



4141 W Chinden Blvd

4141 W Chinden Blvd, Garden City, ID 83714

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4141 W Chinden Blvd

\$20.00 /SF/YR

This 7,920 SF freestanding building offers 132 feet of prominent frontage at the signalized, hard corner of Chinden Boulevard and Curtis Road. The property features 14 dedicated parking spaces and a convenient roll-up door at the rear, facing North Curtis Road. This is a rare opportunity for specialty retail, showroom, or professional office users to secure unbeatable visibility at one of Boise’s busiest intersections, with traffic counts ranging from 28,000 to 32,000 vehicles per day and peak-hour volumes reaching 5,740 vehicles (PM peak). The intersection serves as a key connector between Downtown Boise, Garden City, and West Boise and provides easy access to I-84. This highly desirable corner location is an outstanding choice for businesses seeking maximum exposure....

- • Excellent signage opportunity on the pole sign and building frontage
- • 14 parking stalls
- • Roll-up door at the rear of the building
- • Great exposure at a busy intersection, ideal for a showroom, retail, or office.

Repair Shop ±2,160 SF	
Retail & Office ±5,760 SF	
Chinden Blvd	

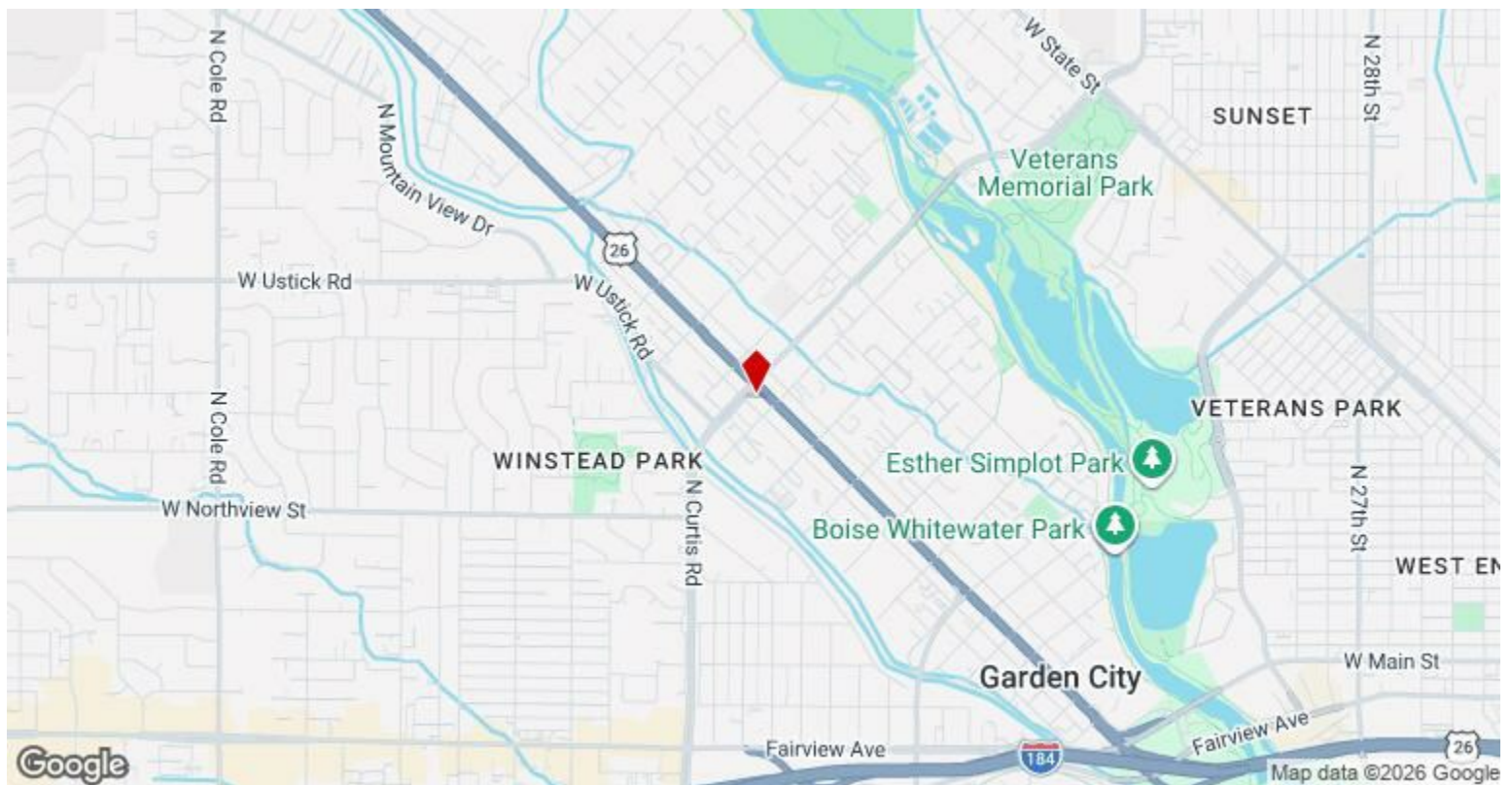
Rental Rate:	\$20.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	7,920 SF
Year Built:	1972
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Taxes:	\$0.14 USD/SF/MO
Operating Expenses:	\$0.21 USD/SF/MO
Rental Rate Mo:	\$1.67 /SF/MO



1st Floor

Space Available	7,920 SF
Rental Rate	\$20.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Highly Visable Retail office Showroom Space of approximately 5,760 sf with unfinished storage space at the rear, which is approximately 2,160 sf. The building benefits from 132 feet of Frontage located on Chinden Blvd, which includes a prominent pole sign for advertising and a roll-up door located off of Curtis Rd, in addition to a private parking lot with 14 Parking spaces.



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Property Photos



IDGC_0254



CORNER VIEW OF BLDG

Property Photos



PARKING LOT



SHOWROOM INTERIOR

Property Photos



Property Photos



INTERSECTION



CORNER WINDOW OFFICE

Property Photos



Property Photos



Property Photos

