RETAIL FOR LEASE

4116 W. CHINDEN BOULEVARD

Boise, ID 83714

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

ECONOMIC DATA

LEASE RATE: $20.00 SF/yr
LEASE TYPE: NNN
ESTIMATED NNN: $3.33 SF/yr

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Boise City/Nampa
SUBMARKET: Garden City

BUILDING DATA

TOTAL BUILDING: 3,970 SF
YEAR BUILT: 1988
ZONING: C-1
TRAFFIC COUNTS: 61,000 VPD

LISTING DATA

AVAILABLE SF: +/- 1,250 SF

PROPERTY HIGHLIGHTS

- Located at the hard corner of Chinden Boulevard and Veterans Memorial Parkway in Garden City
- End cap retail suite
- Signage on 2 large monument signs add to this property's incredibile visibility
- Traffic counts in excess of 61,000 vehicles per day
- Neighboring vacant lot is to be graveled for additional parking
- Three basin sink and drains in place, and hood may be added

Chase Erkins | Principal
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C 208.789.4900

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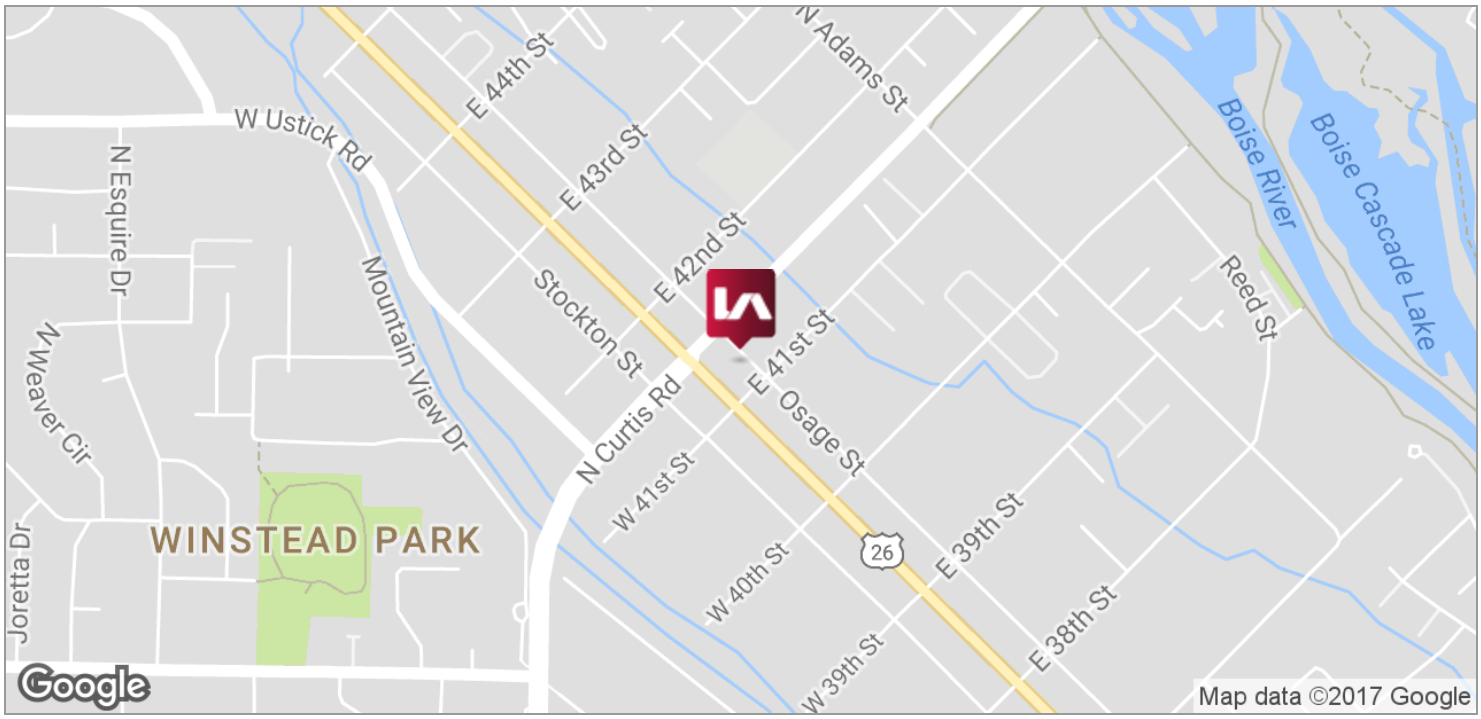

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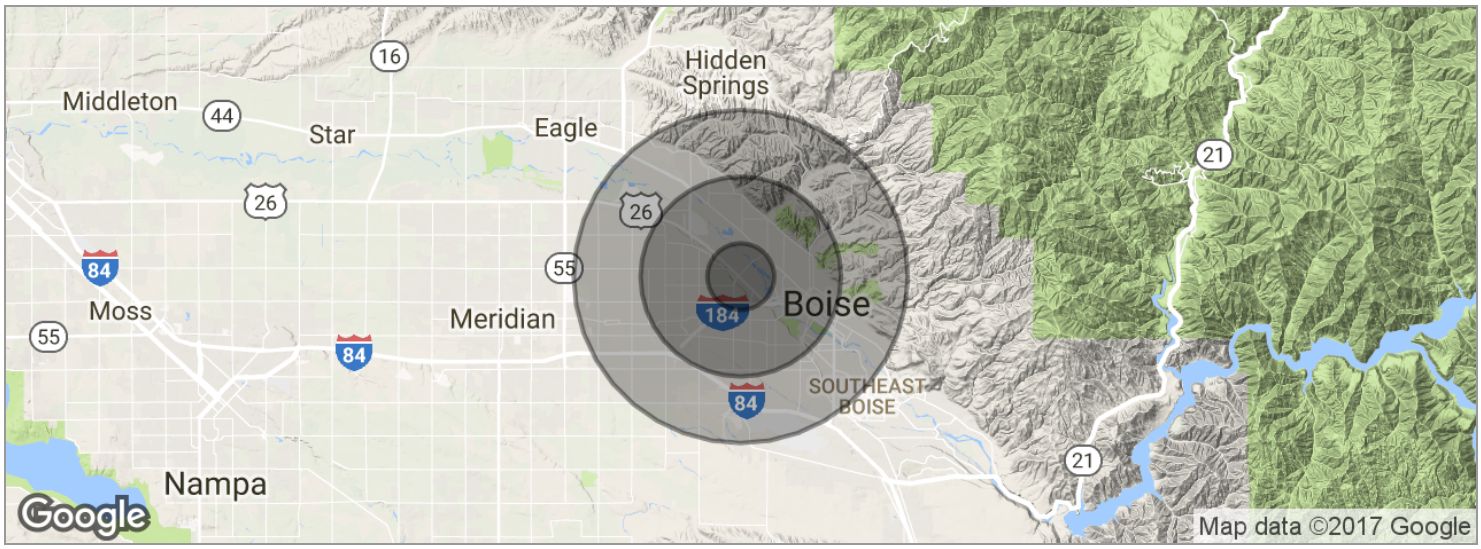

POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,713	96,321	202,346
Median age	32.5	35.0	35.3
Median age (male)	32.5	34.0	34.4
Median age (Female)	32.4	35.9	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,803	43,381	87,655
# of persons per HH	2.2	2.2	2.3
Average HH income	$46,218	$52,749	$57,790
Average house value	$127,999	$217,792	$215,328

** Demographic data derived from 2010 US Census*

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