

For Sub-Lease

1480 S. Entertainment Ave.

Boise, ID 83709

**NAI**Select



### AVAILABLE PROPERTY

<b>Location</b>	Overland Road W of Cole Rd, N on Entertainment Ave.
<b>Building Size</b>	10,000 SF
<b>Availability</b>	900 SF
<b>Parking</b>	5/1000
<b>Year Built</b>	2006
<b>Zoning</b>	C-3D
<b>Estimated NNN</b>	\$7.01 SF/yr
<b>Lease Rate</b>	\$15.50 SF/yr (NNN)

### SITE INFORMATION

- Retail space for sub-lease in the Overland and Cole Road area neighboring Walmart, Lowe's, Oxford Suites Hotel and Stevens-Henager College
- Space measures 15' x 60'
- Will consider cooperative tenant with complimentary use
- Join other tenants; Sport Clips, Ocean Nail & Spa and Tortilla Factory Mexican Grill

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households	3,362	30,780	77,979
Total Population	8,728	76,490	192,649
Average HH Income	\$54,387	\$54,882	\$58,084



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5531 N. Glenwood St.,  
Boise, ID 83714  
208-229-2020

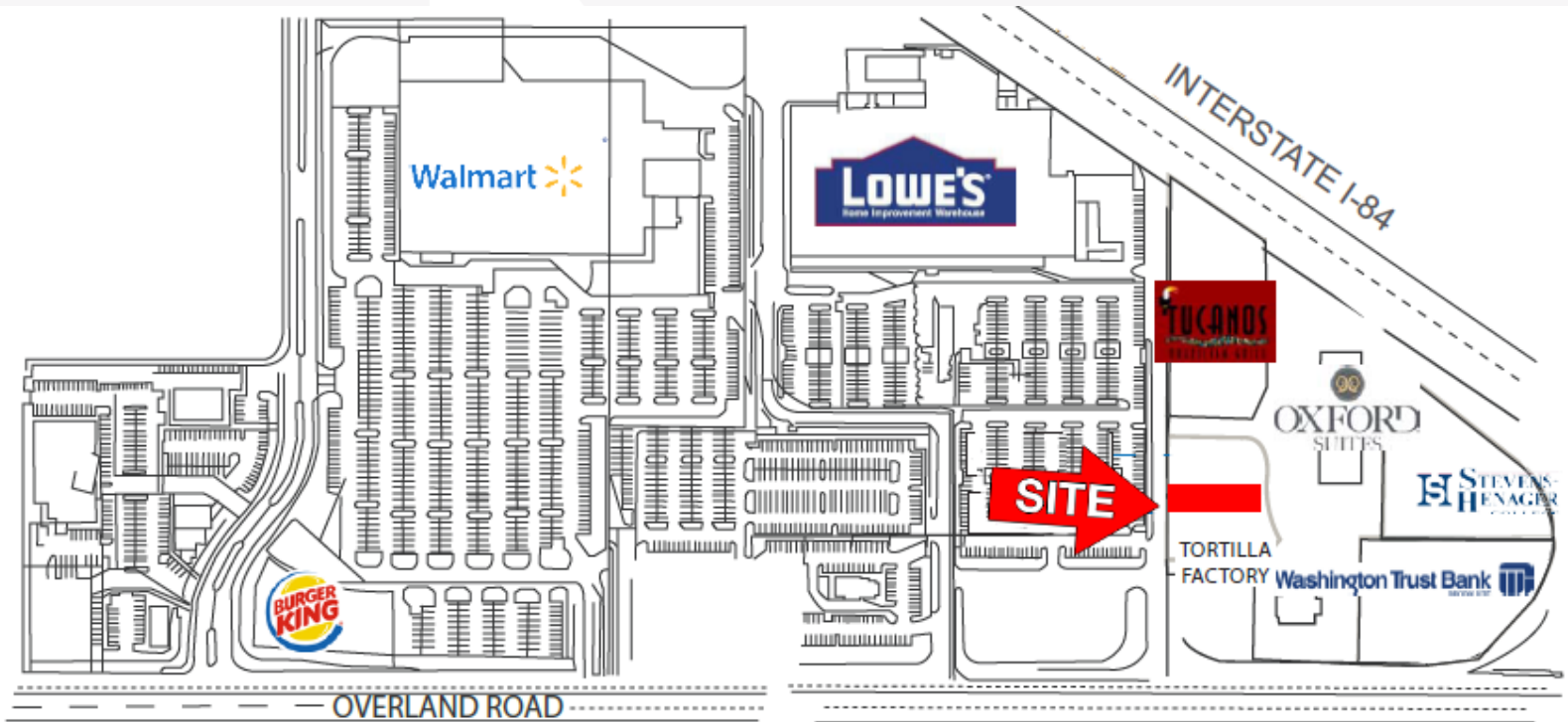
**Wes Dawson**

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C: 208-863-5520  
D: 208-229-2020

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# Retail Property

900 SF | \$15.50 SF/yr



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