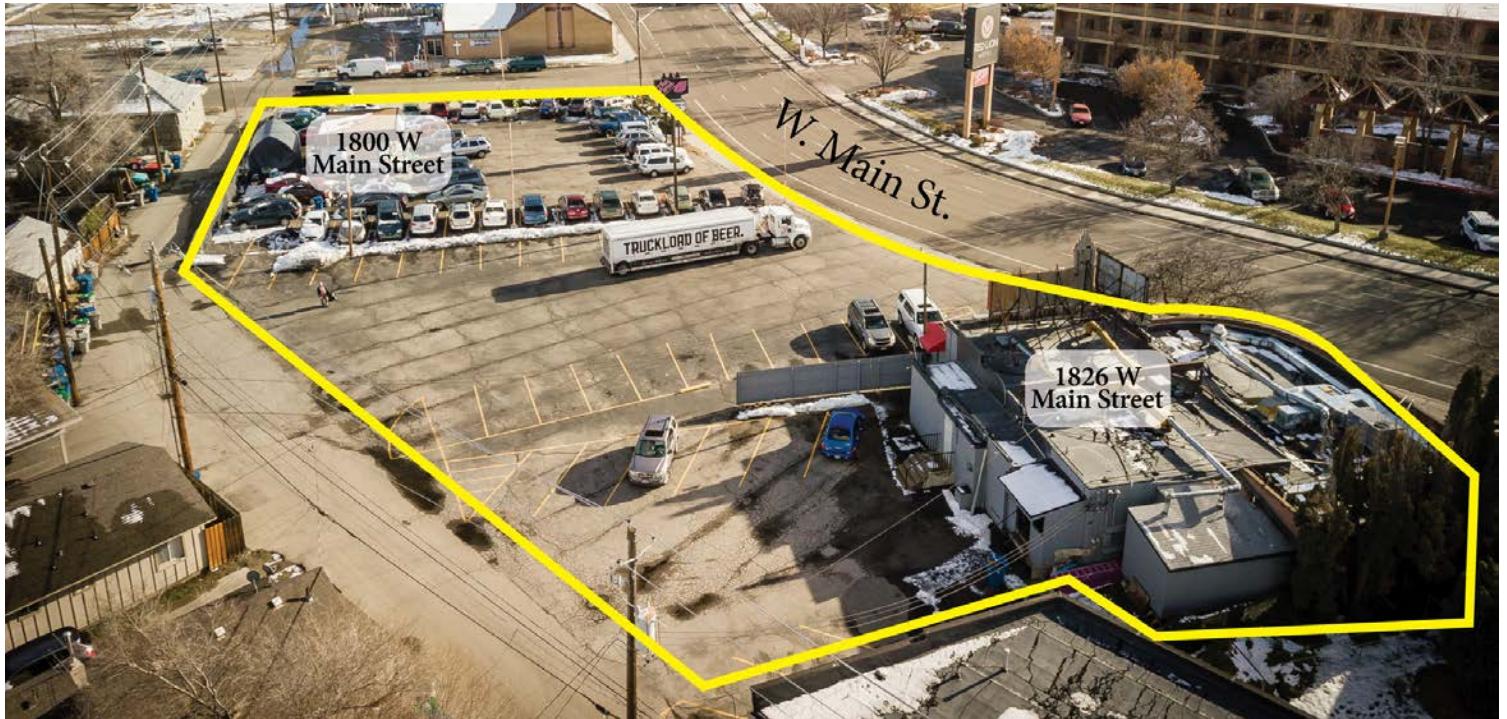


# RETAIL FOR SALE THREE FREE STANDING BUILDINGS | FOR SALE

1800, 1826 Main St & 610 S Vista Ave, Boise, ID 83702



## ECONOMIC DATA

**SALE PRICE:** \$4,150,000  
**LIQUOR LICENSE:** Included (2)  
**FF&E** Bar, Kitchen, Dining, Lounge

## PROPERTY INFORMATION

**COUNTY:** Ada  
**MARKET:** Boise  
**SUBMARKET:** South Boise

## BUILDING DATA

**MAIN ST BUILDINGS SF:** 4,574 SF  
**VISTA BUILDING SF:** 3,142 SF  
**YEAR RENOVATED:** 2011 & 2015  
**ZONING:** C-2D



## LOCATION OVERVIEW

The Torch, located in West Downtown & South Boise is for sale. The Downtown location has 153 feet of frontage on Main St. With over 60 parking spaces and easy access to the freeway. The Vista Way property is located on a busy road with 22,000 vehicles per day and ample parking. All fixtures, furniture, and equipment are included as well as liquor licenses at both sites.

