



Available: 5,239 SF
Price & Rate: Negotiable

Property Highlights

Lot Size	1.28 Acres
Zoning	City of Boise C-2DC
Building Type	Free Standing Retail / Restaurant
Year Built	1992 - Well Maintained
Parcel Number	R1013250430
Parking	Ample - On-Site Parking
Major Traffic Draws	Boise State University & The Boise River & Greenbelt
Traffic Counts	Capitol - 29,747 Cars Per Day 2015
Availability	Contact Agents for Details
LockBox	No, Contact Agents to Schedule

Listing Features

- Retail - Restaurant Opportunity Located in Boise
- Existing Restaurant with Drive-Thru In-Place - Full Set of Construction Drawings Available Upon Request
- The Property is Located Across from Boise State University - 22,113 Students
- High Traffic Location at the Intersection of Capitol Boulevard & University Drive / Ann Morrison Park Drive
- Surrounded by Subway, Julia Davis Park, Ann Morrison Park, Tailgate Bar and Grill, Papa Joe's, Residence Inn, the Anniversary Inn, the Morrison Center, BSU Student Housing, Idaho History Museum & more...
- Contact Agents Schedule a Walk Through Today!!

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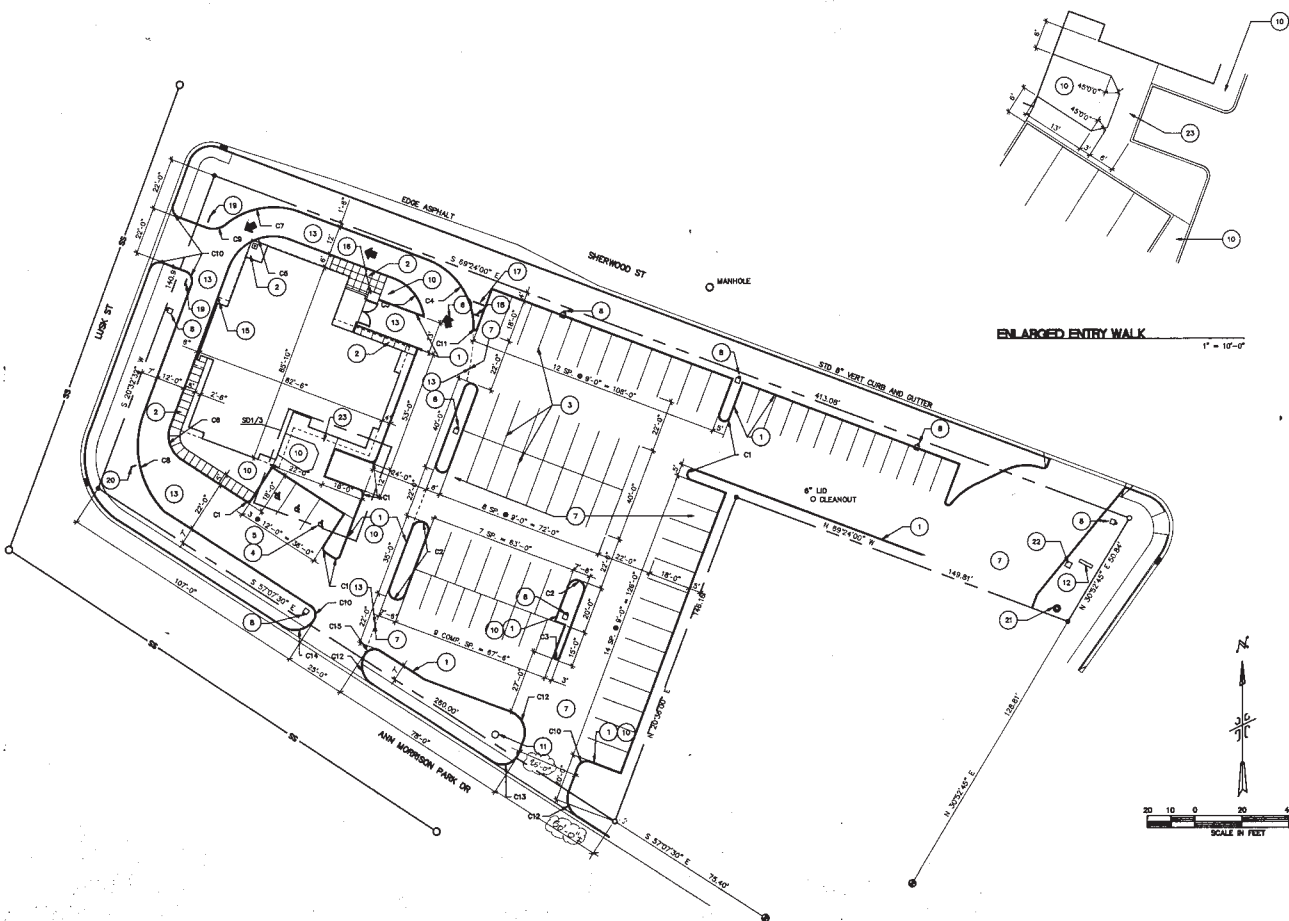
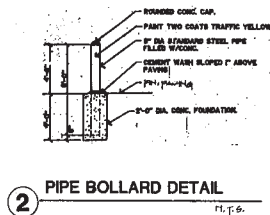
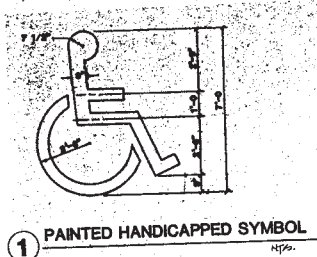
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RADIUS LEGEND

