

10659 WEST FAIRVIEW AVENUE

BOISE, IDAHO 83713



For Sale - Lease or Build-to-Suit / Short Term Lease In-Place

WE ARE
THE CENTER
OF RETAIL



PACCRA.COM

10659 WEST FAIRVIEW AVE.

BOISE, IDAHO 83713

SALE PRICE

\$750,000

BUILDING - BUILT - REMODELED

3,023 SF - 1986 - 2018

LEASE RATE

Negotiable - Contact Agents

SHADOW ANCHORS

Rite Aid, Harbor Freight, Savers & Miracle Tire

MONTHLY INCOME

\$3,500 thru September 2020

LOT DETAILS

PARCEL
S1110110043

ACREAGE
0.838

BUILDING TYPE
Restaurant



LISTING FEATURES

- Retail/Restaurant building available for sale, lease and build-to-suit - short term lease in-place through September 2020 - contact agents for details
- Located at the busy intersection of Fairview & Five Mile 53,648 cars per day total, easy access in & out of site
- High visibility location on Fairview between two major thoroughfares - Five Mile (16,483 CPD) and Cloverdale Road (16,952 CPD)
- Surrounding tenants include Domino's, Aaron's, Idaho Youth Ranch, Idaho Central Credit Union, Deseret Industries, Larry Miller Subaru, Dutch Brothers Coffee
- Strong surrounding demographics - 3 Mile Pop. 102,573 - 3 Mile Avg. H.H. Income \$75,839

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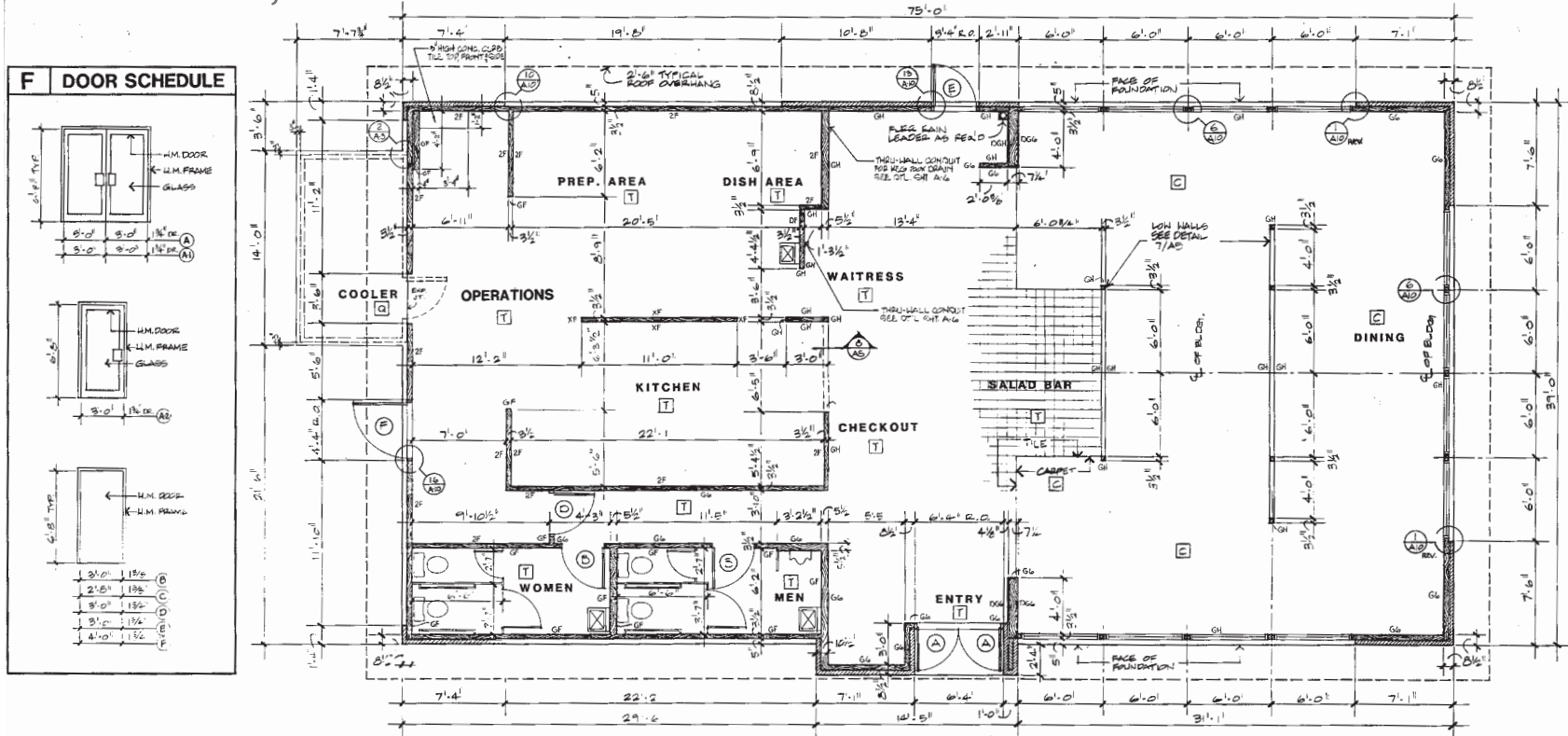
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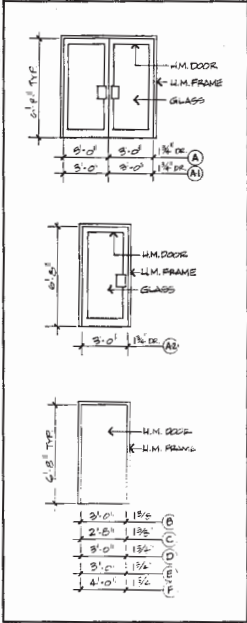