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1800, 1826 Main St & 610 S Vista Ave, Boise, ID 83702



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

<b>PROPERTY ADDRESS:</b>	1800, 1826 Main St & 610 S Vista Ave, Boise, ID 83702
<b>PROPERTY TYPE:</b>	Retail
<b>LOT SIZE:</b>	.83 AC
<b>BUILDING SIZE:</b>	4,574 SF
<b>BUILDING CLASS:</b>	C
<b>ZONING:</b>	C-2D
<b>REMODEL:</b>	2015

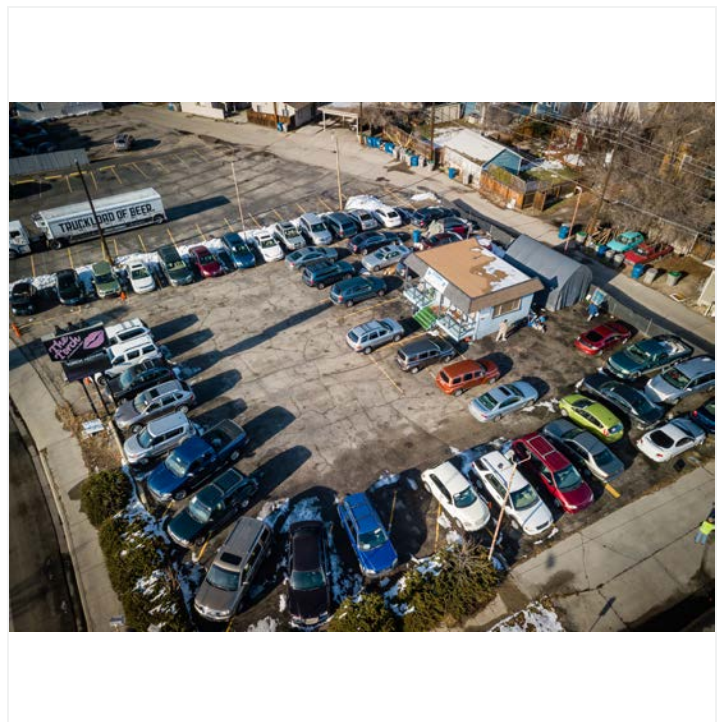
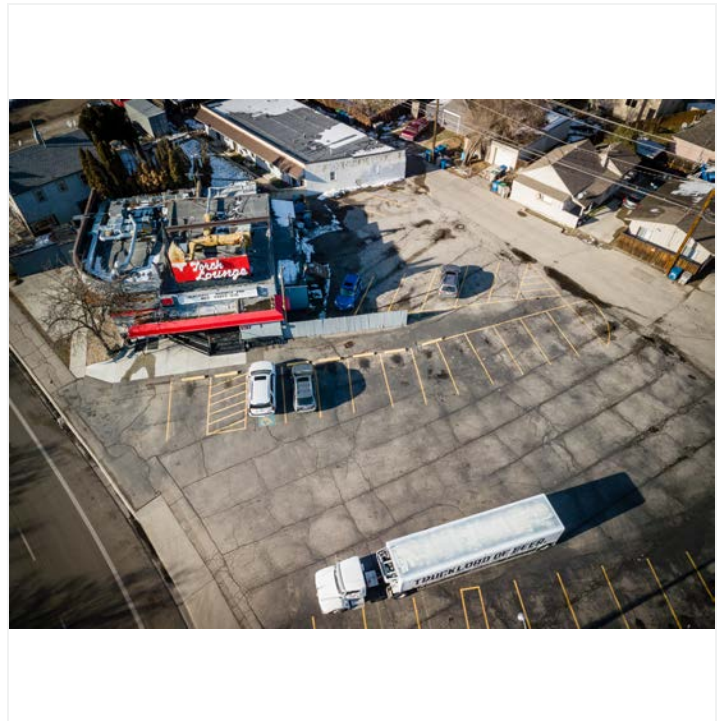
## PROPERTY OVERVIEW

1800-1826 Main St, Boise - Located on the busy Main street which connects to the I-184 the block of 1810 to 1826. Traffic counts are 12,000 cars per day. Interior of building was remodeled in 2015. Population is 180,000 within a 5 mile radius with the average age being 38 years old. 153 feet of frontage on Main accompanied by 60 parking spaces.

