



FAIRVIEW SHOPPING CENTER

5700 FAIRVIEW AVENUE, BOISE, ID 83706

RETAIL

FOR LEASE



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

PROPERTY INFORMATION:

Available SF: **3,716 SF**

Lease Rate: **Negotiable**

Lease Type: **NNN**

Building Size: **30,175 SF**

Cross Streets: **W Fairview Ave. & Curtis Rd.**

Traffic Count: **20,972**

SPACE	SIZE (SF)	LEASE RATE
Space 1	3,716 SF	NEGOTIABLE



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

LISTING AGENT:

Darin Burrell
 darin@icrellc.com
 o / 208.286.2260
 c / 208.860.0332



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EXECUTIVE SUMMARY



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OFFERING SUMMARY

Available SF: 3,716 SF

Lease Rate: Negotiable

Lease Term: 3 years minimum

Building Size: 30,175 SF

Cross Streets: W Fairview Ave. & Curtis Rd.

Traffic Count: Fairview 20,972 vpd
Curtis 34,867 vpd

PROPERTY OVERVIEW

Available Immediately.

LOCATION OVERVIEW

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



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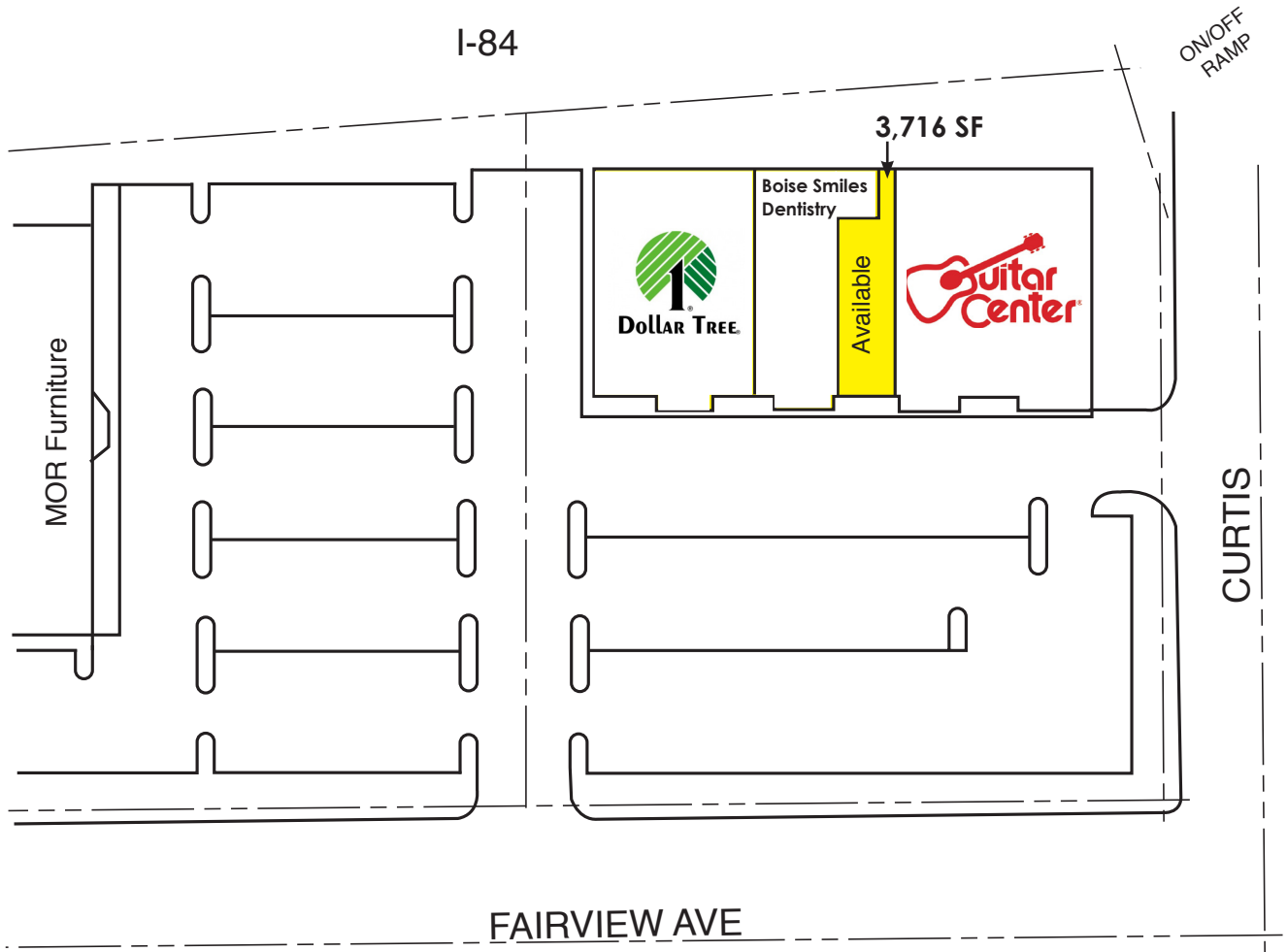