- C1 2'-6" RADIUS
- C2 3'-9" RADIUS
- C3 1'-6" RADIUS
- C4 30'-6" RADIUS
- C5 20'-0" RADIUS
- C6 12'-0" RADIUS
- C7 32'-0" RADIUS
- C8 40'-0" RADIUS
- C9 8'-6" RADIUS
- C10 4'-6" RADIUS
- C11 1'-0" RADIUS
- C12 9'-6" RADIUS
- C13 7'-8" RADIUS
- C14 10'-0" RADIUS
- C15 5'-0" RADIUS

KEY NOTES

1. 4" CONCRETE CURB
2. 4" CONCRETE WALK WITH CONTROL JOINTS @ 9'-0" O.C.
3. 4" PAINTED PARKING STRIPING - PAINT W/ 2 COATS TRAFFIC YELLOW - TYPICAL
4. HANDICAPPED PARKING STALL
5. PAINTED HANDICAPPED SYMBOL - PAINT W/ 2 COATS TRAFFIC BLUE - SEE DETAIL
6. DIRECTIONAL ARROW - PAINT W/ 2 COATS TRAFFIC YELLOW
7. NEW 2" ASPHALT PAVING - SEE CIVIL TRAFFIC YELLOW
8. NEW 2" ASPHALT PAVING - SEE CIVIL TRAFFIC YELLOW
9. SITE LIGHTING - SEE ELECTRICAL
10. HANDICAPPED PLANTER - SEE LANDSCAPE PLAN
11. SITE SIGN - POLE
12. SITE SIGN - MOUNTMENT
13. NEW 2" ASPHALT PAVING - SEE CIVIL TRAFFIC YELLOW
14. CONCRETE PAD - 8" THICK
15. PIPE BOLLARD - SEE DETAIL SPH-2
16. CONCRETE SERVICE RAMP - SEE SLOPE NUMBER BOARD - SEE ELECTRICAL SITE PLAN
17. "DO NOT ENTER" SIGN - VERIFY LOCATION W/ OWNER
18. SITE SIGNAGE BY OTHERS - "DO NOT ENTER" ON ONE "STAY OFF" ON OTHER SIDE
19. SITE SIGNAGE BY OTHERS - "DO NOT ENTER"
20. EXISTING FLAG POLE TO REMAIN
21. EXISTING PUBLIC TELEPHONE TO REMAIN
22. EXISTING ADJACENT CONCRETE WALL - 4" THICK
23. EXISTING ADJACENT CONCRETE WALL - 4" THICK
24. REINFORCEMENT AS PER STRUCTURAL SPEC.



SITE DEVELOPMENT PLAN

no.	revisions	date

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 architect p.c. & i.a.
 1000 W. Myrtle Street, Boise, Idaho 83702
 Fax: (208) 336-8380

brs

ON COLLEGE BLVD.

drawn
 date 1-27-82
 checked
 ink no.

Free Standing Retail Building

818 Ann Morrison Park Drive, Boise, Idaho 83706



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