

Price: \$1,299,999 5.5% cap rate

1201 S Five Mile Road

| Boise, ID 83709



Property Highlights

- Conveniently located just minutes away from I84, Downtown and the Boise Airport.
Ample on-site parking.
Recently renovated state of the art medical facility.
Newly exercised option extends through 2/28/2028 w/ an additional 5 year extension through 2/28/2033.
*Current tenant has occupied the space since 2013.
- Cap Rate: 5.5%
NOI: 71,706
- Please do not disturb tenant.
Showing by appointment only.

Prepared By

CHRIS NOVAK

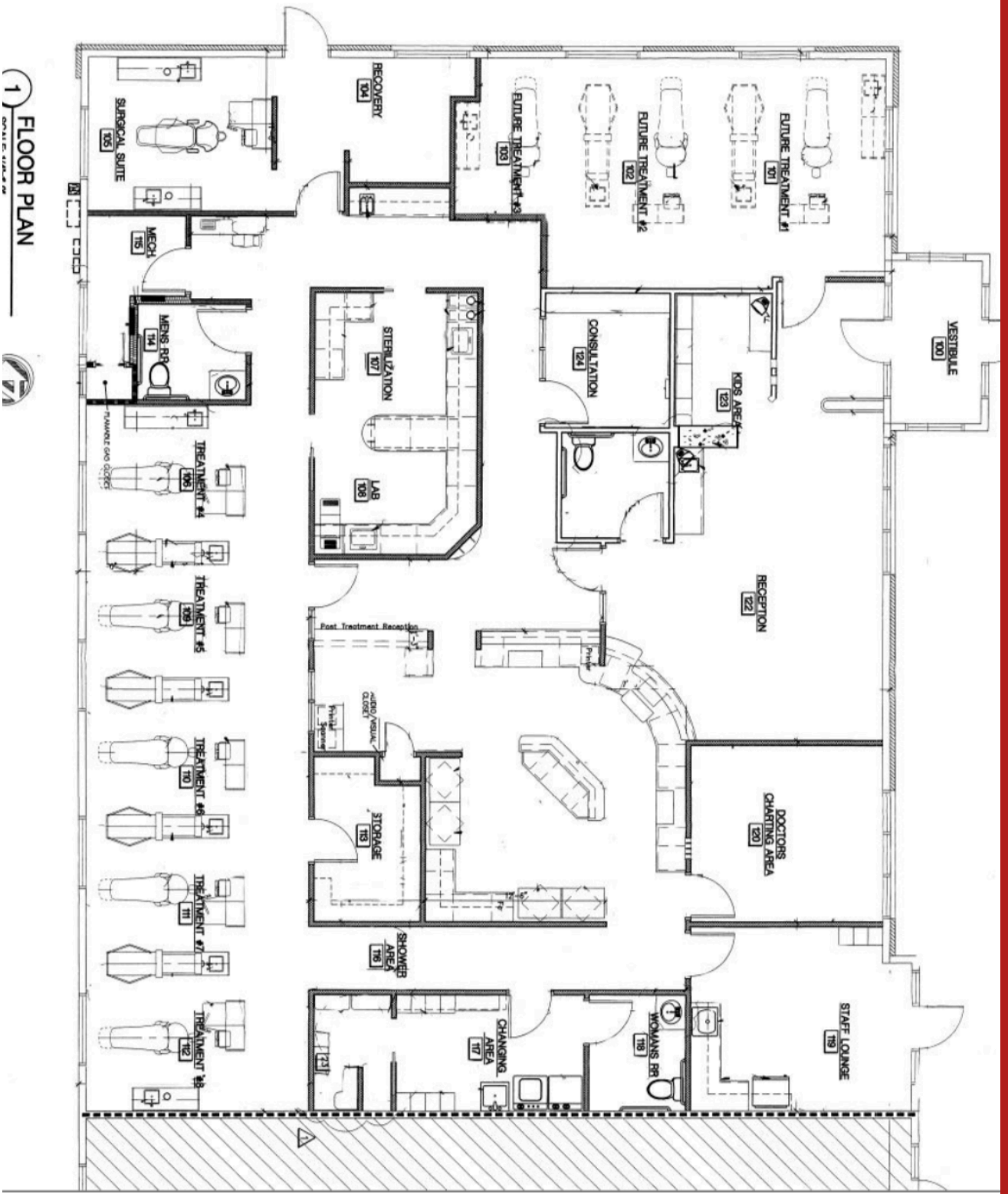
Associate

(208) 869-4713

cnovak14@icloud.com

ATTACHMENT 1

1201 S Five Mile Road
1201 South Five Mile Road | Boise, ID 83709



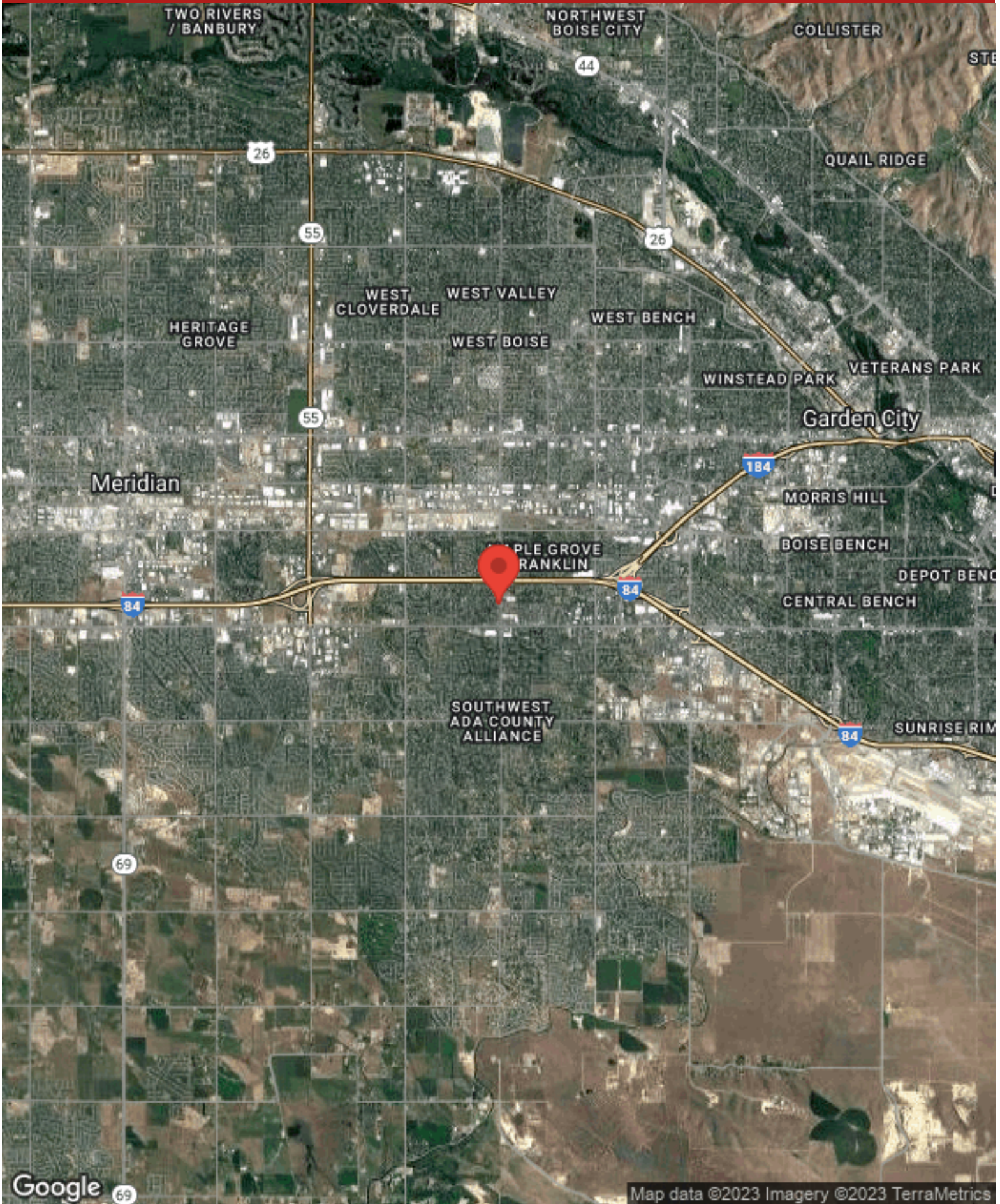
1 FLOOR PLAN

CHRIS NOVAK
(208) 869-4713
cnovak14@icloud.com



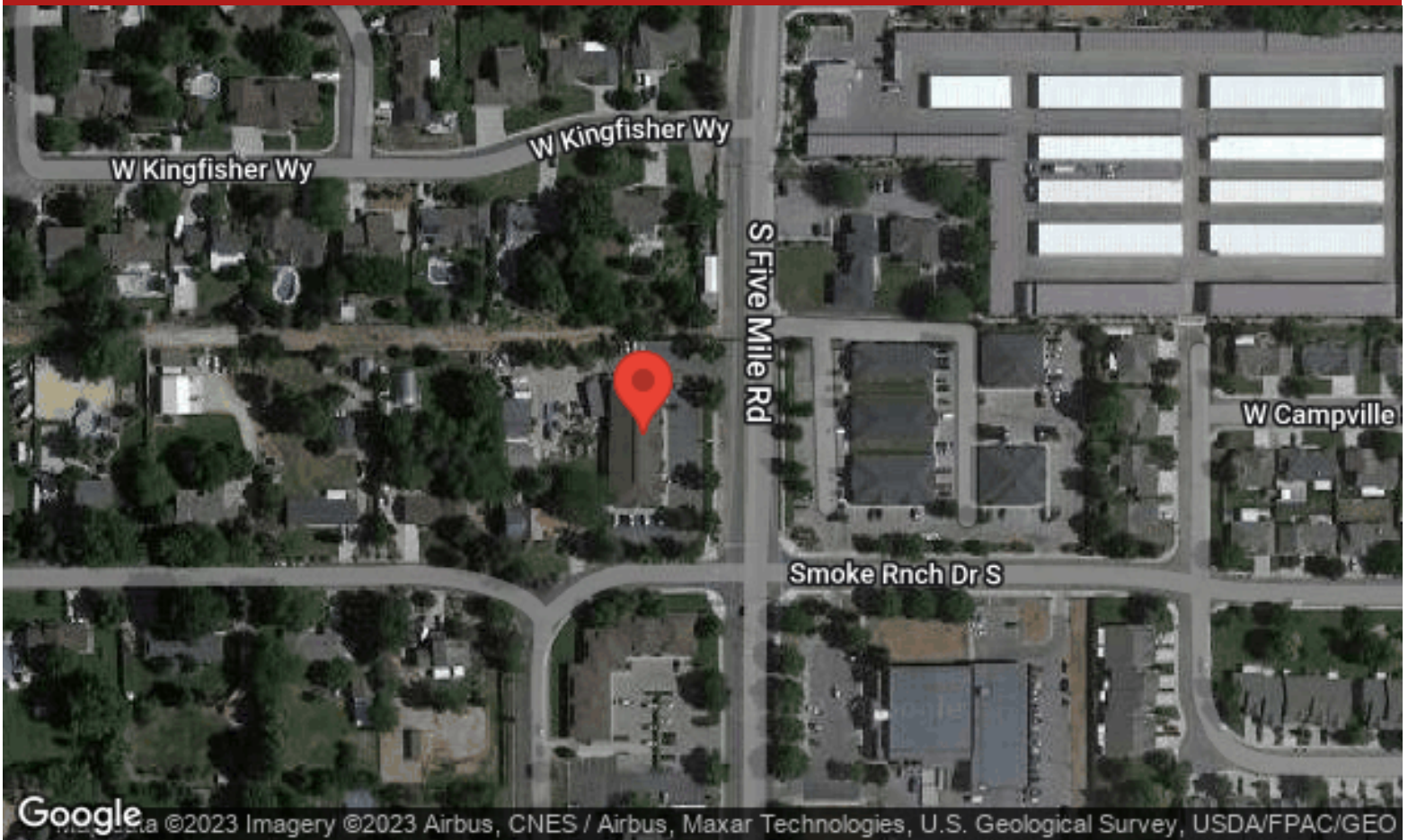
REGIONAL MAP

1201 S Five Mile Road
1201 South Five Mile Road | Boise, ID 83709



