

RETAIL BUILDING FOR SALE OR LEASE 2636 S. VISTA AVE.

Boise, ID 83705



OFFERING SUMMARY

Sale Price: \$699,900

Lease Rate: \$19.20 SF/yr

Lease Type: NNN (\$4.00 SF/yr)

Lot Size: 0.29 Acres

Building Size: 2,400 SF

Year Built: 1977

Parcel ID: R1100000030

Zoning: MX-3

PROPERTY OVERVIEW

Lee & Associates is pleased to present this 2,400 SF retail building for sale or lease. The retail building was previously leased to Dive Magic, a company that has been providing Idaho with world-class scuba diving instructions and diving equipment since 1997. The property is zoned MX-3, which allows commercial uses. Potential uses of the property include a medical office, dental office, bank, library, restaurant, and more. The building is found in a prime business environment and provides 78 ft of frontage. This property is centrally located and is just a short drive to Downtown Boise, the I-84, and the Boise Airport.

PROPERTY HIGHLIGHTS

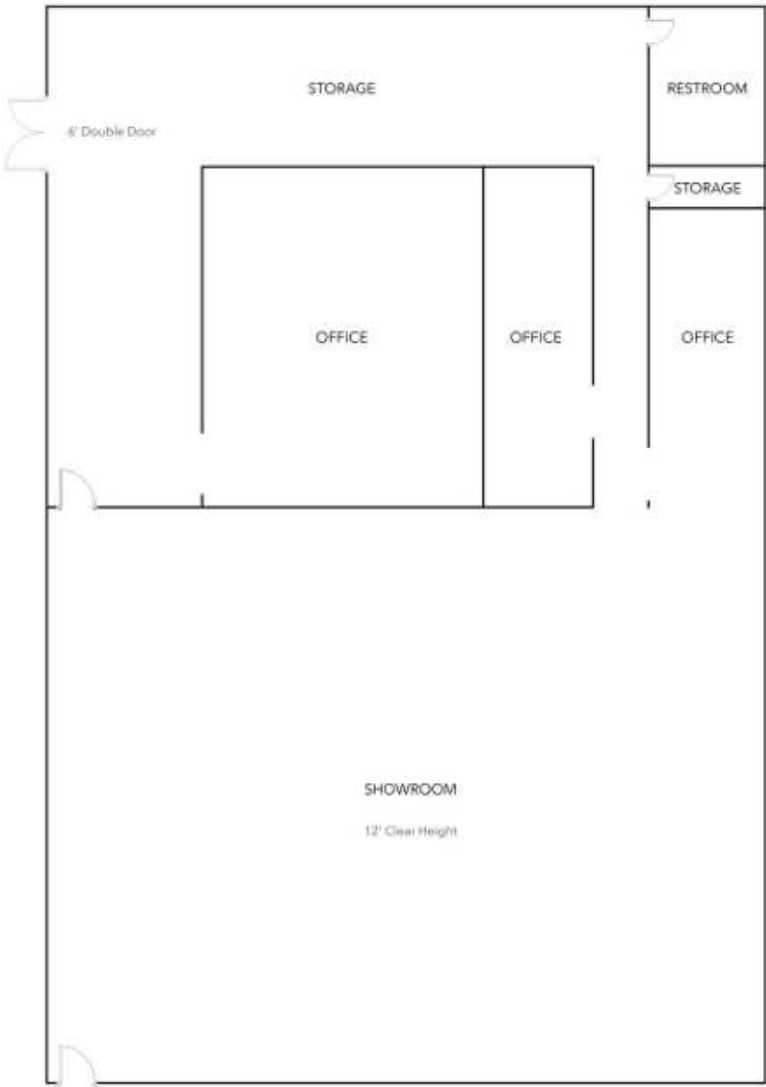
- Large monument sign
- 78 ft of frontage on Vista Ave.
- 1 min from I-84
- 4 mins from Boise Airport (BOI)

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2636 S. Vista Ave.	Available	2,400 SF	NNN	\$19.20 SF/yr	NNN - \$4.00 Per/sf/yr

