

RETAIL FOR LEASE RAM PLAZA

577 E. Park Blvd., Suite 100-B, Boise, ID 83702



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



PROPERTY INFORMATION

SUITE NUMBER: 100-B
DEMISED RATE: \$23.00 SF/Yr
LEASE TYPE: NNN
ESTIMATED NNN: \$7.82 SF/Yr
AVAILABLE SF: 1,407 SF

MARKET DATA

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

BUILDING DATA

TOTAL CENTER SF: 16,738 SF
YEAR RENOVATED: 2019
ZONING: C-1D

LISTING DATA

TRAFFIC COUNT: 31,500 & 15,900 VDP
PARKING: 53 Spaces
TI ALLOWANCE: Negotiable

PROPERTY OVERVIEW

Lee and Associates is pleased to present 1,407 SF of retail or office space located in the RAM Plaza, a convenient neighborhood retail center at the signalized hard corner of Broadway Avenue and East Park Boulevard. RAM Plaza enjoys heavy foot and vehicle traffic along with a varied mix of National, Regional and local tenants.

LOCATION OVERVIEW

RAM Plaza is the best located retail center in Parkcenter. It is positioned at the east gateway to Downtown and is across the street from Washington Group Plaza (556,000 SF & 550+ employees), Albertson's Stadium, Julia Davis Park and it borders the Boise River Greenbelt. RAM Plaza is two blocks from St. Luke's burgeoning Medical campus (2,800+/- daily employees & visitors), Boise State University, and Donna Larsen Park. Vehicles Per Day are 31,500 on Broadway Ave. and 15,900 on E. Park Blvd.

PROPERTY HIGHLIGHTS

- Refurbished common area in 2019
- Attractive courtyard with fixed seating and mature landscaping
- Attractive brick and column facade
- Tenants include RAM Restaurant & Brewery, Qdoba, Palm Beach Tan, Extreme Pizza, Pat's Thai Kitchen and Valentino's Hair Salon

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE RAM PLAZA

577 E. Park Blvd., Suite 100-B, Boise, ID 83702



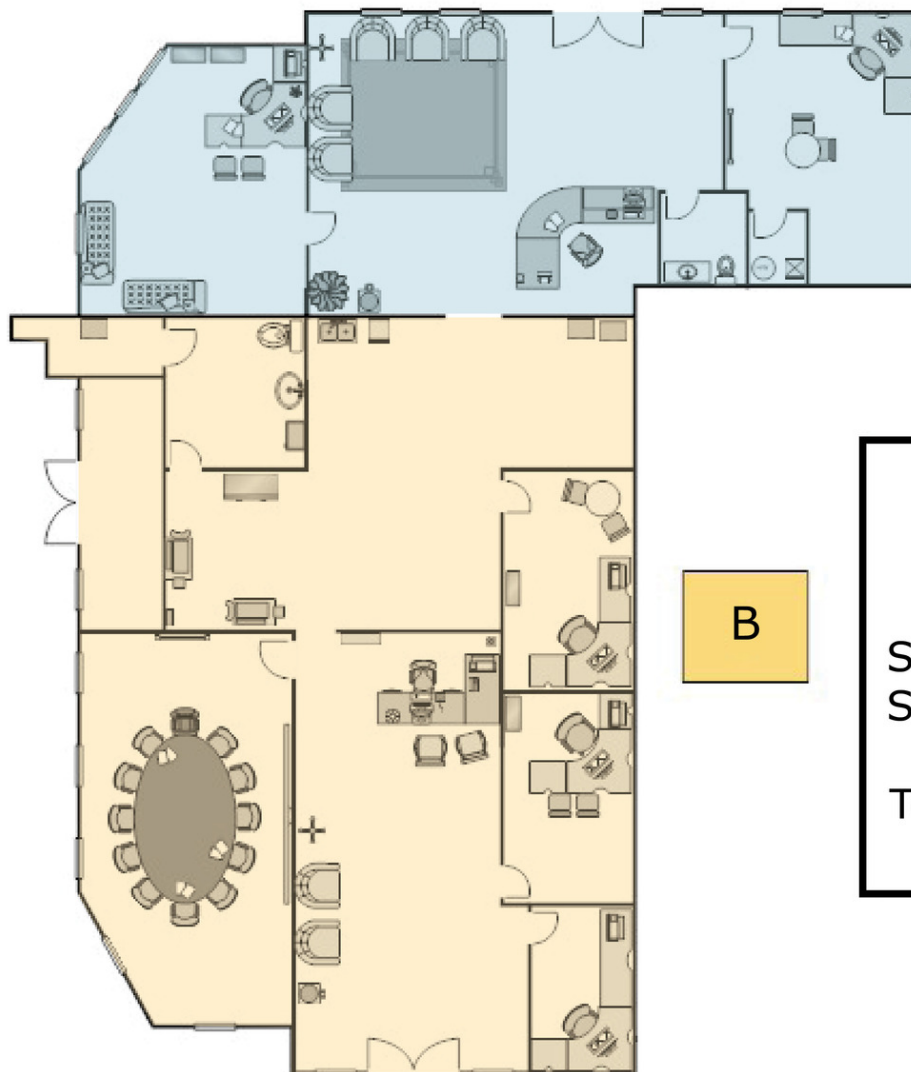
Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE RAM PLAZA

