

# OFFICEMAX BUILDING

2509 SOUTH BROADWAY AVENUE • BOISE • IDAHO • 83706



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE



## FOR SALE OR LEASE

### PROPERTY SPECS

- 31,334 SF
- 2.4 Acres
- \$12.50 PSF
- Broadway Avenue Traffic Count: 24,261

#### DEMOGRAPHICS

1 MILE 2 MILES 3 MILES

#### POPULATION

|                           |        |        |         |
|---------------------------|--------|--------|---------|
| 2015 ESTIMATED POPULATION | 13,441 | 67,613 | 132,788 |
| 2020 PROJECTED POPULATION | 14,190 | 71,325 | 141,126 |

#### HOUSEHOLDS

|                             |          |          |          |
|-----------------------------|----------|----------|----------|
| 2015 ESTIMATED HOUSEHOLDS   | 6,295    | 31,206   | 58,991   |
| 2020 PROJECTED HOUSEHOLDS   | 6,688    | 33,152   | 63,035   |
| 2015 EST. AVERAGE HH INCOME | \$55,512 | \$62,272 | \$62,606 |
| 2015 EST. MEDIAN HH INCOME  | \$43,368 | \$42,147 | \$42,729 |
| 2015 EST. PER CAPITA INCOME | \$26,150 | \$29,278 | \$27,969 |

#### LEASE CONTACT

**CHRIS MONSON, CCIM**  
cmonson@mtwest.com  
direct 801.578.5580

**BRETT PALMER**  
bpalmer@mtwest.com  
direct 801.578.5510

#### SALE CONTACT

**MIKE CHRISTENSEN**  
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direct 208.472.2866



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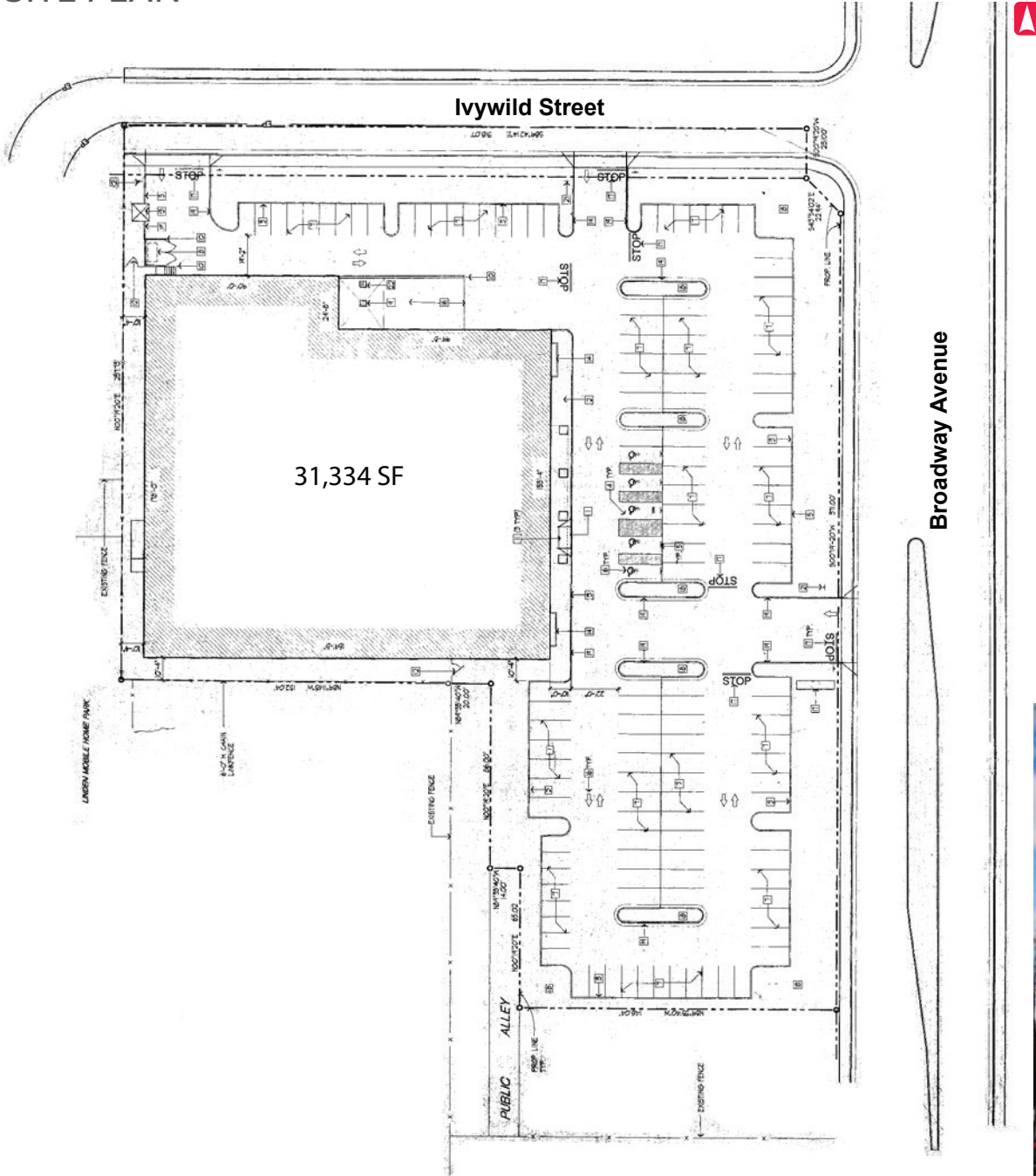
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## SITE PLAN



