

CHINDEN BOULEVARD FRONTAGE



Property Highlights

Lease Rate	\$8.00/SF NNN
Available	Suite C - 3,673 SF ±
Lot Size	0.69 Acres
Zoning	City of Garden City-C-1
Parcel Number	R2734500695
Building Type	Multi-Tenant Neighborhood Center
Total Building	13,056 SF (5 Suites)
Parking	Ample - On-Site Parking
Overhead Doors	1 Available to Each Suite
Availability	Immediate
LockBox	Yes, On Vacant Suite

Listing Features

- Chinden Boulevard Retail/Flex Space Available with Over 200 Feet of Unobstructed Frontage with Car Counts Exceeding 33,000 Per Day
- Spaces Consist of Showrooms, Offices, Restrooms, Open Collaborative Work Areas, Storage & Overhead Doors, Second Overhead Door Could be Reinstalled at Tenants Expense
- Spaces Include Building and Pylon Signage Spaces
- Located on a Main Thoroughfare into Downtown Boise Between 44th & 45th Streets
- Surrounded by Various Retailers, Restaurants, Financial Institutions and Other Professional Services Including O'Reilly Auto Parts, Cobby's Sandwich Shop, Cinder & Split Rail Wineries, Advance Auto Parts, Sterling Battery
- Utilize On-Site LockBox or Contact Agents to Schedule a Site Visit Today!!

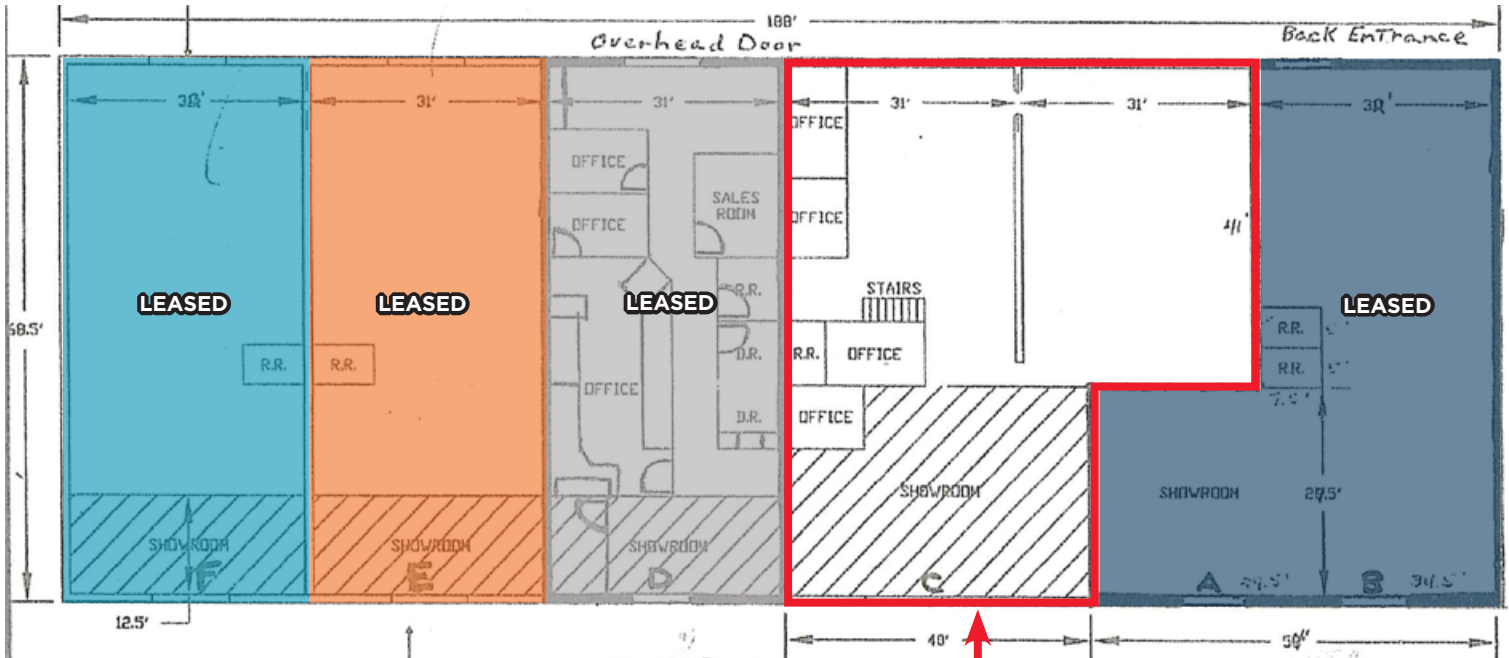
Julie Kissler
Associate
Retail Specialist
+1 208 287 9485
julie.kissler@paccra.com

