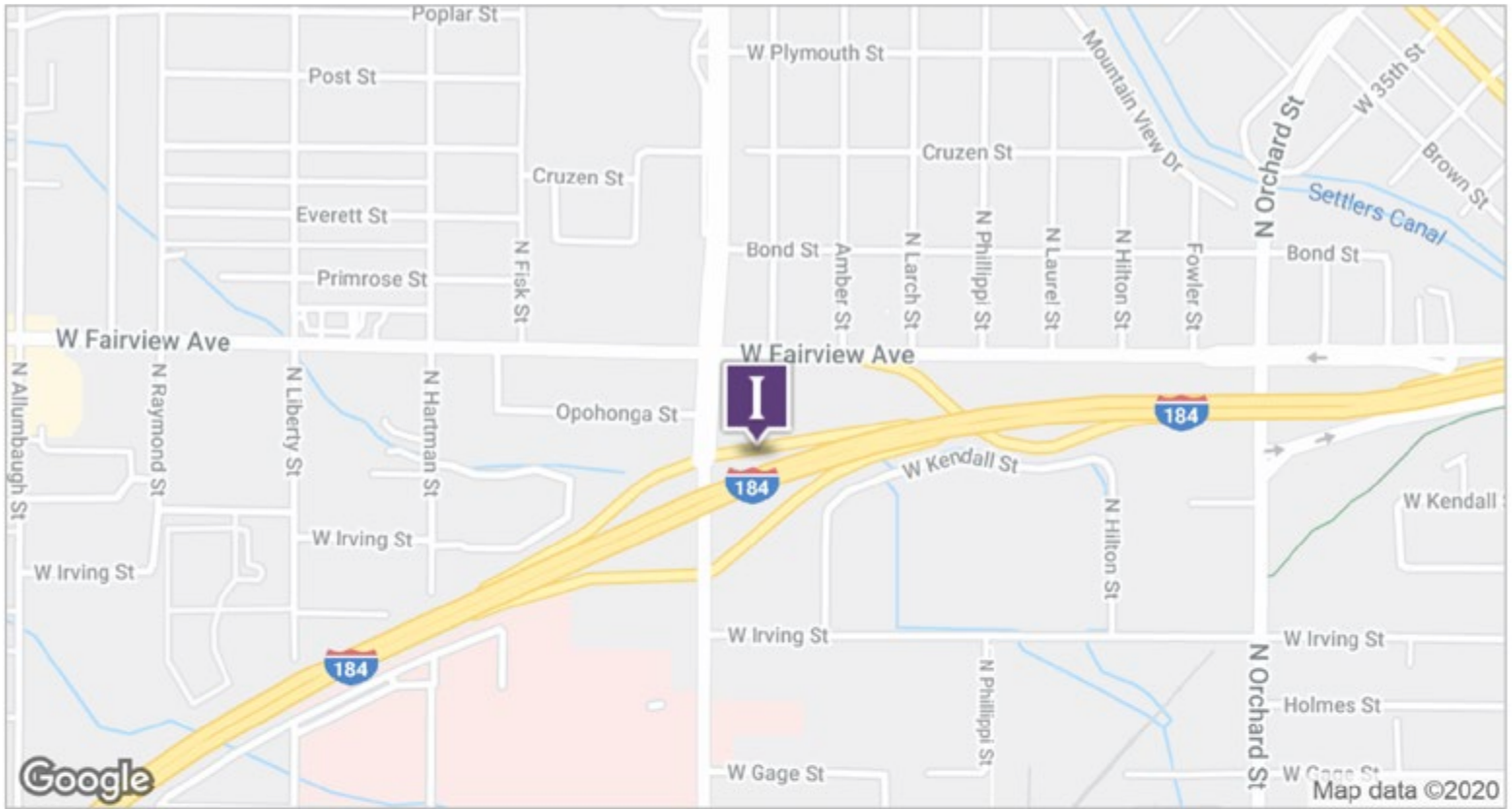
The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

