



FOR SALE & LEASE - OWNER-USER OPPORTUNITY



GARDEN POINTE RETAIL CENTER

3840 West Chinden Blvd
Garden City, Idaho 83714

SALE - 14,420 SF
LEASE - 1,704 - 7,114 SF

PROPERTY HIGHLIGHTS

Sale Price	\$3,700,000
NOI/Cap	\$222,346/6% Cap Proforma
T.I. Credit	\$200,000 at Closing
For Lease	1,704 to 7,114 SF \$16/SF
Lease Type	NNN (Est. \$3.03/SF)
Bldg-Lot Size	14,420 SF on 0.713 Acres
Zoning	C-1 - Commercial
Built-Remodeled	1986-2020
Parking	37 + Stalls On-Site



JENNIFER MCENTEE

Director
Office/Investment Specialist
+1 208 287 9495
jennifer.mcentee@paccra.com

BREE WELLS

Senior Associate
Office Specialist
+1 208 287 9492
bree.wells@paccra.com

DJ THOMPSON

Director
Office/Investment Specialist
+1 208 287 8438
dj.thompson@paccra.com

999 West Main Street, Ste 1300
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
paccra.com

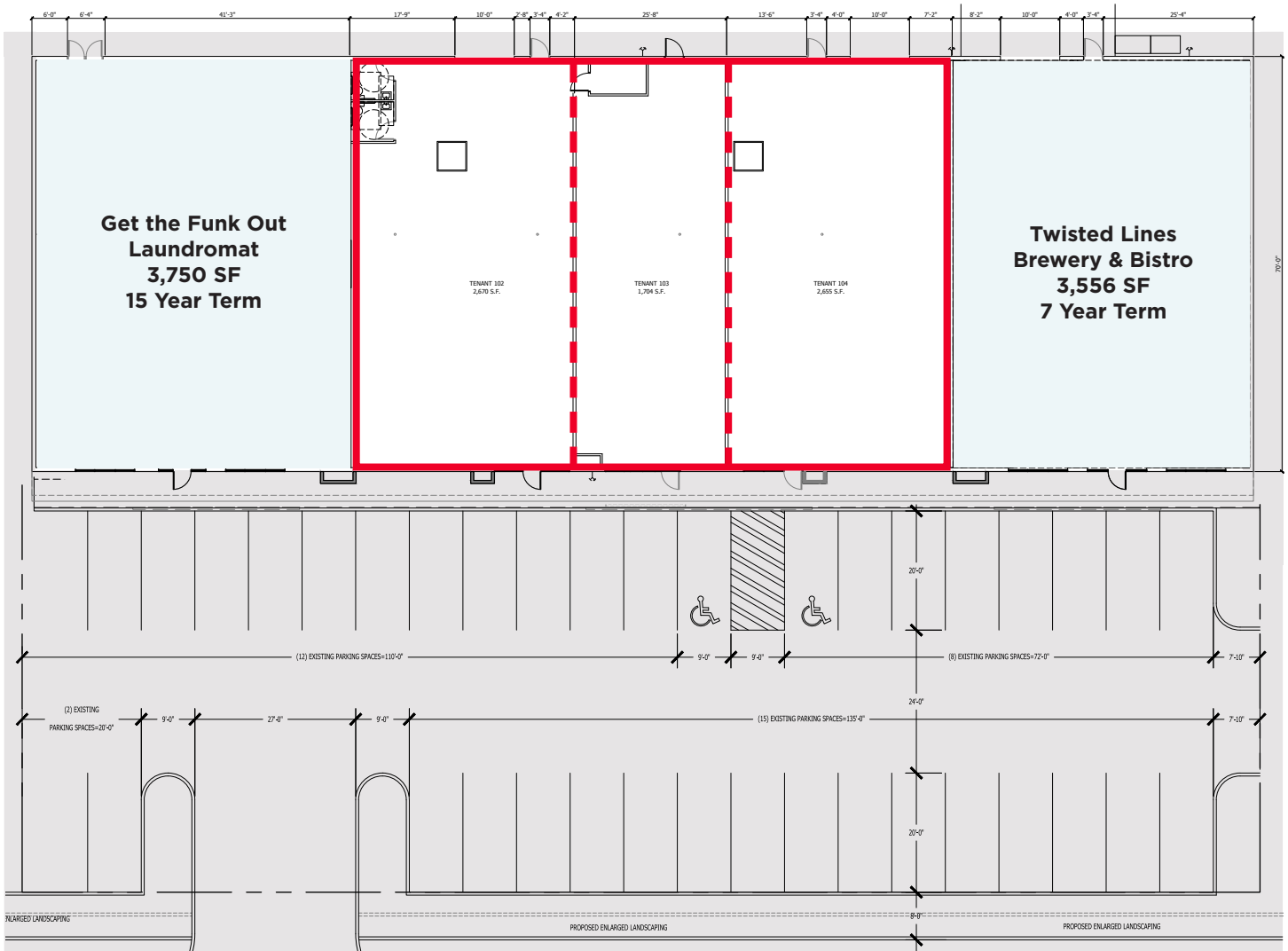
GARDEN POINTE RETAIL

3840 West Chinden Blvd., Garden City, Idaho 83714

FOR SALE & LEASE - OWNER-USER



FLOOR PLAN



Listing Features

- Retail/warehouse showroom building - current tenants Get the Funk Out Laundromat & Twisted Lines Brewery & Bistro
- Buyer will receive a \$200,000 tenant improvement allowance credit at closing - contact agents for details
- Recent improvements include new roof, parking lot, HVAC units, build out for the laundry mat and the brewery, restrooms in the vacant space, windows and roll-up doors, electrical service/lighting, and 2 inch water line
- Located on a main thoroughfare into downtown Boise, between Orchard and Curtis/Veterans Memorial Parkway
- Surrounded by various retailers, restaurants, financial institutions & other professional services including Clearview Cleaning, Subway, Jacksons, Elite Auto & more



GARDEN POINTE RETAIL