999 West Main Street, Ste 1300
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
paccra.com

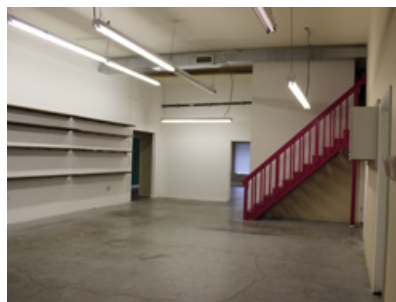
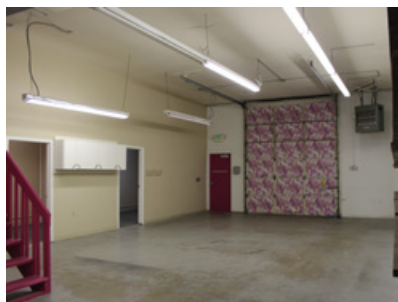
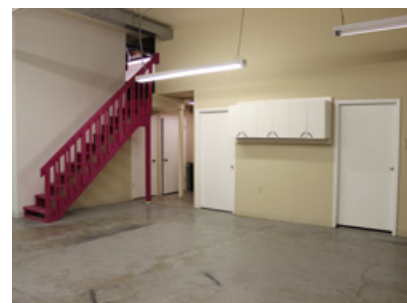
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Floorplan & Photos



SUITE C
 3,673 SF
 \$8.00/SF NNN



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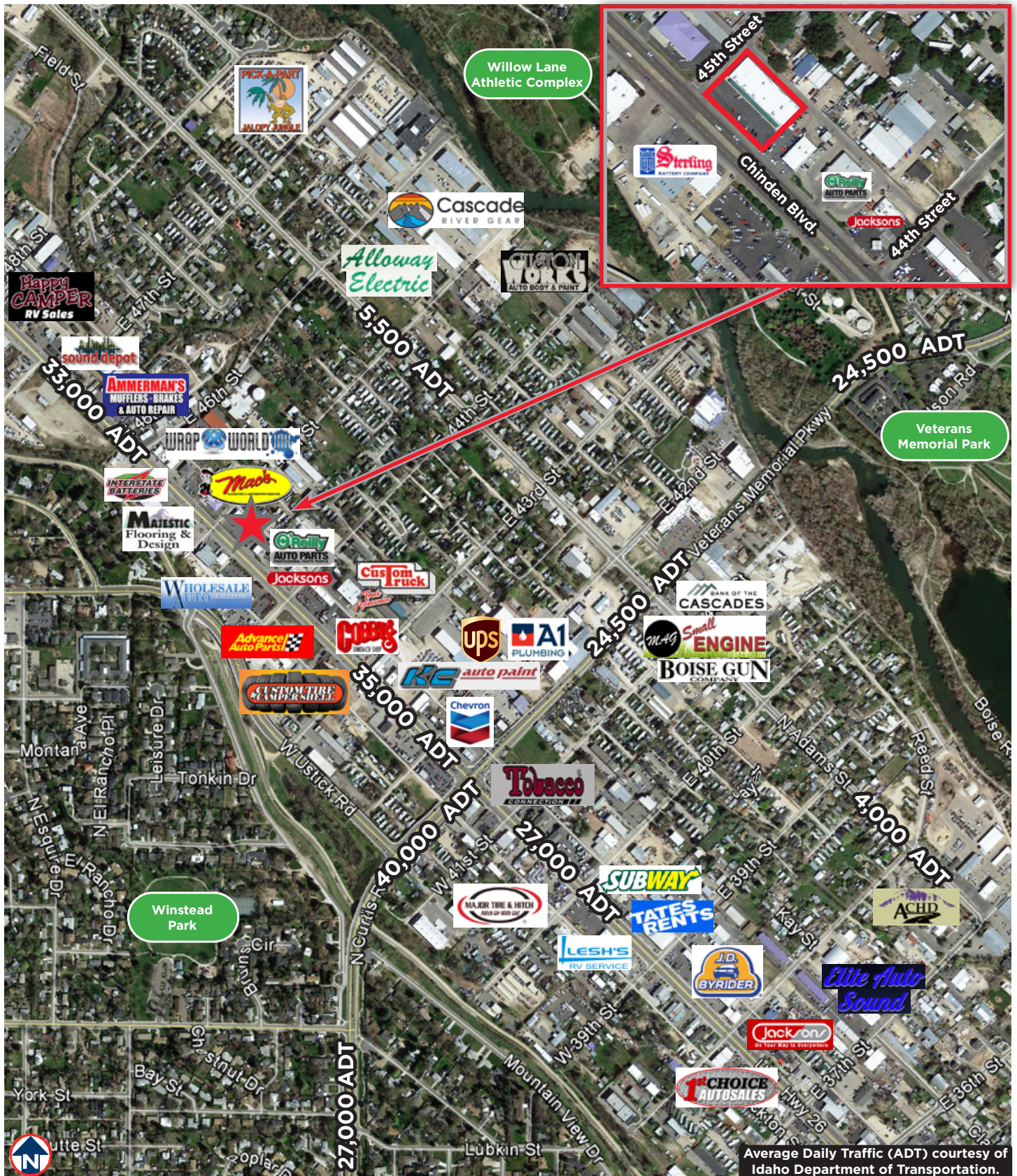
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FOR LEASE