The 1810 address is currently leased to car lot as an income producing property. There is 134 feet of frontage on main that is adjacent to the 153 feet occupied by The Torch. 30 total parking spaces currently being utilized by the car lot.

## LOCATION OVERVIEW

Excellent location in west Downtown on Main Street. Main Street is one of the major thoroughfares connecting down town Boise to I-184. The property is surrounded by many major retailers such as Albertsons, Rite Aid, and Maverick.



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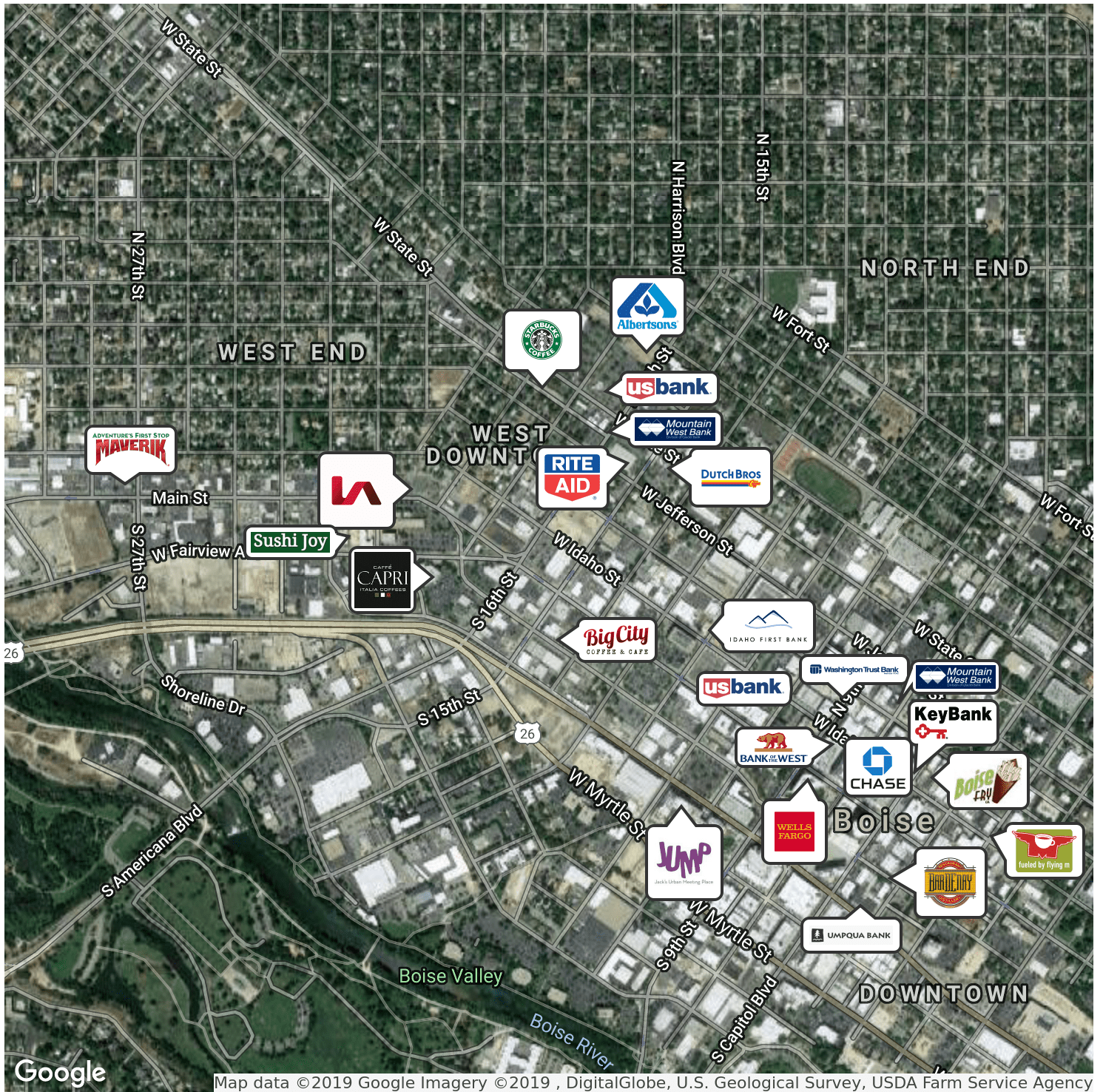