**DARIN BURRELL**  
darin@icrellc.com  
(208) 286-2260 office  
(208) 860-0332 cell

# FAIRVIEW SHOPPING CENTER | 5700 FAIRVIEW AVENUE, BOISE

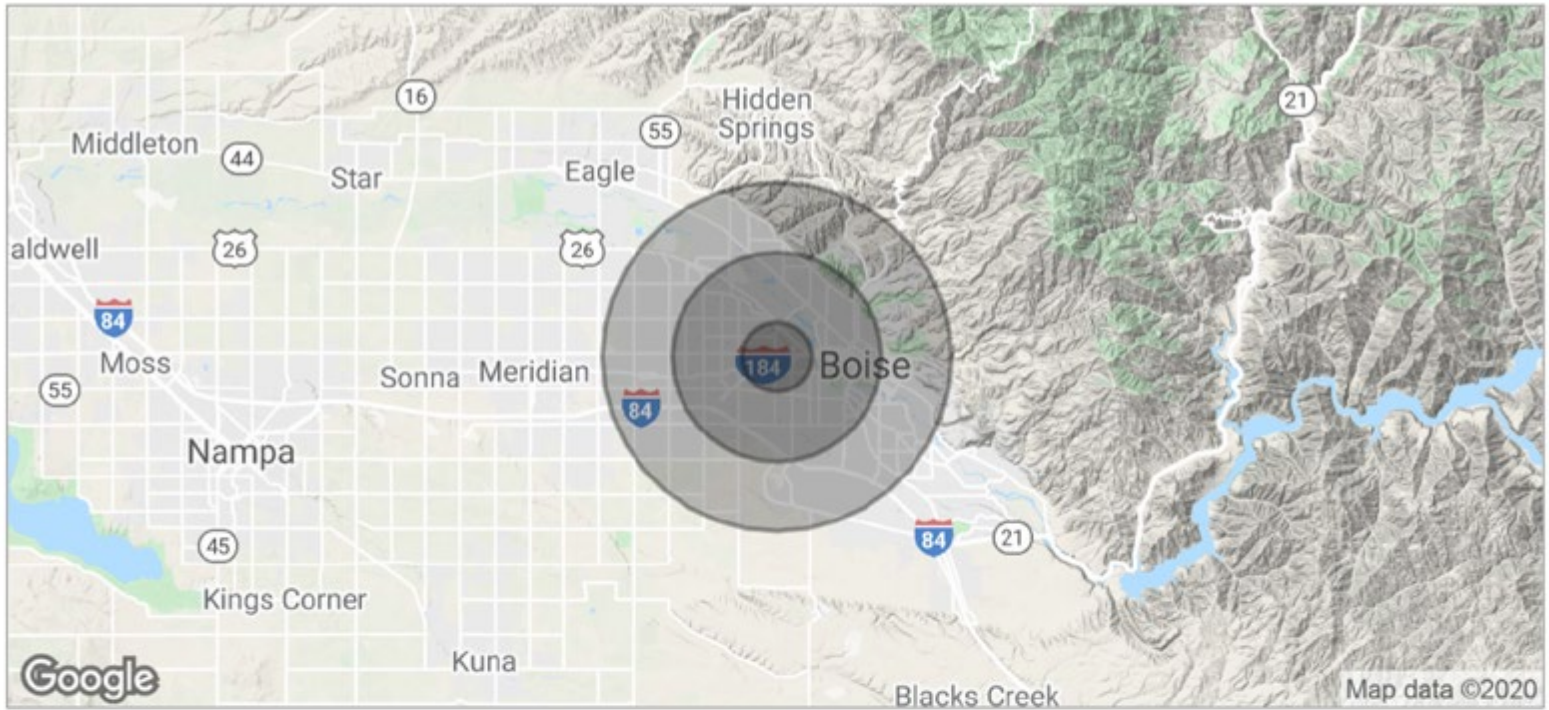


**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

**DARIN BURRELL**  
darin@icrellc.com  
(208) 286-2260 office  
(208) 860-0332 cell

[www.icreboise.com](http://www.icreboise.com) | 380 E. Parkcenter Boulevard Suite 290, Boise, ID 83706 | (208) 429-8603 office | (208) 429-8604 fax

The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	12,212	101,727	212,287
MEDIAN AGE	30.0	34.6	35.1
MEDIAN AGE (MALE)	29.7	33.6	34.2
MEDIAN AGE (FEMALE)	30.4	35.5	35.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	5,325	45,205	91,272
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$43,419	\$51,070	\$57,724
AVERAGE HOUSE VALUE	\$160,905	\$200,527	\$214,991

\* Demographic data derived from 2010 US Census



**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

**DARIN BURRELL**  
 darin@icrellc.com  
 (208) 286-2260 office  
 (208) 860-0332 cell