

RARE RESTAURANT SPACE FOR LEASE LOUIS BUILDING

620 W. Idaho , Boise, ID 83702



ECONOMIC DATA

LEASE RATE: \$20.00 SF/Yr
LEASE TYPE: NNN
AVAILABLE SF: 4,500 SF

PROPERTY INFORMATION

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

BUILDING DATA

TOTAL BUILDING SF: 9,000 SF
YEAR RENOVATED: 2019
ZONING: C-5

PROPERTY OVERVIEW

Lee and Associates is pleased to present this 4,500 SF restaurant space, located in Boise's "Restaurant Row" in busy Downtown. Newly renovated, this building includes hoods and grease traps with tenant improvements negotiable. Being just over a block away from the Capitol this location, surrounded by restaurants, shops, and a variety of other businesses makes this is a rare property in the perfect spot.

LOCATION OVERVIEW

Located on the corner of N. Capitol Blvd. and W. Idaho Street in Downtown Boise, Idaho.

PROPERTY HIGHLIGHTS

- Tenant Improvements Negotiable
- Fantastic Downtown Boise location
- High traffic counts on surrounding streets
- Rare restaurant space
- Located across from City Hall
- Boise Airport 7.7 Miles

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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



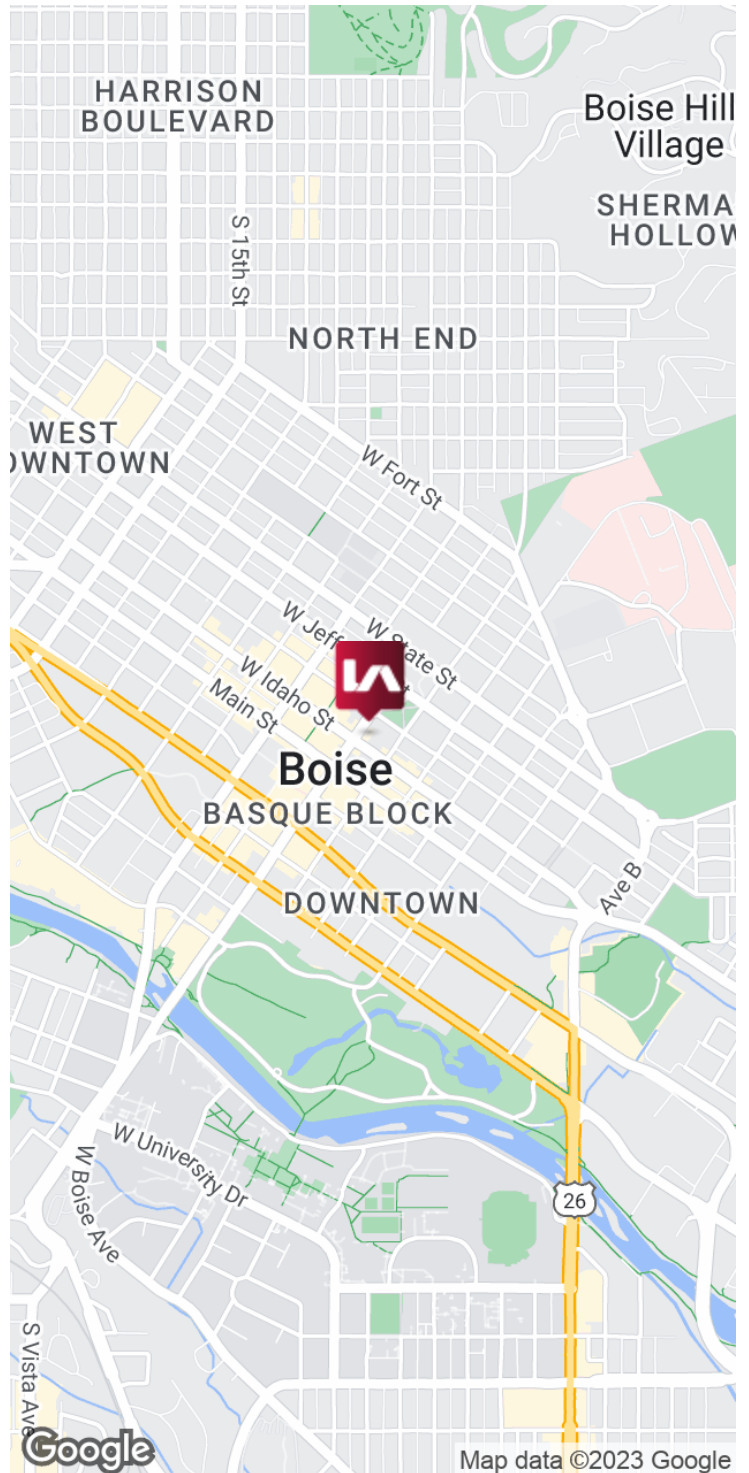
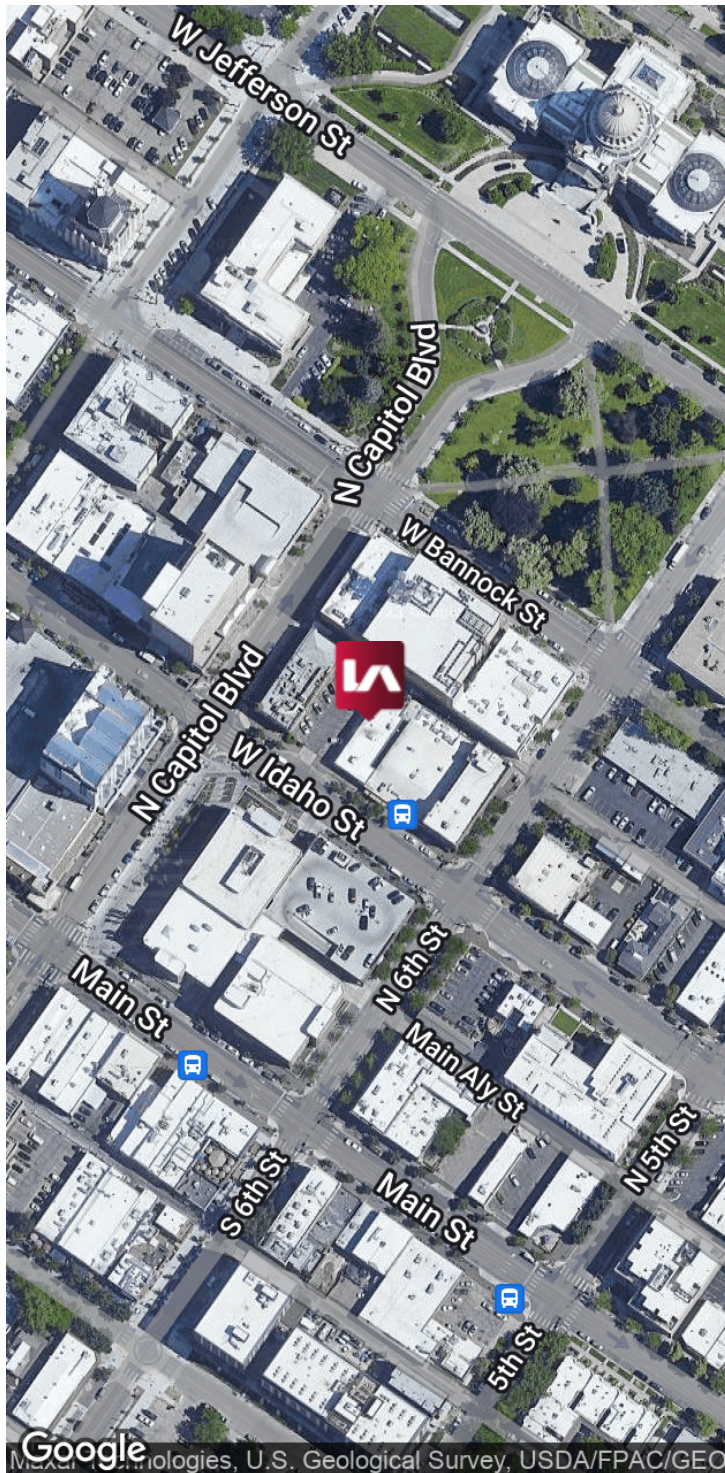
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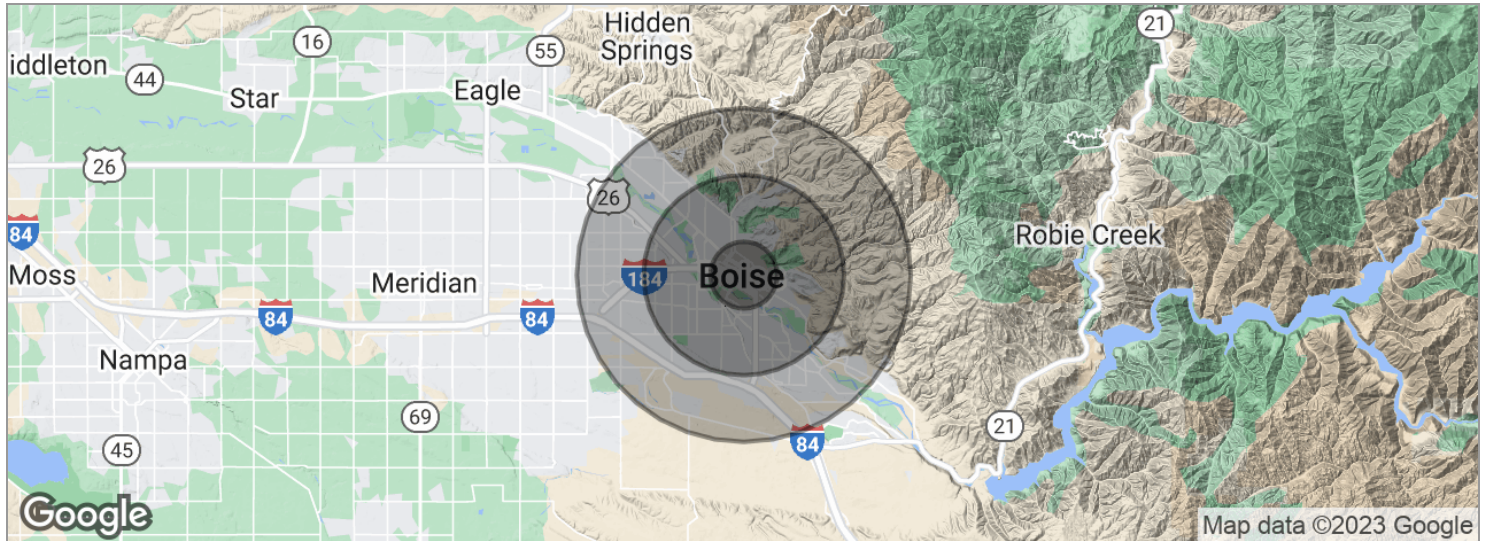
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,370	86,853	161,986
Median age	32.6	33.3	34.8
Median age (Male)	33.2	33.0	34.1
Median age (Female)	32.0	33.8	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,034	40,514	72,673
# of persons per HH	1.9	2.1	2.2
Average HH income	\$54,768	\$59,150	\$61,843
Average house value	\$303,566	\$266,697	\$257,276

*Demographic data derived from 2020 ACS - US Census

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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

- Boise is ranked number 8 on the safest cities in the world
- 2nd lowest property tax in the country, 6th best economic outlook
- Unemployment 1.5% lower than the national average
- 3rd most improved state for business, and 1st most friendly state for small business
- 6th in the nation for low cost of living

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