# FREE STANDING RETAIL FOR SALE THREE FREE STANDING BUILDINGS | FOR SALE

1800, 1826 Main St & 610 S Vista Ave, Boise, ID 83702



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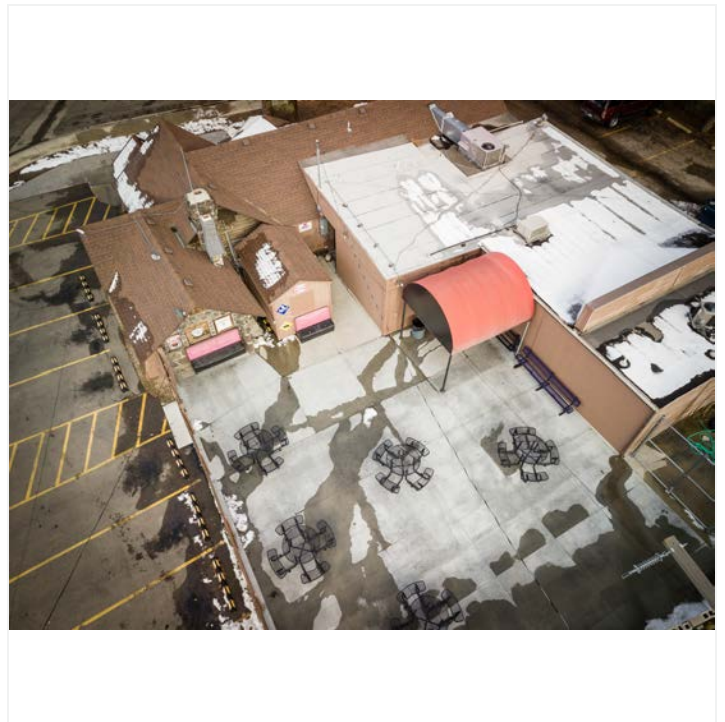
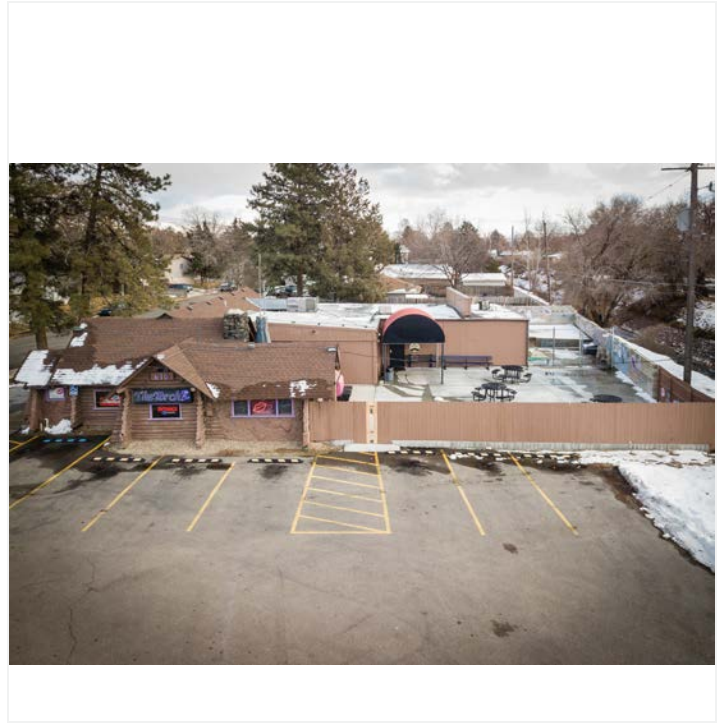
<b>PROPERTY ADDRESS:</b>	610 S Vista Ave Boise, ID 83702
<b>PROPERTY TYPE:</b>	Retail
<b>LOT SIZE:</b>	.43 AC
<b>BUILDING SIZE:</b>	3,142 SF
<b>ZONING:</b>	C-2D
<b>REMODEL:</b>	2011

## PROPERTY OVERVIEW

610 S. Vista Ave, Boise - Located on Vista the main artery between Downtown Boise and Boise International Airport. Traffic counts boast 22,000 vehicles per day on this busy street. Population within a 5 mile radius is 173,995 people with an average age of 38 years. The property has great exposure with 110 feet on Vista and 248 feet on Victoria. Robust parking is available with a total of 35 spots as well as available street parking.