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SITE PLAN

FAIRVIEW - CURTIS SHOPPING CENTER



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INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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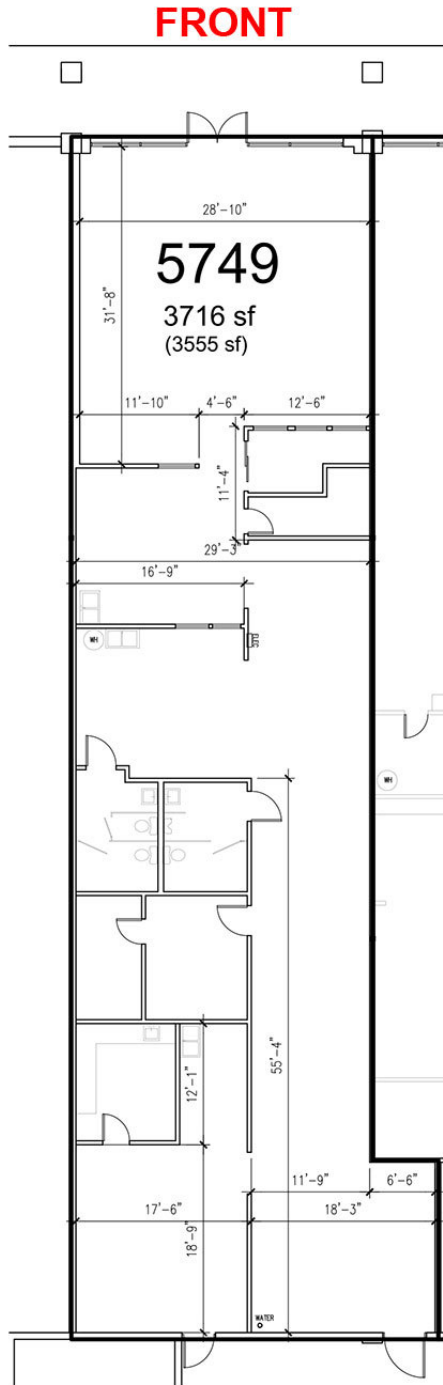