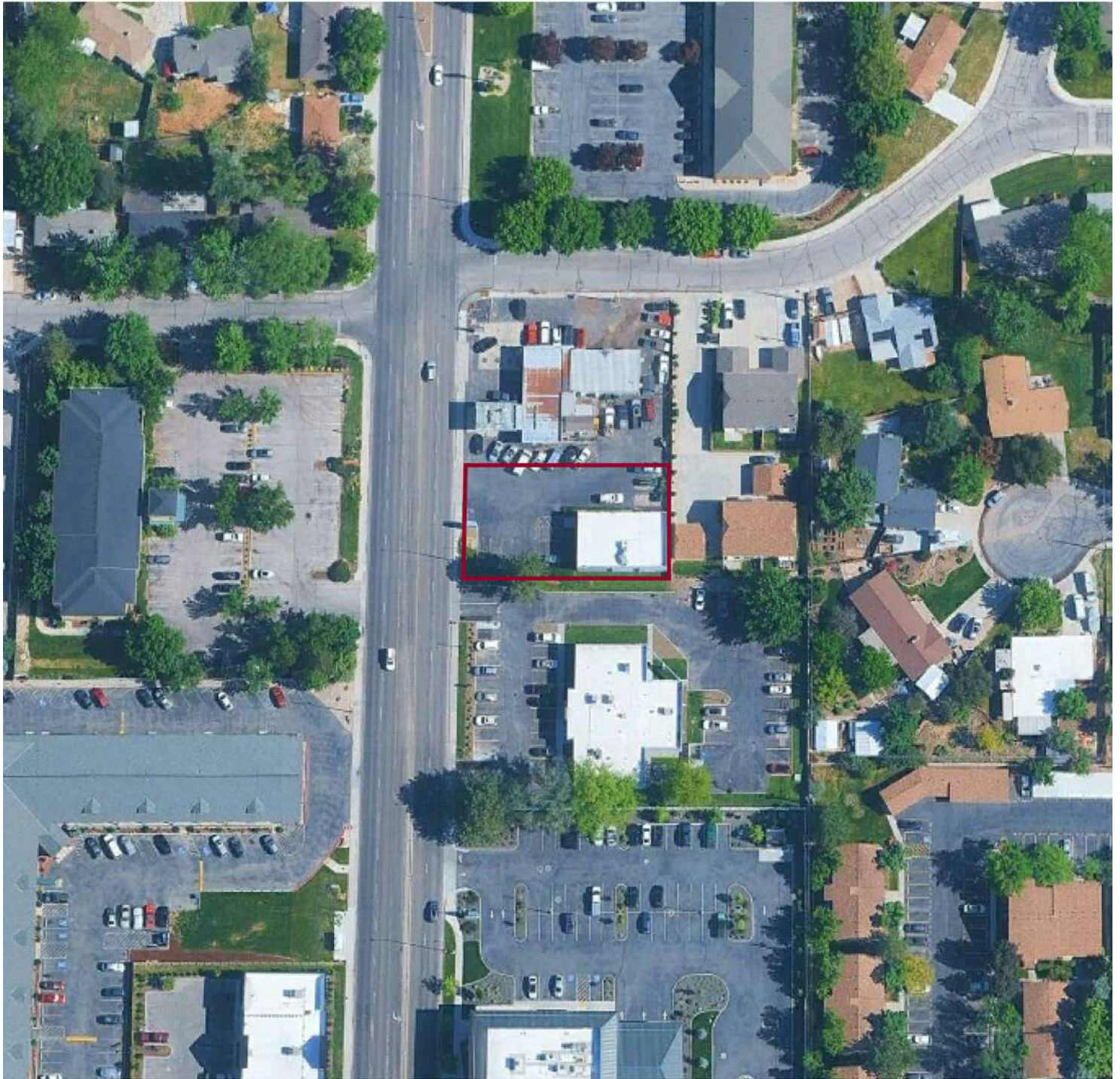
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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