## LOCATION OVERVIEW

The premises is located on South Vista a major artery connecting Downtown Boise and Boise International Airport. Located near a very dense population with major apartment complexes, Boise State Campus, and retailers in close proximity.



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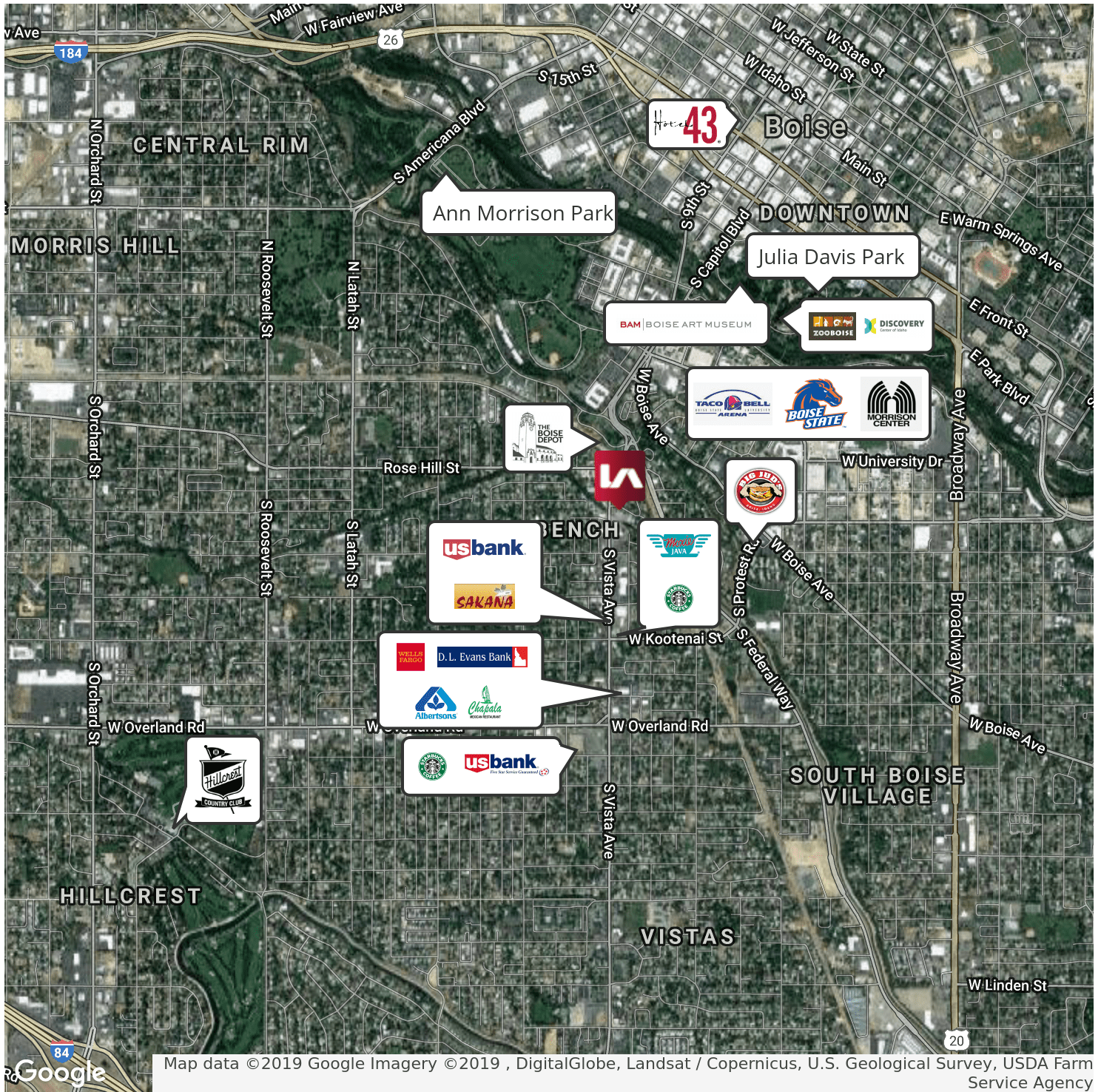
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## TREASURE VALLEY STATISTICS