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F DOOR SCHEDULE



D INTERIOR FINISH SYMBOLS

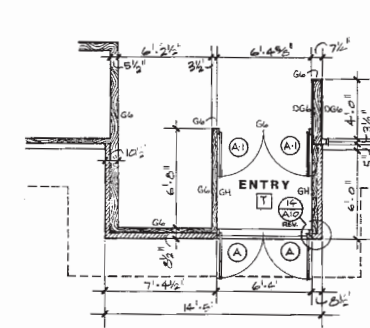
A-ACOUSTICAL MATERIAL	P-PAINTED	X-FIRE-RESISTANT
B-BRICK	R-RESILIENT MATERIAL	GYPSUM WALLBOARD
C-CARPET W/CUSHION	S-SPRAY-TEXTURED	2'-0" ABOVE 0'-0"
D-FILMWOOD	PL-PLASTIC	0'-0" BELOW 0'-0"
E-EXISTING MATERIAL	T-TILE	6'-0" ABOVE 3'-0"
F-FRP PANELING	U-UNFINISHED	0'-0" BELOW 3'-0"
G-CIRCULAR GYPSUM	V-VAULTED WALLCOVERING	
H-WALLBOARD	W-WATER-RESISTANT	
H-HARDBOARD PANELING	GYPSUM WALLBOARD	
M-METAL		

NOTE: WHEN MULTIPLE SYMBOLS ARE GIVEN, THE FIRST INDICATES THE FIRST LAYER, THE SECOND INDICATES THE SECOND LAYER, ETC.

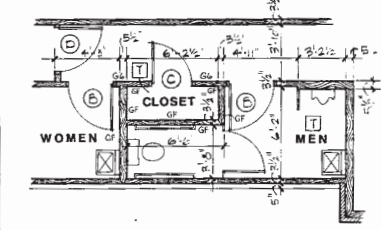
E NOTES

- DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED IN PLANS.
- OMIT QUARRY TILE BASE AT PROOFER #222, ROLL-IN RETARDER #242, AND KEG BOX #42 LOCATIONS. INSTALL UNITS FLUSH AND SEAL TO WALL.