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FLOOR PLAN

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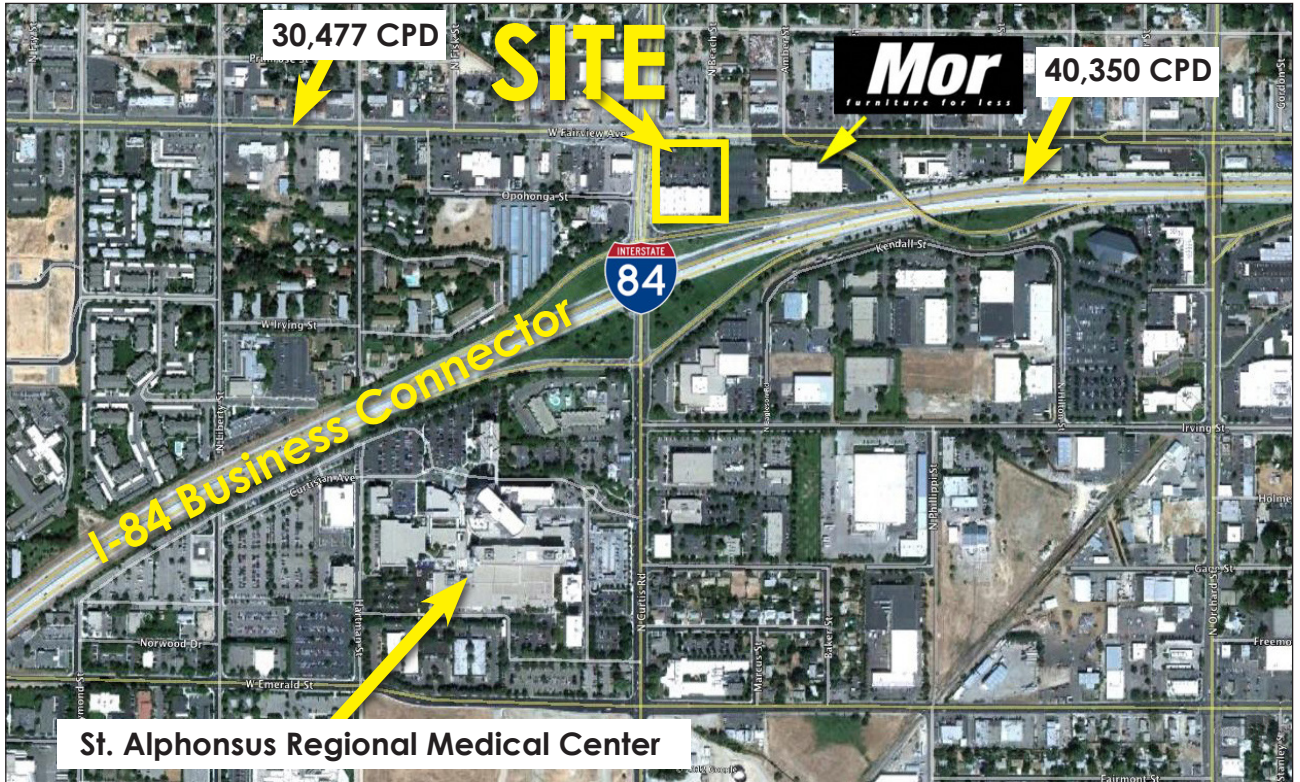
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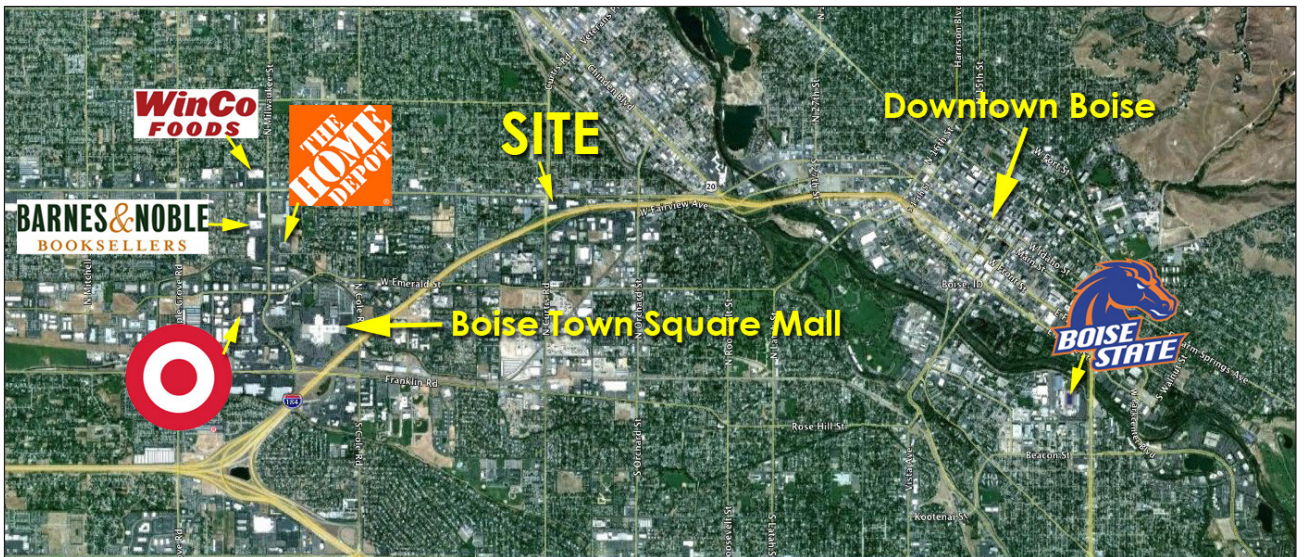
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AERIAL