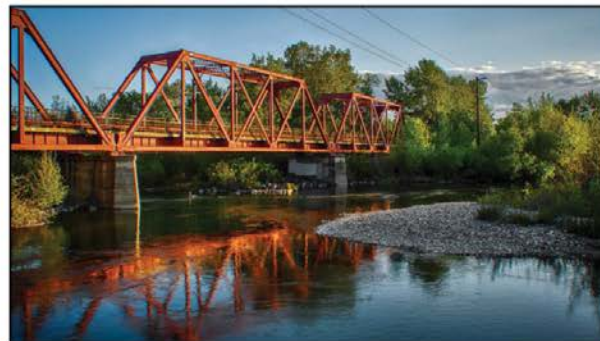
### EMPLOYMENT AND ECONOMIC STRENGTH

SINCE 2006, THE ADA COUNTY LABOR FORCE HAS GROWN BY OVER 31,000, WITH 3.4% GROWTH BETWEEN 2015 AND 2016 ALONE. IN THE PAST DECADE, ADA COUNTY HAS INCREASED THE NUMBER OF JOBS BY ALMOST 19,000, AN IMPRESSIVE FIGURE CONSIDERING THIS TIME FRAME INCLUDED THE WORST RECESSION IN RECENT HISTORY.

ADA COUNTY HAS MORE JOBS THAN ITS LABOR FORCE CAN SUPPORT, REQUIRING COMMUTERS FROM NEIGHBORING COUNTIES TO FILL THEM. IDAHO IS VOTED THE 6TH MOST INVENTIVE STATE IN THE COUNTRY, AND 1ST IN PATENTS PER CAPITA (COMMERCE.IDAHO.GOV).

IDAHO'S ECONOMY IS ONE OF THE STRONGEST IN THE NATION, THANKS TO A COMBINATION OF LOW TAXES, A BALANCED STATE BUDGET, AND A COMMON SENSE REGULATORY ENVIRONMENT. IDAHO BOASTS THE 2ND LOWEST PROPERTY TAX IN THE COUNTRY, 6TH BEST ECONOMIC OUTLOOK.

NOT ONLY IS IDAHO THE 3RD HIGHEST FOR PROJECTED JOB GROWTH RATE AND THE MOST IMPROVED STATE FOR BUSINESS, IT WAS ALSO VOTED THE MOST FRIENDLY STATE FOR SMALL BUSINESS. IDAHO STANDS BESIDE BUSINESS RATHER THAN STANDING IN THE WAY. [WWW.COMMERCE.IDAHO.GOV](http://WWW.COMMERCE.IDAHO.GOV)



### KEY MARKET ACCESS

IDAHO'S EASY ACCESS TO KEY MARKETS THROUGHOUT THE UNITED STATES AND BEYOND IS A MAJOR FACTOR IN BUSINESSES DECISION TO LOCATE HERE. WITH 5 INTERSTATES, 20 US HIGHWAYS, 30 STATE HIGHWAYS 7 COMMERCIAL AIRPORTS AND OVER 1,500 MILES OF RAIL, IDAHO HAS A STABLE TRANSPORT SYSTEM TO SUPPORT ANY SHIPPING NEEDS.

THE BOISE VALLEY ARE HOME TO SOME OF THE REGION'S TOP EMPLOYERS SUCH AS MICRON TECHNOLOGY, JR SIMPLOT, BLUE CROSS OF IDAHO, HEWLETT PACKARD AND BODYBUILDING.COM. FORBES CONSISTENTLY RANKS THE BOISE METRO AREA AS ONE OF THE TOP PLACES IN THE COUNTRY TO DO BUSINESS, HIGH QUALITY OF LIFE, RAISING A FAMILY, ENTERTAINMENT AND RECREATION. [WWW.COMMERCE.IDAHO.GOV](http://WWW.COMMERCE.IDAHO.GOV)

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1800, 1826 Main St & 610 S Vista Ave, Boise, ID 83702

## DOWNTOWN RENEWAL PLAN

### BOISE CITY REINVESTMENT



### WESTSIDE DOWNTOWN FRAMEWORK MASTER PLAN

THE WESTSIDE DOWNTOWN FRAMEWORK MASTER PLAN IS THE GUIDING POLICY AND URBAN DESIGN DOCUMENT FOR THE MAJORITY OF THE WESTSIDE DOWNTOWN URBAN RENEWAL DISTRICT. THE DISTRICT WAS ESTABLISHED IN 2001, AS THE THIRD URBAN RENEWAL DISTRICT IN BOISE. URBAN RENEWAL DESIGNATION ENABLED ADDITIONAL PUBLIC FINANCING OPTIONS AND WAS INTENDED TO REINVIGORATE AND ENHANCE THE AREA. THE PLAN ADDRESSES MANY ISSUES, INCLUDING URBAN DESIGN AND CHARACTER, INTENSITY AND PLACEMENT OF LAND USES, THE NEED FOR CIVIC SPACES, AS WELL AS PARKING, CIRCULATION, AND MOBILITY.