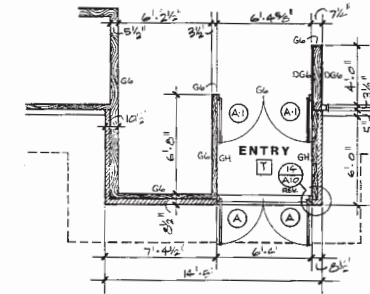
A FLOOR PLAN



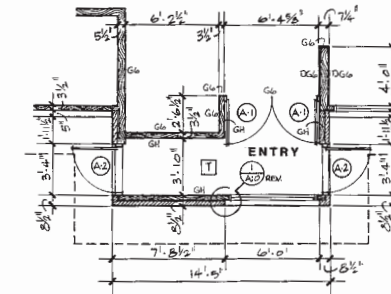
G OPTIONAL CLOSET



B ENTRY VESTIBULE OPTION A

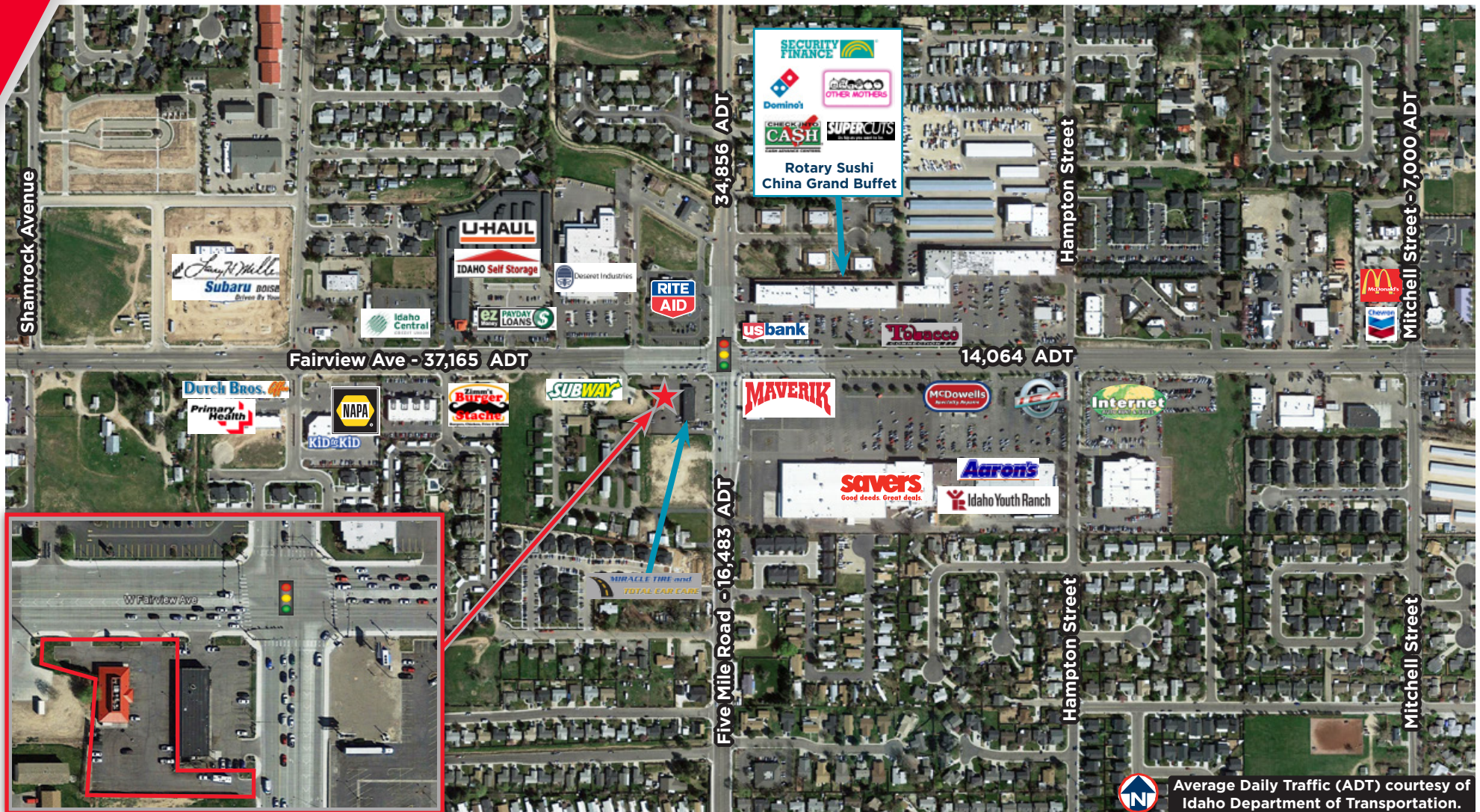



C ENTRY VESTIBULE OPTION B



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

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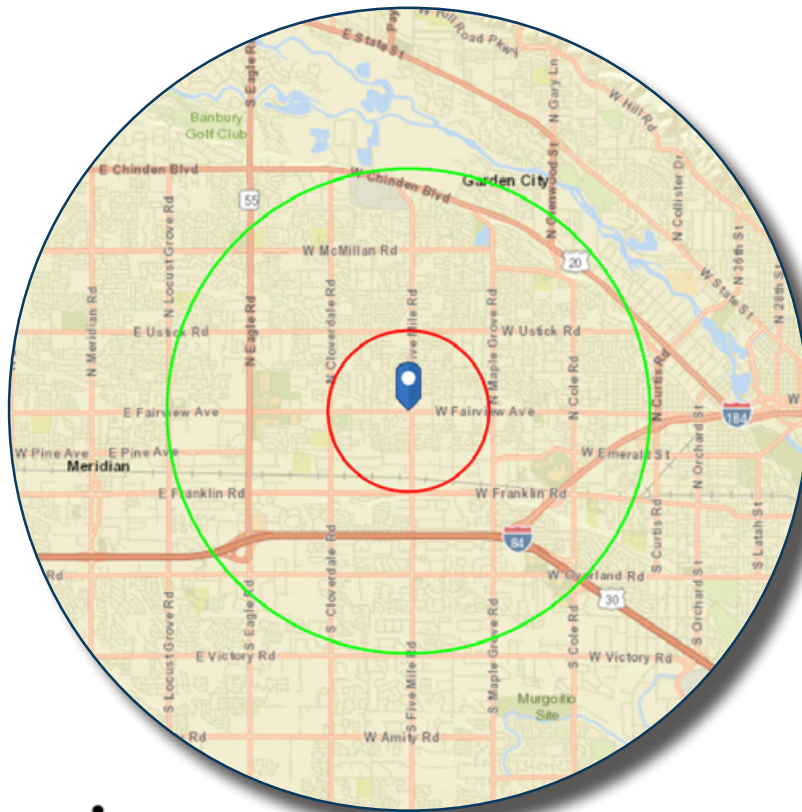
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- LOCATED IN A GROWING AREA IN BOISE -

In the identified area, the current year population is 252,730. In 2010, the Census count in the area was 216,211. The rate of change since 2010 was 1.91% annually. The five-year projection for the population in the area is 276,121 representing a change of 1.79% annually from 2018 to 2023.



	1 mile	3 miles	5 miles
Population			
2000 Population	11,361	80,721	176,597
2010 Population	13,340	90,875	216,211
2018 Population	14,620	102,573	252,730
2023 Population	15,635	110,654	276,121
2000-2010 Annual Rate	1.62%	1.19%	2.04%
2010-2018 Annual Rate	1.12%	1.48%	1.91%
2018-2023 Annual Rate	1.35%	1.53%	1.79%
2018 Male Population	48.1%	49.2%	49.2%
2018 Female Population	51.9%	50.8%	50.8%
2018 Median Age	34.7	36.7	36.3
Households			
2000 Households	4,369	28,926	66,092
2010 Households	5,338	34,003	83,220
2018 Total Households	5,846	38,342	96,676
2023 Total Households	6,256	41,406	105,465
2000-2010 Annual Rate	2.02%	1.63%	2.33%