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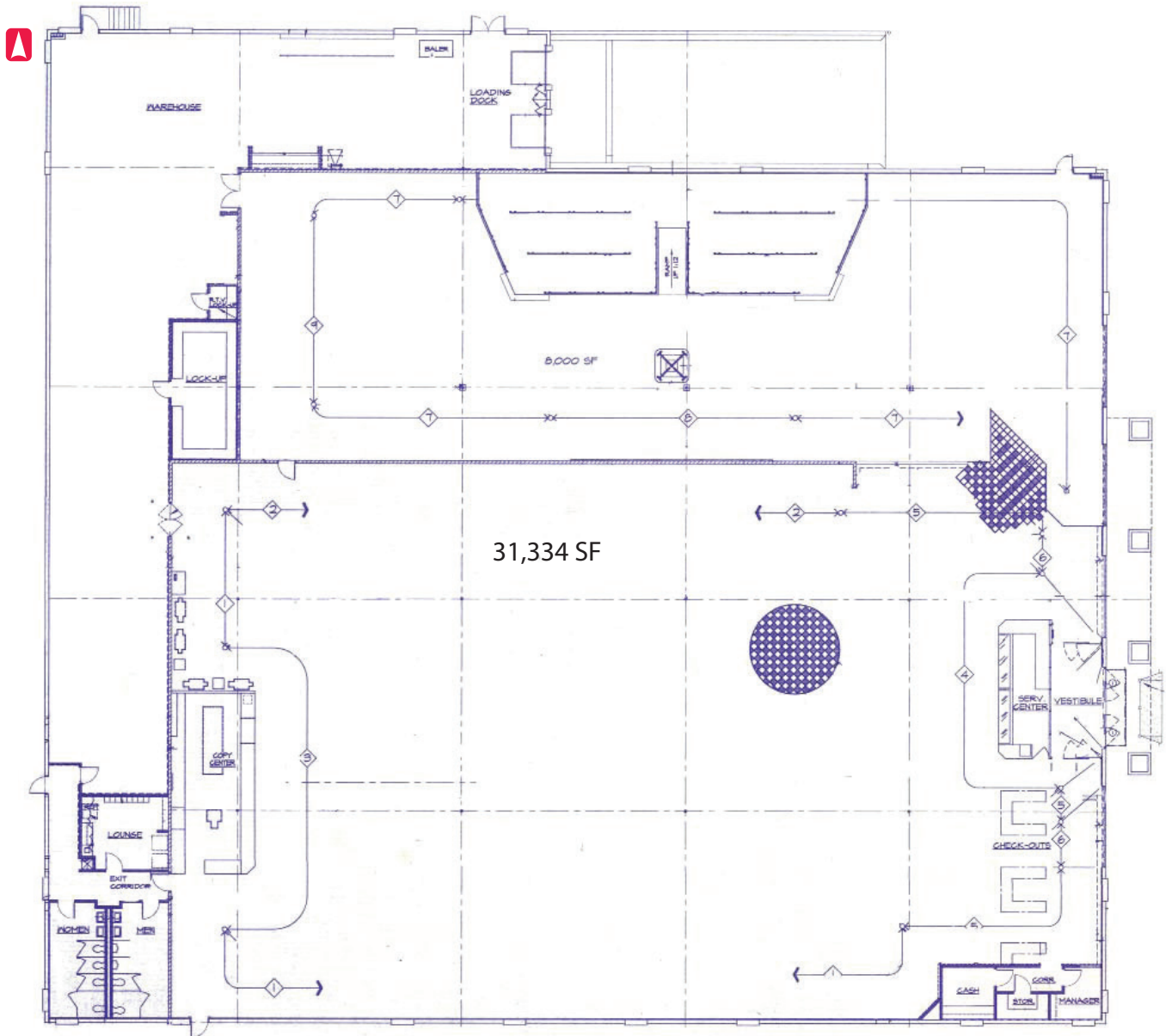
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## FLOOR PLAN