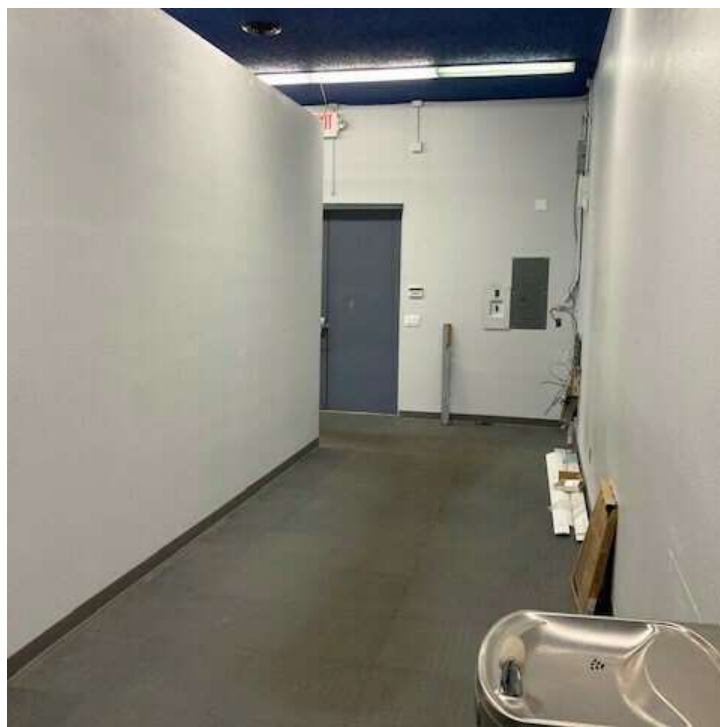
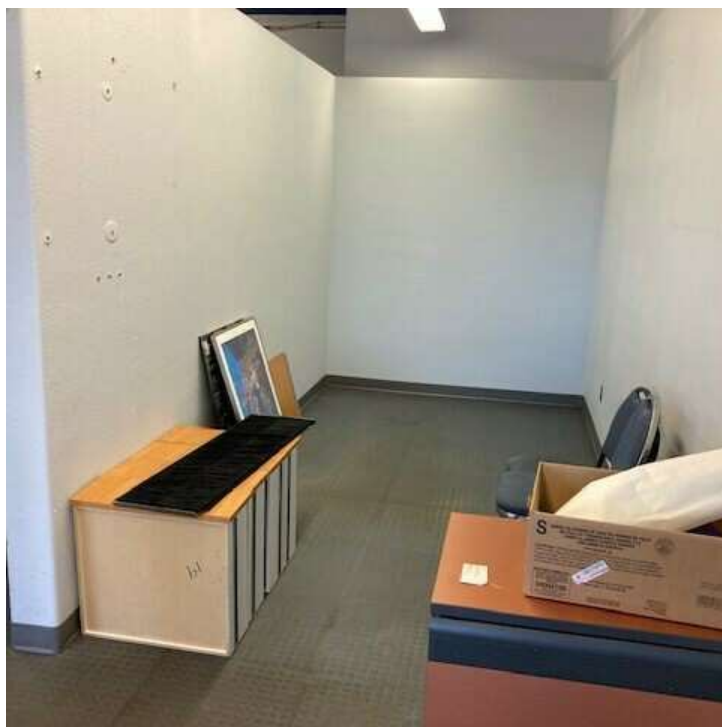