3840 West Chinden Blvd., Garden City, Idaho 83714

FOR SALE & LEASE - OWNER-USER



Garden Pointe
3840 W. Chinden
Garden City, Idaho

LAND AREA	31,058 SF
BUILDING AREA	14,420 SF
LOT COVERAGE	46%
PARKING/1,000 SF	2.57 37 stalls

TURN-KEY PRO-FORMA INCOME	Area SF	Monthly Rent	Annual Rent	SF/YEAR	SF/MONTH	Annual Increase	Term/Years
Suite One Upchurch	####	\$ ####	\$ #####	####	\$ ###	###%	15
Suite Four Edie Place	####	\$ ####	\$ #####	####	\$ ###	###%	7

PLEASE CLICK HERE TO DOWNLOAD, EXECUTE, AND RETURN CONFIDENTIALITY AGREEMENT TO RECEIVE RENT ROLL & FINANCIAL INFORMATION

GROSS RENTAL INCOME NNN LEASE \$	#####
LESS: 5% VACANCY AND RESERVE	(#####)
NET OPERATING INCOME \$	#####

CAPITALIZATION RATE 6.00%

CAPITALIZED VALUE \$	#####
LESS: BUDGETED TI & LEASING COST	(#####)
AS IS SALES PRICE \$	#####

JENNIFER MCENTEE
Director
Office/Investment Specialist
+1 208 287 9495
jennifer.mcentee@paccra.com

BREE WELLS
Senior Associate
Office Specialist
+1 208 287 9492
bree.wells@paccra.com

DJ THOMPSON
Director
Office/Investment Specialist
+1 208 287 8438
dj.thompson@paccra.com

999 West Main Street, Ste 1300
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
paccra.com

©2020 Cushman & Wakefield Pacific. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

GARDEN POINTE RETAIL

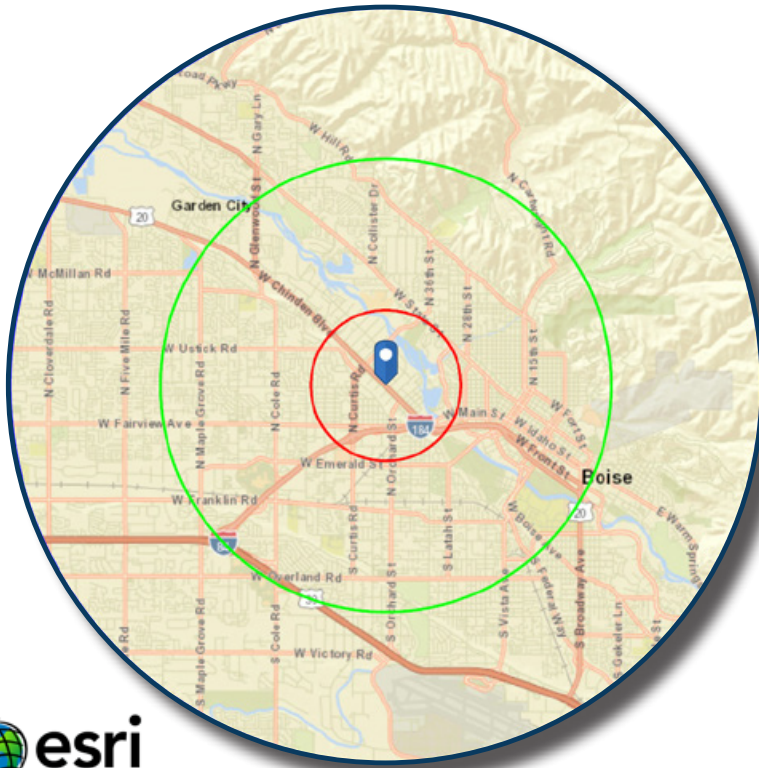
3840 West Chinden Blvd., Garden City, Idaho 83714

FOR SALE & LEASE - OWNER-USER



- LOCATED IN A GROWING AREA IN GARDEN CITY -

In the identified area, the current year population is 211,227. In 2010, the Census count in the area was 192,041. The rate of change since 2010 was 1.16% annually. The five-year projection for the population in the area is 226,017 representing a change of 1.36% annually from 2018 to 2023.