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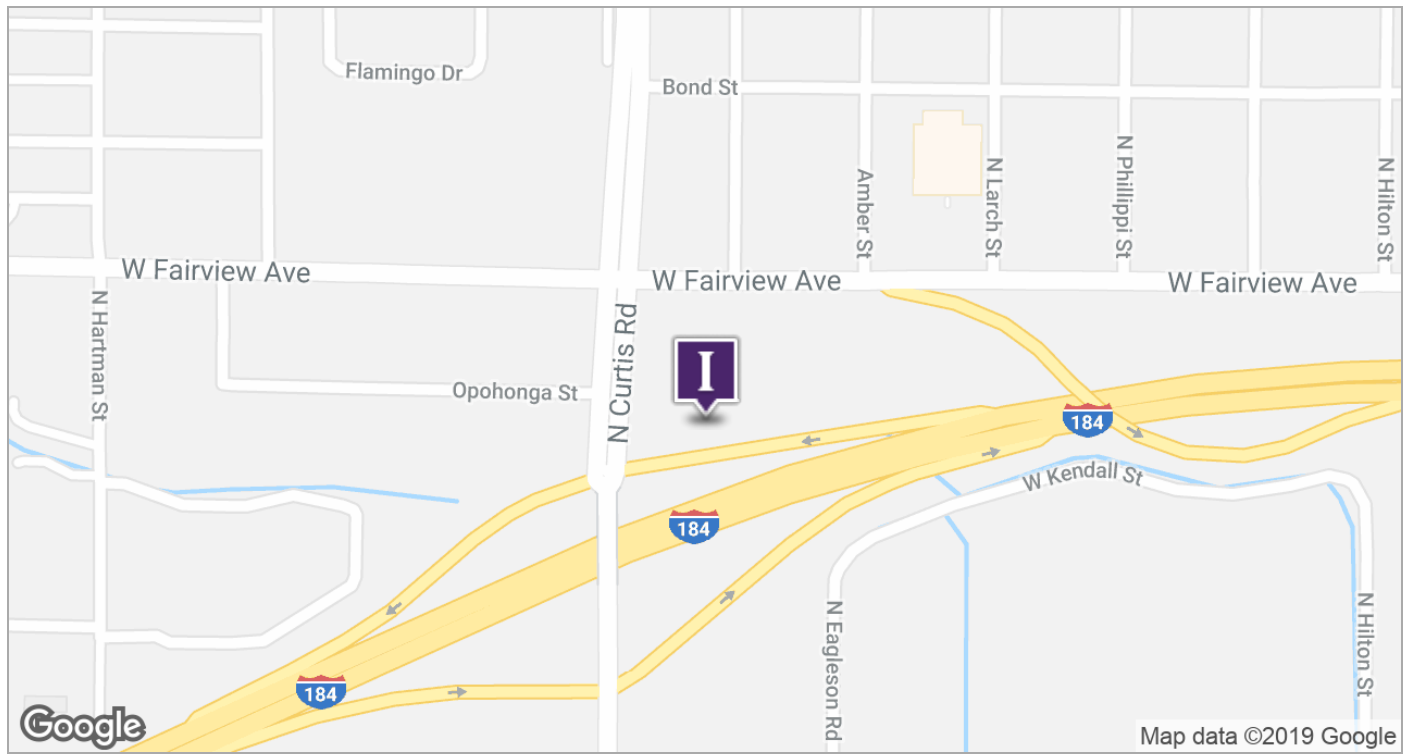
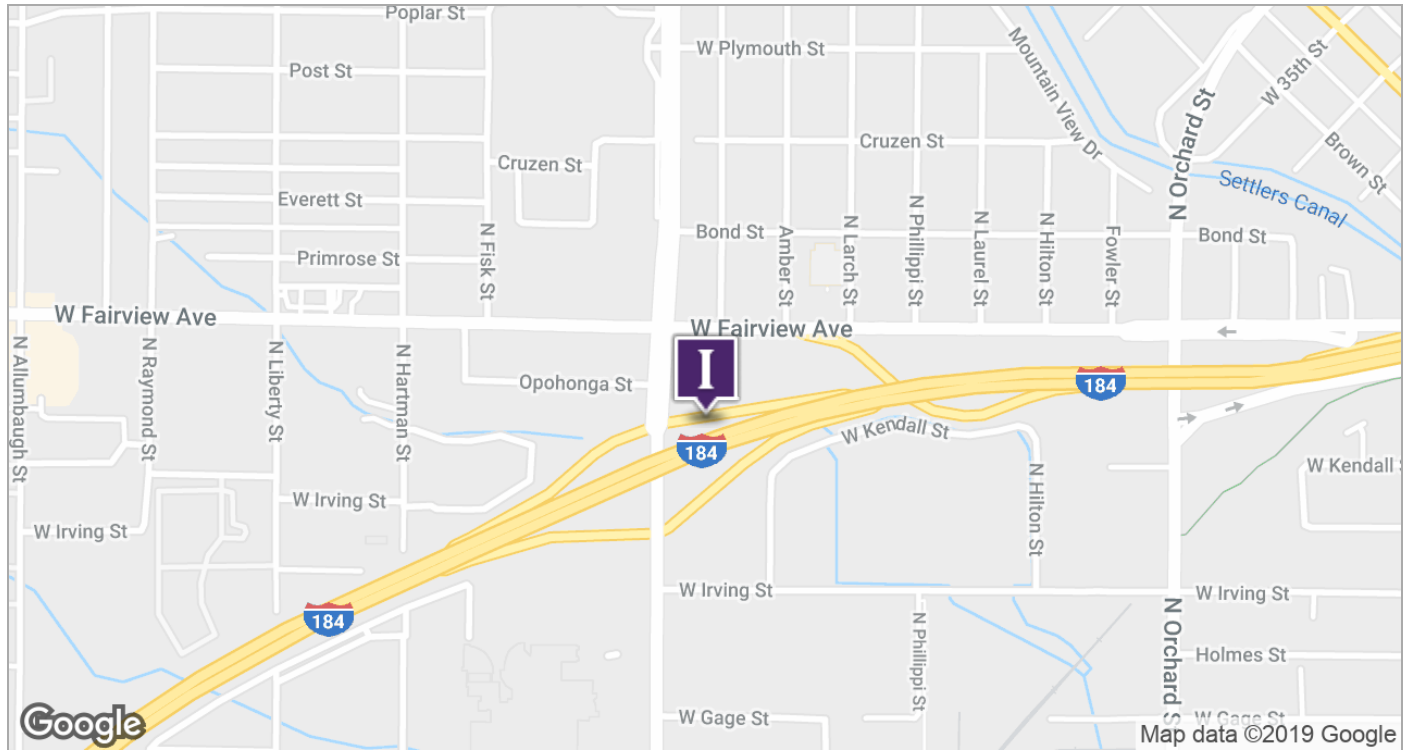
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LOCATION MAPS