2010-2018 Annual Rate	1.11%	1.47%	1.83%
2018-2023 Annual Rate	1.36%	1.55%	1.76%
2018 Average Household Size	2.48	2.63	2.59
Average Household Income			
2018 Average Household Income	\$56,671	\$75,839	\$77,194
2023 Average Household Income	\$65,063	\$87,648	\$89,980
2018-2023 Annual Rate	2.80%	2.94%	3.11%
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	581	4,238	9,863
Total Employees:	6,551	63,235	129,088

- BOISE IS THE FASTEST-GROWING AREA IN THE U.S. -

By all metrics, Boise is booming, according to a new Forbes list of the fastest-growing cities in the country. Idaho's capital swept the competition, exceeding 2017 expansion projections "by nearly ever metric that matters," the business magazine wrote. And according to Moody's Analytics, the firm that provides data for Forbes' annual list, Boise's growth spurt is likely to continue. Boise ranked 11th on last year's list. "(Boise has) the pieces in place. It's got the location, it's got low cost, a healthy tech presence," Moody's senior economist Adam Kamins told Forbes.

Boise's population grew 3.08 percent in 2017 — the highest percentage growth for any major metro area, Forbes said.

Read more here: <https://www.forbes.com/sites/samanthasharf/2018/02/28/americas-fastest-growing-cities-2018/#2c5f8ed745dc>



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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