	1 mile	3 miles	5 miles
Population			
2000 Population	9,890	99,237	186,497
2010 Population	9,519	99,436	192,041
2018 Population	10,359	107,903	211,227
2023 Population	11,050	114,200	226,017
2000-2010 Annual Rate	-0.38%	0.02%	0.29%
2010-2018 Annual Rate	1.03%	1.00%	1.16%
2018-2023 Annual Rate	1.30%	1.14%	1.36%
2018 Male Population	50.5%	49.9%	49.5%
2018 Female Population	49.5%	50.1%	50.5%
2018 Median Age	34.0	36.2	37.3
Households			
2000 Households	4,018	41,519	75,324
2010 Households	4,132	43,761	81,695
2018 Total Households	4,522	47,487	88,847
2023 Total Households	4,858	50,406	94,806
2000-2010 Annual Rate	0.28%	0.53%	0.82%
2010-2018 Annual Rate	1.25%	1.13%	1.16%
2018-2023 Annual Rate	1.44%	1.20%	1.31%
2018 Average Household Size	2.29	2.19	2.30
Average Household Income			
2018 Average Household Income	\$53,857	\$64,189	\$71,593
2023 Average Household Income	\$62,743	\$73,916	\$82,702
2018-2023 Annual Rate	3.10%	2.86%	2.93%
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	787	7,149	10,750
Total Employees:	9,878	111,499	160,410

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



GARDEN POINTE RETAIL

3840 West Chinden Blvd., Garden City, Idaho 83714

FOR SALE & LEASE - OWNER-USER



Welcome to the West's Most Dynamic Metro, Boise, Idaho

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

Why Boise Metro

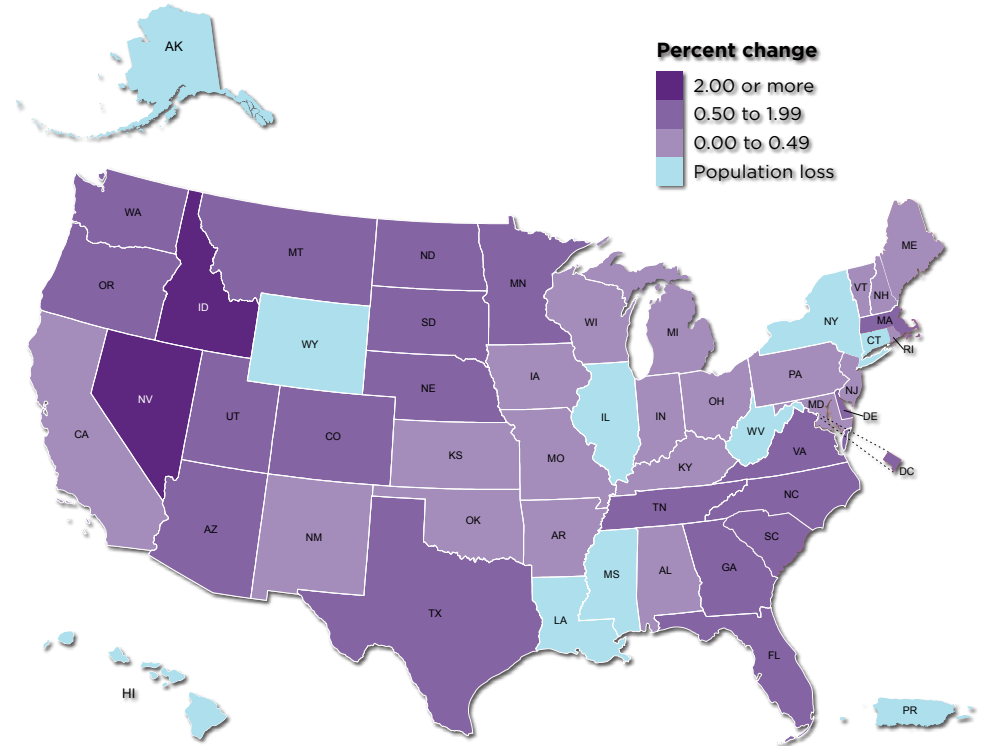
Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



Idaho is one of the Nation's Fastest Growing States

Population Change for States (and Puerto Rico)

From July 1, 2017, to July 1, 2018



CLICK HERE TO DOWNLOAD THE COMPLETE BOISE VALLEY REGIONAL OVERVIEW:
<https://paccra.com/wp-content/uploads/2019/07/Regional-Overview-PACCRA-2019.pdf>



U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)

Source: Vintage 2018 Population Estimates
www.census.gov/programs-surveys/popest.html