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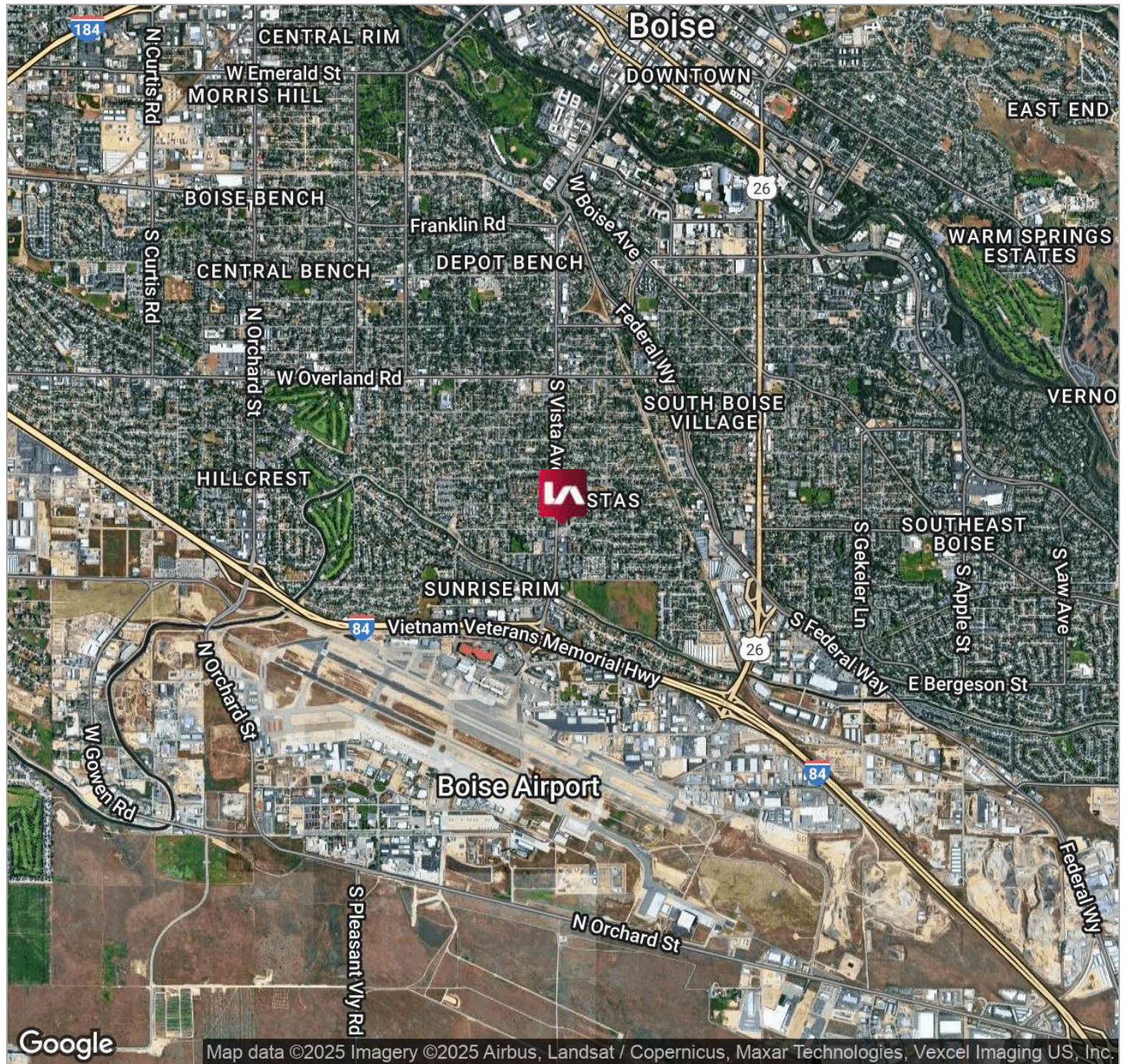
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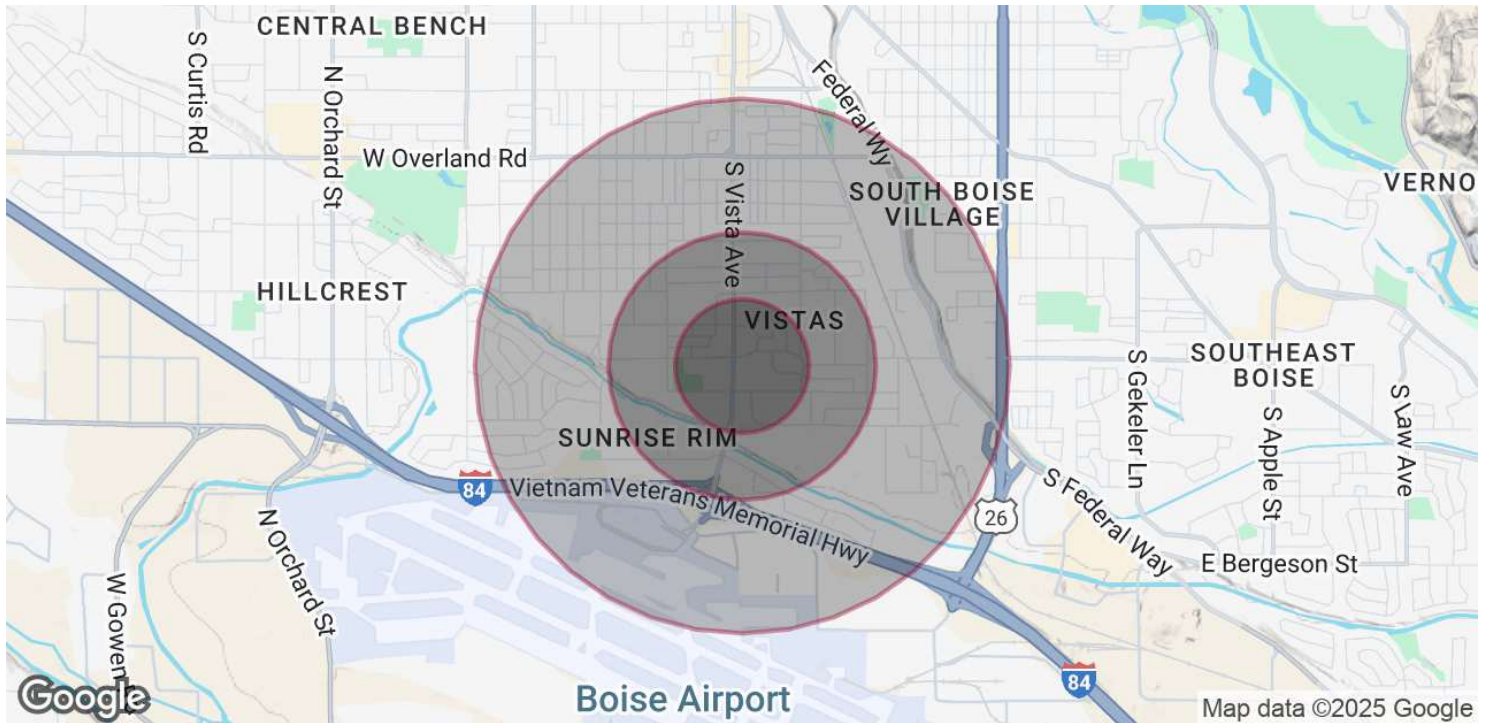


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,671	5,472	13,546
Average Age	31.1	32.3	33.3
Average Age (Male)	32.4	32.4	34.2
Average Age (Female)	31.0	32.3	33.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	620	2,105	5,557
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$49,804	\$54,428	\$59,688
Average House Value	\$170,584	\$192,689	\$205,234

2020 American Community Survey (ACS)

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