

PRIME RETAIL OPPORTUNITY NEAR BSU



Property Highlights

Lease Rate	Negotiable, Contact Agents
Available	1,800 SF ±
Lease Type	NNN
Zoning	City of Boise C-2D
Lot Size	0.2 Acres
Signage	Three Building Signage Areas
Traffic Counts	9,000 Average Daily Traffic
Parking	On & Off-Street Spaces
Parcel Number	R8048012932
Availability	Immediate
Lockbox	Yes, Located on Front Door

Listing Features

- Prime Retail Building For Lease Near Boise State University Over 22, 678 Students Enrolled in 2015
- Building Consists of an Open / Reception Area, Eight Small Rooms, Managers Office & One Restroom
- Property is Located just West of the Busy Intersection of Broadway & Beacon which Provides Easy Access to Surrounding Areas Including Downtown & Interstate 84
- High Visibility Location, Includes Three Building Signage Areas
- Surrounded by Various Retailers, Restaurants & Financial Institutions Including Albertsons, Wendy's, Wells Fargo, Burger King & more....
- Easy Access for Incoming & Outgoing Traffic / Customers

LeAnn Hume, CCIM, CLS
Senior Director
Retail / Investment Specialist
+1 208 287 8436
leann.hume@paccra.com

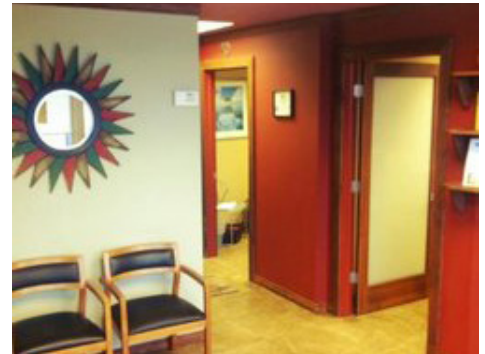
Andrea Nilson
Senior Director
Retail / Investment Specialist
+1 208 287 8439
andrea.nilson@paccra.com

Sara Shropshire
Senior Associate
Retail / Investment Specialist
+1 208 287 9494
sara.shropshire@paccra.com

398 South 9th Street, Ste 260
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
paccra.com

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Broadway Retail Space

1028 West Beacon Street, Boise, Idaho 83706



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

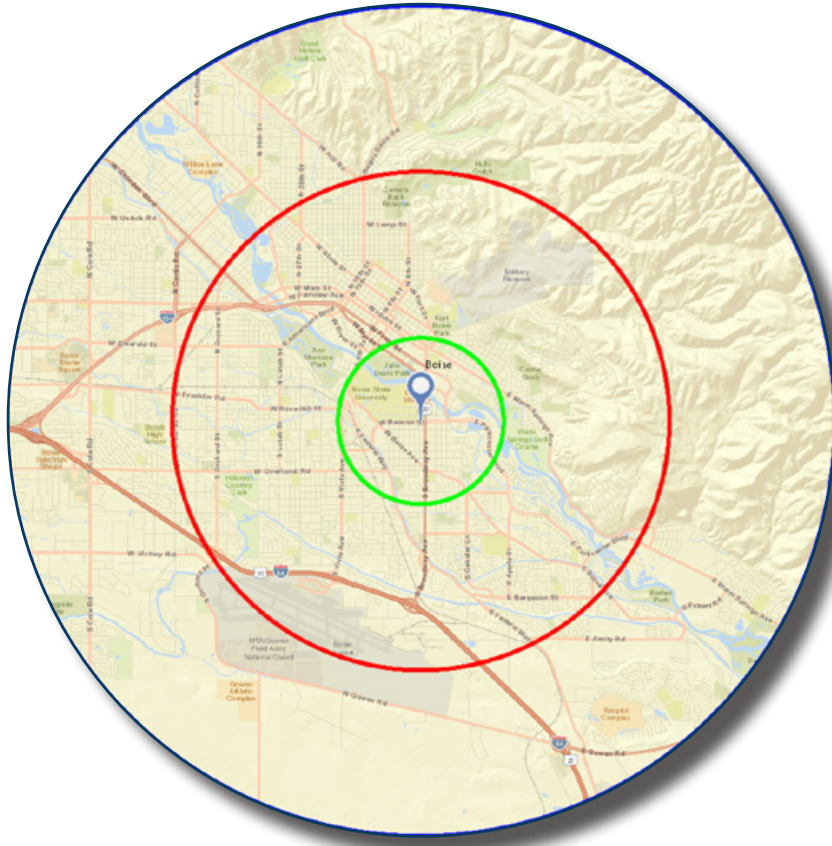
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1, 3 & 5 Mile Demographics

- LOCATED IN A HIGH GROWTH AREA IN BOISE -

In the identified area, the current year population is 149,144. In 2010, the Census count in the area was 138,217. The rate of change since 2010 was 1.22% annually. The five-year projection for the population in the area is 159,388 representing a change of 1.34% annually from 2016 to 2021.



	1 mile	3 miles	5 miles
Population			
2000 Population	13,054	79,879	135,749
2010 Population	13,389	79,336	138,217
2016 Population	14,247	84,771	149,144
2021 Population	14,987	89,882	159,388
2000-2010 Annual Rate	0.25%	-0.07%	0.18%
2010-2016 Annual Rate	1.00%	1.07%	1.22%
2016-2021 Annual Rate	1.02%	1.18%	1.34%
2016 Male Population	51.2%	50.0%	49.9%
2016 Female Population	48.8%	50.0%	50.1%
2016 Median Age	27.9	35.6	36.1

Households			
2000 Households	6,025	35,156	57,267
2010 Households	6,489	36,775	61,043
2016 Total Households	6,889	39,156	65,643
2021 Total Households	7,262	41,562	70,150
2000-2010 Annual Rate	0.74%	0.45%	0.64%
2010-2016 Annual Rate	0.96%	1.01%	1.17%
2016-2021 Annual Rate	1.06%	1.20%	1.34%
2016 Average Household Size	1.91	2.10	2.21

Average Household Income			
2016 Average Household Income	\$52,225	\$68,193	\$69,954
2021 Average Household Income	\$56,951	\$74,666	\$76,644
2016-2021 Annual Rate	1.75%	1.83%	1.84%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,024	6,516	10,225
Total Employees:	20,810	87,384	148,925

- TOP CITIES WHERE YOU GET THE MOST FOR YOUR MONEY -

As a general rule, most all western cities (excluding those in California) have an average cost of living on the lower end, and Boise is no exception. The capital city and the largest city of the state of Idaho, Boise is consistently ranked as having one of the lowest costs of living of any US city. With beautiful surrounding scenery and a nice "college town" environment, it is a great residence to consider if you are looking to settle down in a place that will make your dollar stretch further.

<http://www.businessadvice.com/9-top-cities-where-you-get-the-most-for-your-money/>



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.