Retail Strip Center / Flex Space

4464 West Chinden Blvd, Garden City, Idaho 83714

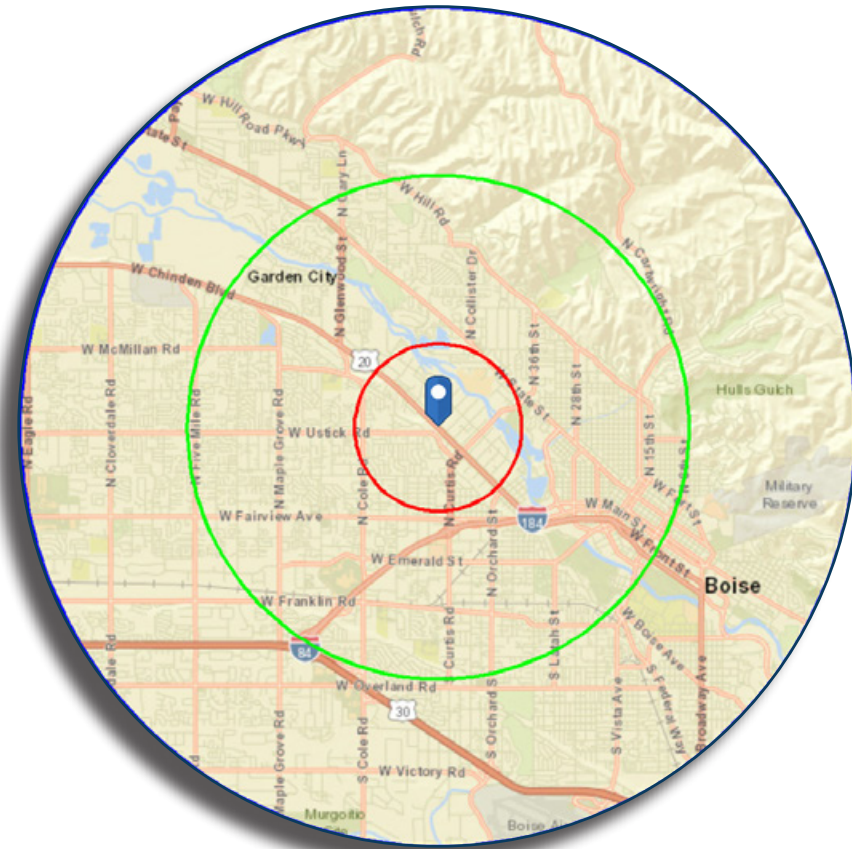


Retail Strip Center / Flex Space

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- LOCATED IN A GROWING AREA IN GARDEN CITY -

In the identified area, the current year population is 211,322. In 2010, the Census count in the area was 188,215. The rate of change since 2010 was 1.14% annually. The five-year projection for the population in the area is 229,751 representing a change of 1.69% annually from 2020 to 2025.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
Population			
2000 Population	7,884	101,128	184,808
2010 Population	7,697	101,121	188,215
2020 Population	8,525	112,117	211,322
2025 Population	9,289	121,363	229,751
2000-2010 Annual Rate	-0.24%	0.00%	0.18%
2010-2020 Annual Rate	1.00%	1.01%	1.14%
2020-2025 Annual Rate	1.73%	1.60%	1.69%
2020 Male Population	51.1%	50.2%	49.6%
2020 Female Population	48.9%	49.8%	50.4%
2020 Median Age	34.6	35.9	37.7

Households			
2020 Wealth Index	50	61	80
2000 Households	3,321	43,125	75,046
2010 Households	3,450	45,114	80,718
2020 Total Households	3,863	50,817	91,957
2025 Total Households	4,223	55,322	100,386
2000-2010 Annual Rate	0.38%	0.45%	0.73%
2010-2020 Annual Rate	1.11%	1.17%	1.28%
2020-2025 Annual Rate	1.80%	1.71%	1.77%
2020 Average Household Size	2.17	2.13	2.25

Average Household Income			
2020 Average Household Income	\$66,284	\$70,021	\$78,617
2025 Average Household Income	\$68,782	\$75,113	\$84,432
2020-2025 Annual Rate	0.74%	1.41%	1.44%

Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	987	8,053	11,921
Total Employees:	11,253	113,251	161,841

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paccra.com