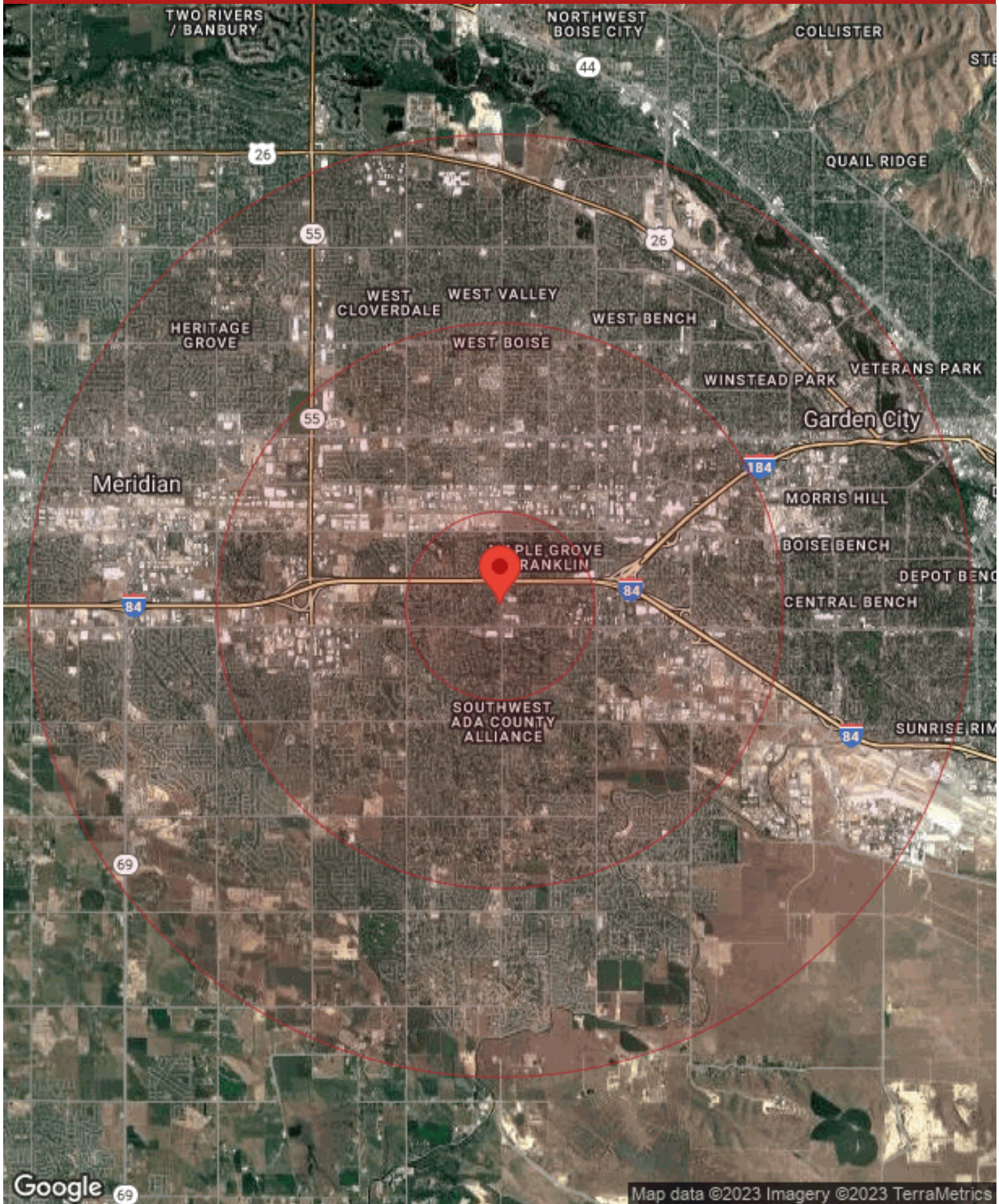
LOCATION MAPS

1201 S Five Mile Road
1201 South Five Mile Road | Boise, ID 83709



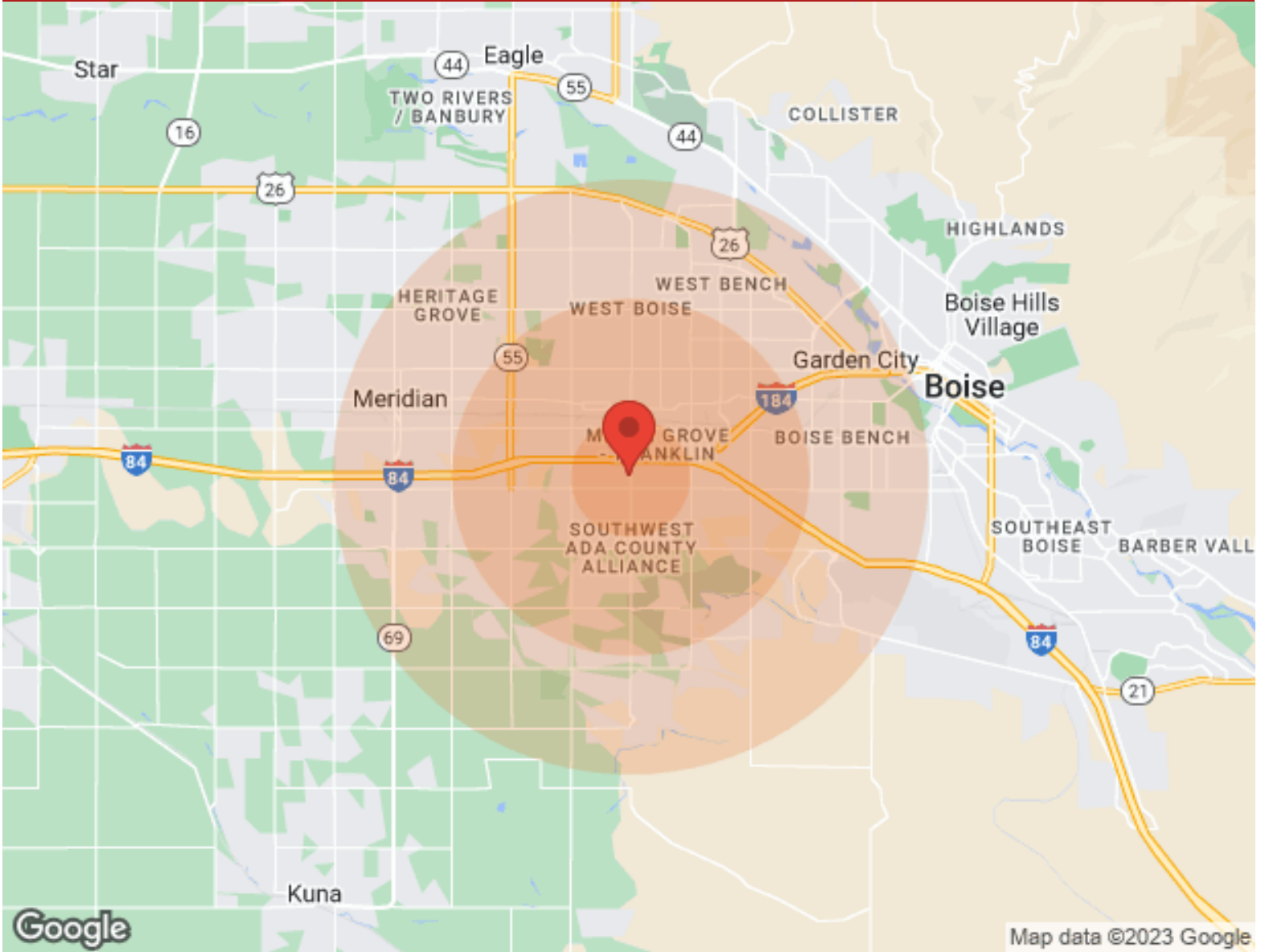
BUSINESS MAP

1201 S Five Mile Road
1201 South Five Mile Road | Boise, ID 83709



DEMOGRAPHICS

1201 S Five Mile Road
1201 South Five Mile Road | Boise, ID 83709



Population	1 Mile	3 Miles	5 Miles
Male	4,451	41,927	98,898
Female	4,815	43,918	101,002
Total Population	9,266	85,845	199,900

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,923	18,645	42,913
Ages 15-24	1,367	12,056	28,722
Ages 55-64	1,235	10,085	22,926
Ages 65+	1,605	12,272	27,603

Race	1 Mile	3 Miles	5 Miles
White	8,869	78,731	183,839
Black	18	550	1,772
Am In/AK Nat	10	126	245
Hawaiian	N/A	48	153
Hispanic	297	6,888	14,932
Multi-Racial	340	9,140	20,918

Income	1 Mile	3 Miles	5 Miles
Median	\$52,113	\$42,902	\$44,440
< \$15,000	118	2,567	7,438
\$15,000-\$24,999	181	2,847	6,949
\$25,000-\$34,999	369	4,173	9,336
\$35,000-\$49,999	372	4,923	11,685
\$50,000-\$74,999	686	7,078	16,647
\$75,000-\$99,999	666	4,723	10,508
\$10,000-\$149,999	538	3,928	9,199
\$150,000-\$199,999	162	869	2,270
> \$200,000	133	624	1,642

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,480	33,420	80,045
Occupied	3,277	31,325	74,529
Owner Occupied	2,890	22,159	50,408
Renter Occupied	387	9,166	24,121
Vacant	203	2,095	5,516