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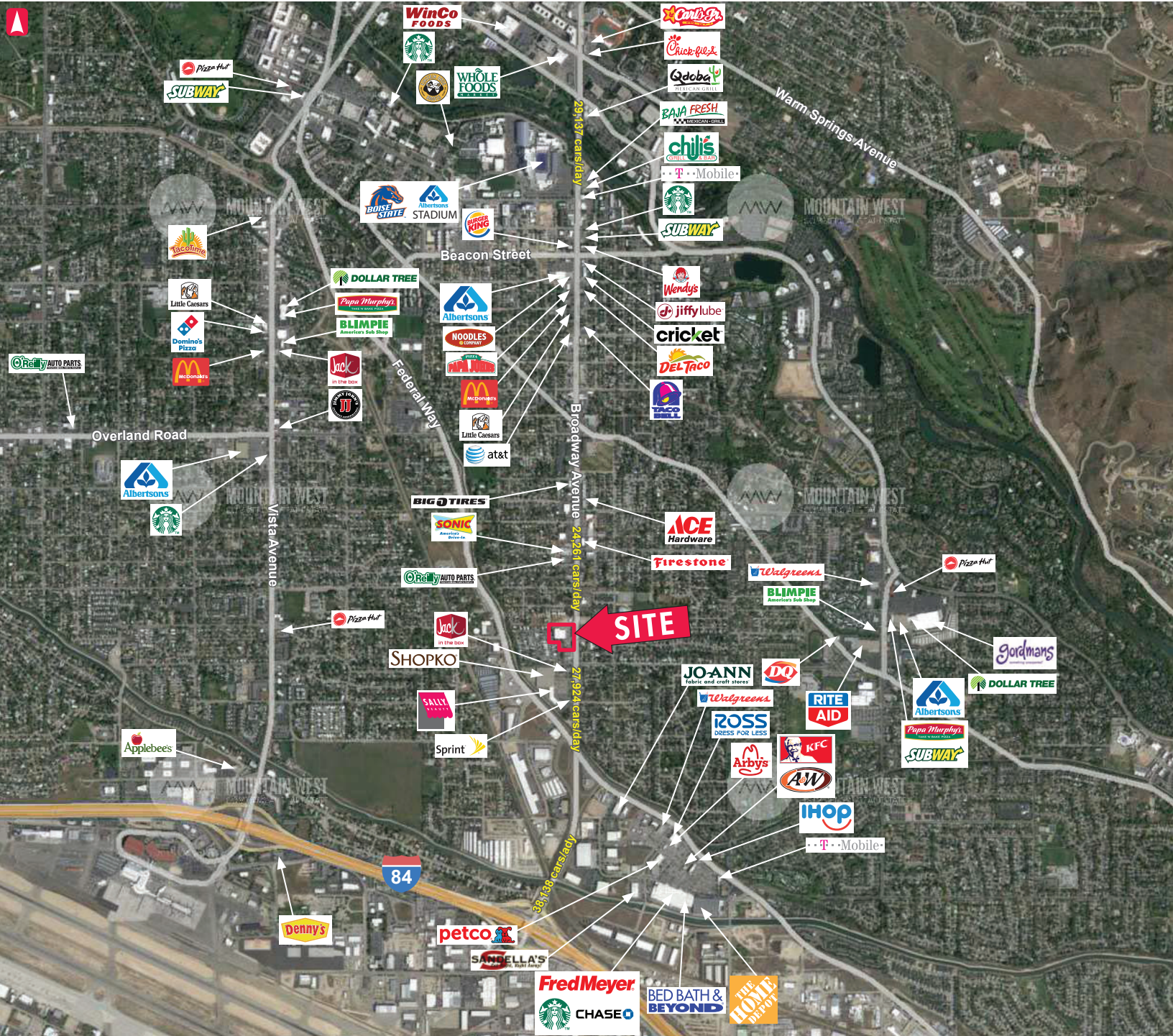
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