

# RESTAURANT FOR SALE OR LEASE 7100 W. FAIRVIEW AVENUE

Boise, ID 83704

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

Price Reduced



## ECONOMIC DATE

**SALE PRICE:** \$675,000.00  
**PRICE PER SF:** \$120.96  
**LEASE RATE PER SF:** \$16.00 SF/YR  
**LEASE TYPE:** NNN

## PROPERTY INFORMATION

**COUNTY:** Ada  
**MARKET:** Boise City/Nampa  
**SUBMARKET:** Southwest Boise

## BUILDING DATA

**YEAR BUILT:** 1970  
**ZONING:** C-2D  
**PARKING:** 40 Spaces  
**SIGNAGE:** Pylon Sign  
**TRAFFIC COUNT:** 31,000 + VPD

## LISTING DATA

**AVAILABLE SF:** 5,580 SF



## PROPERTY HIGHLIGHTS

- Located on Fairview Avenue, near the intersection of Cole Road
- Easy access to Interstate I-84, with the nearest on-ramp located just 1 mile away
- High traffic counts of over 31,000 vehicles per day
- Contact agent for showing instructions
- Please do not disturb tenant

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Austin Hopkins | Associate  
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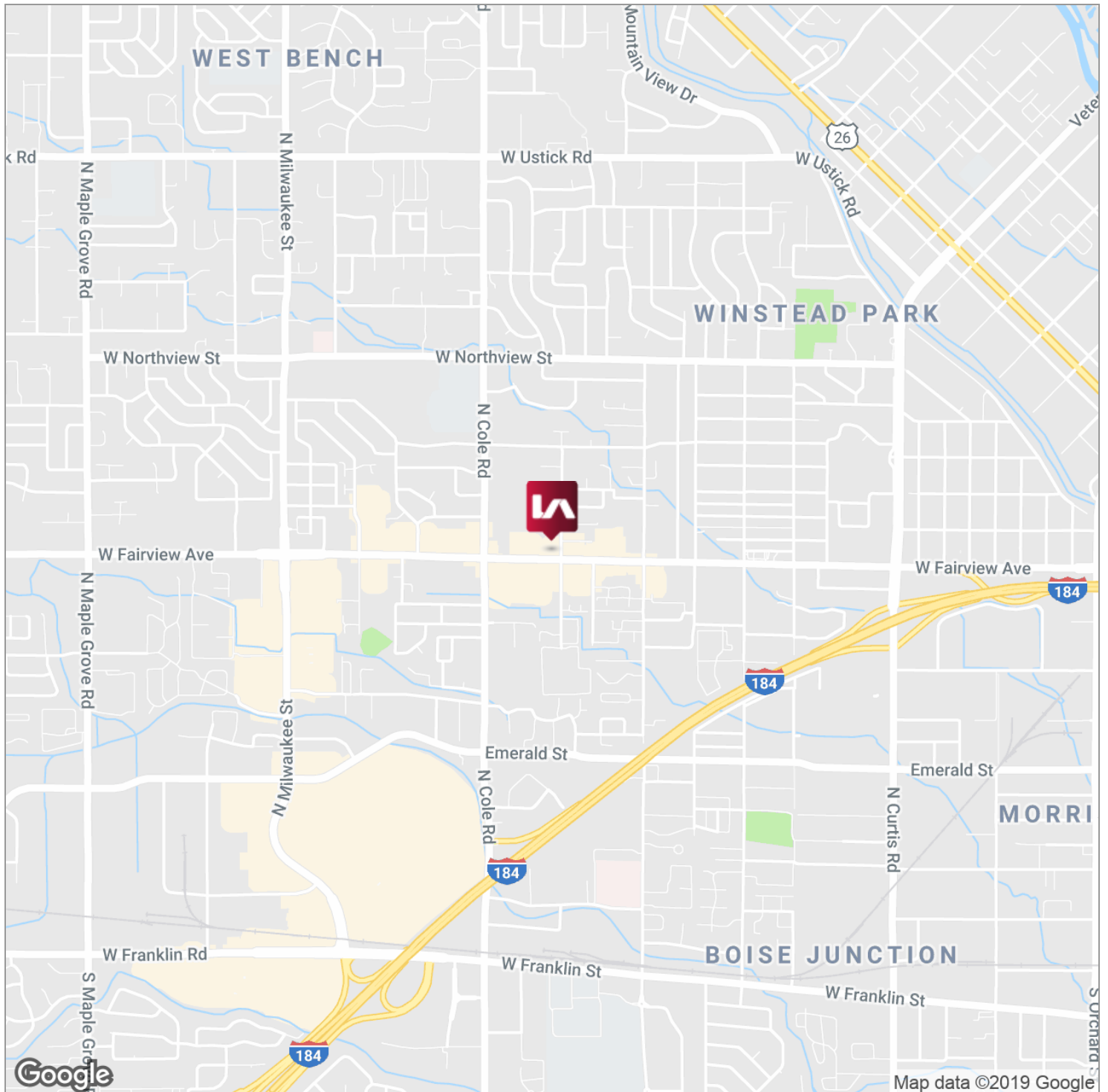
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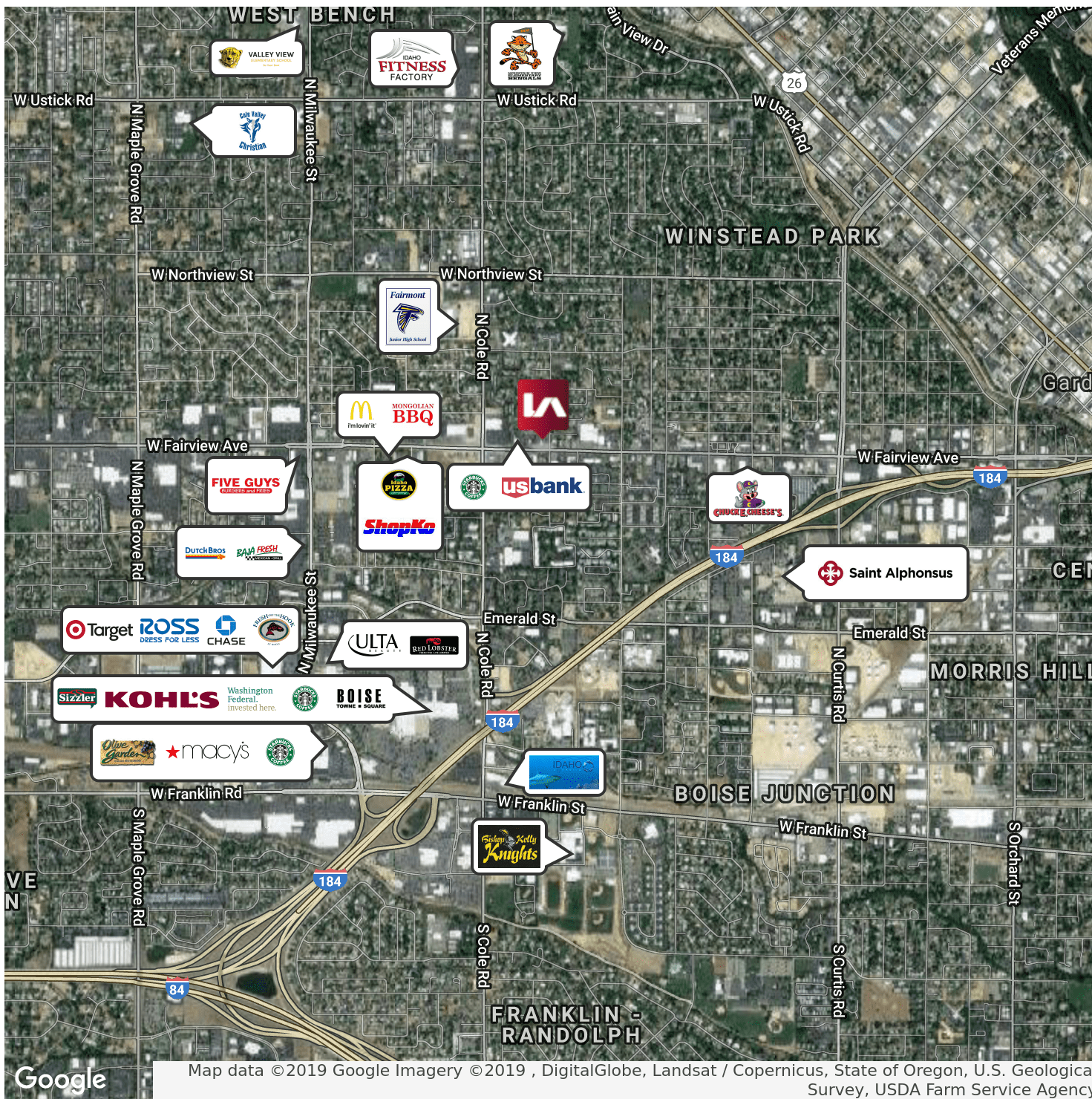
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## The Treasure Valley



### BOISE, IDAHO

Boise, Idaho is the state capital, the third largest city in the Pacific Northwest, and the county seat of Ada County. Located on the Boise River in southwestern Idaho, the population of Boise is currently 241,368. Once a hub for extraction industries, the city is now a center for high tech, agribusiness, food processing, shared services, manufacturing and state government. The major employers located in Boise include Albertsons, J.R. Simplot Company, Idaho Pacific Lumber Company, Idaho Timber, WinCo Foods, Bodybuilding.com and Clearwater Analytics. Other major industries have a presence in Boise such as Hewlett Packard and Wal-Mart.



### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2017 Total Population:	5,987	10,039	28,937
2022 Population:	6,719	11,236	32,259
Pop Growth 2017-2022:	12.23%	11.92%	11.48%
Average Age:	36.10	36.00	35.60
HOUSEHOLDS			
2017 Total Households:	2,062	3,423	9,522
HH Growth 2017-2022:	12.80%	12.50%	11.97%
Median Household Inc.:	\$70,025	\$70,622	\$74,147
Avg Household Size:	2.90	2.90	3.00
2017 Avg HH Vehicles:	2.00	2.00	2.00
HOUSING			
Median Home Value:	\$277,809	\$277,622	\$268,513
Median Year Built:	2004	2004	2004

### LOCATION HIGHLIGHTS

- The town of Star has experienced a 306.4% increase in population since 2000
- 2nd lowest property tax in the country, 6th best economic outlook
- #1 state with fastest job growth in 2016
- 3rd most improved state for business, and 1st most friendly state for small business
- 6th in the nation for low cost of living
- #1 lowest cost of doing business in the Pacific U.S.

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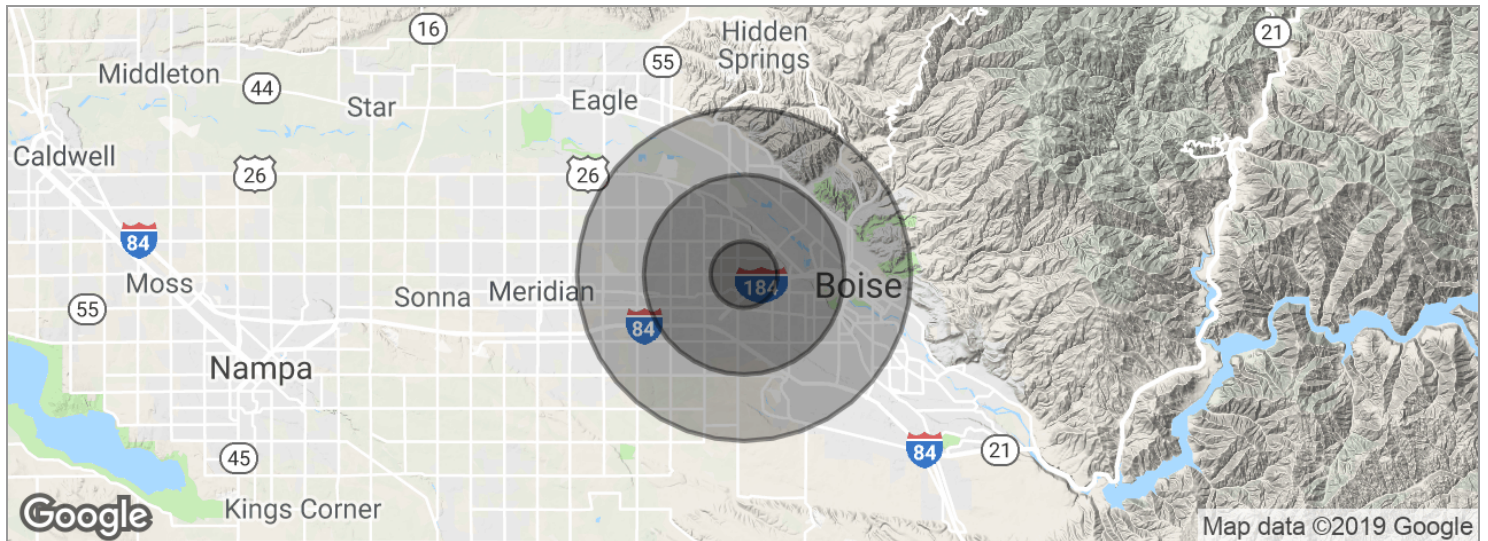
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,892	109,741	226,750
Median age	37.4	38.3	38.2
Median age (Male)	32.3	34.0	34.6
Median age (Female)	33.1	36.2	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,343	45,873	92,958
# of persons per HH	2.2	2.3	2.4
Average HH income	\$49,309	\$57,063	\$67,516
Average house value	\$179,529	\$177,775	\$211,525

\* Demographic data derived from 2010 US Census

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