THIS MASTER PLAN ESTABLISHES A PREFERRED LAND USE PLAN AND GUIDELINES FOR BUILDING DESIGN, CIVIC SPACES, STREET CHARACTER, TRANSIT, A BICYCLE AND PEDESTRIAN NETWORK, STREETSCAPES AND SUSTAINABILITY. THE BOISE CITY COUNCIL ADOPTED THIS PLAN IN CONJUNCTION WITH THE FORMATION OF THE WESTSIDE DOWNTOWN URBAN RENEWAL DISTRICT IN 2001. \*BLUEPRINT BOISE DT-26



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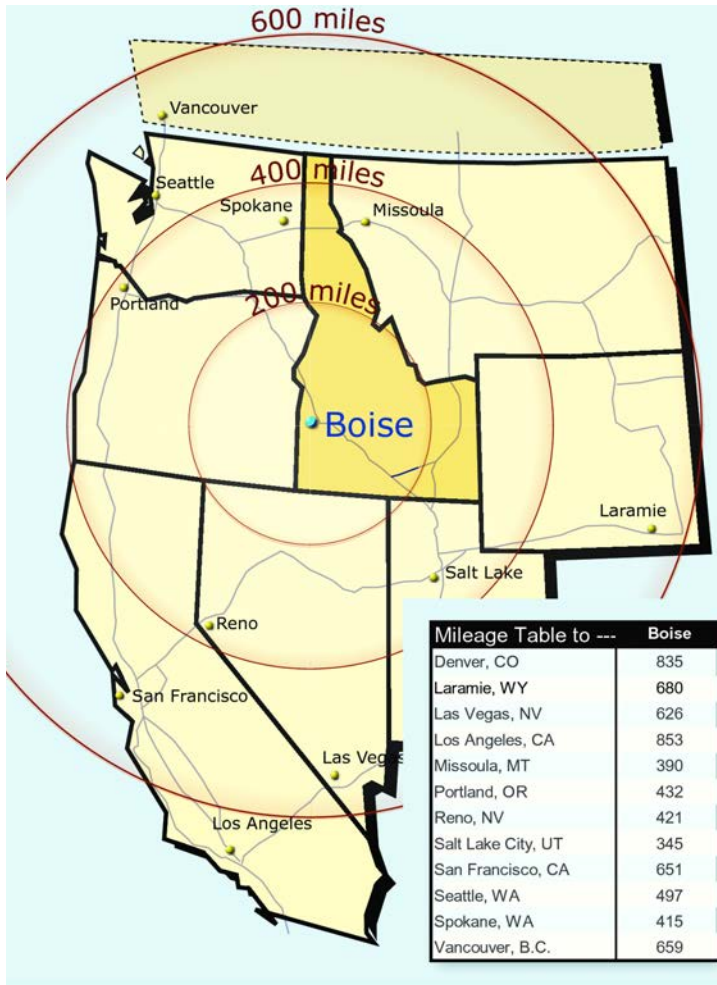
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Gramercy Park 1626 & 1710 S. Wells Ave. , Meridian, ID 83642



## BUSINESS IN THE BOISE VALLEY

- Overall business costs in the Boise Valley are nearly 1/3 lower than in California and Washington
- Corporate taxes are the 17th lowest in the nation
- Lowest health insurance costs in the U.S. for employers
- Cost of living is only 92% of the national average
- Average commute of 18 minutes

## POPULATION AND WORKFORCE

- 690,000+ residents and a 3.4% annual in-migration rate
- 40% of the workforce has earned college degrees
- Home of 14 institutions of higher education

## NATIONAL ACCOLADES

- #2 Best City to Live In (Meridian)
- #1 Top Performing Economy (Idaho)
- #4 Best Places to Retire
- Top 10 Cities for Young Families
- #3 Popular U.S. Growth Cities

## TOP EMPLOYERS IN THE BOISE VALLEY

- St Luke's Regional Medical Center
- Micron Technology Inc.
- J.R. Simplot Company
- Boise State University

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