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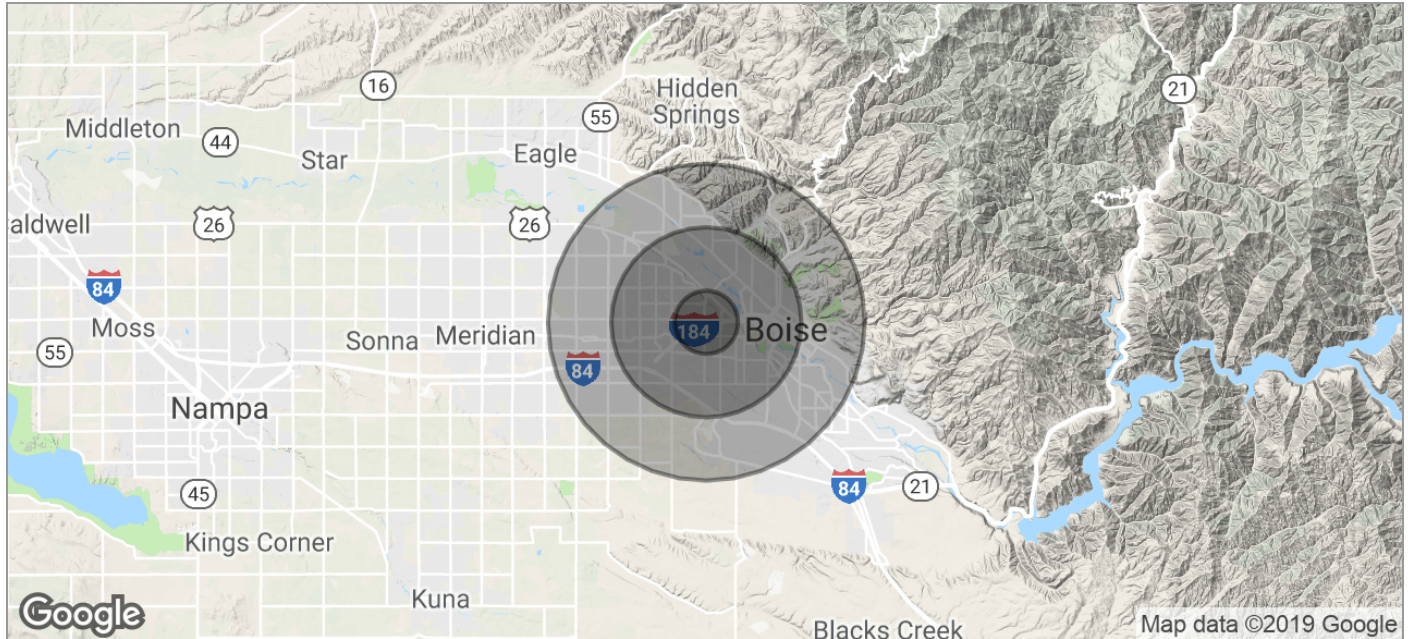
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
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
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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

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