577 E. Park Blvd. & 550 Broadway Ave., Boise, ID 83702



Space can be
demised into 2
separate units

Space A: 1,045 SF

Space B: 1,407 SF

Total Available SF:
2,452

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE RAM PLAZA

577 E. Park Blvd., Suite 100-B, Boise, ID 83702



Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

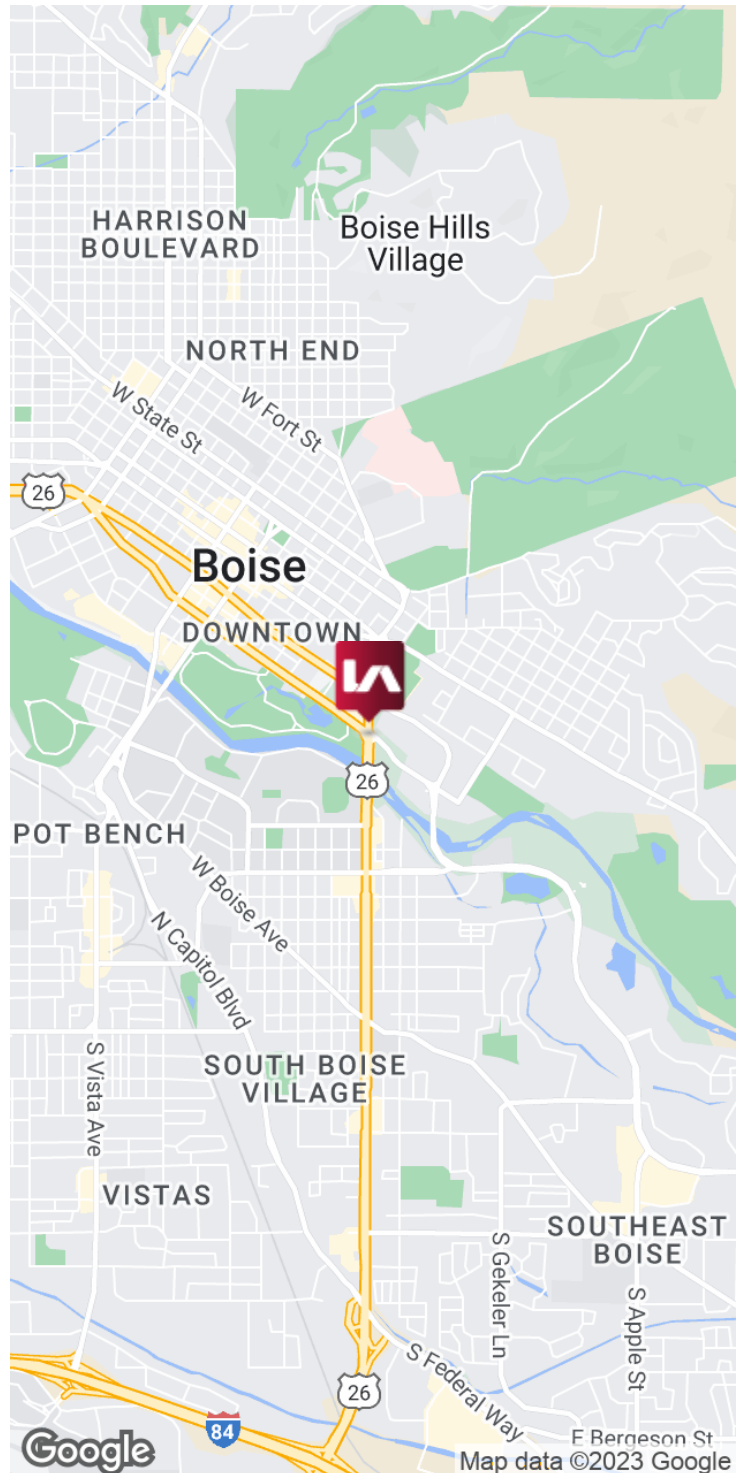
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE RAM PLAZA

577 E. Park Blvd., Suite 100-B, Boise, ID 83702



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



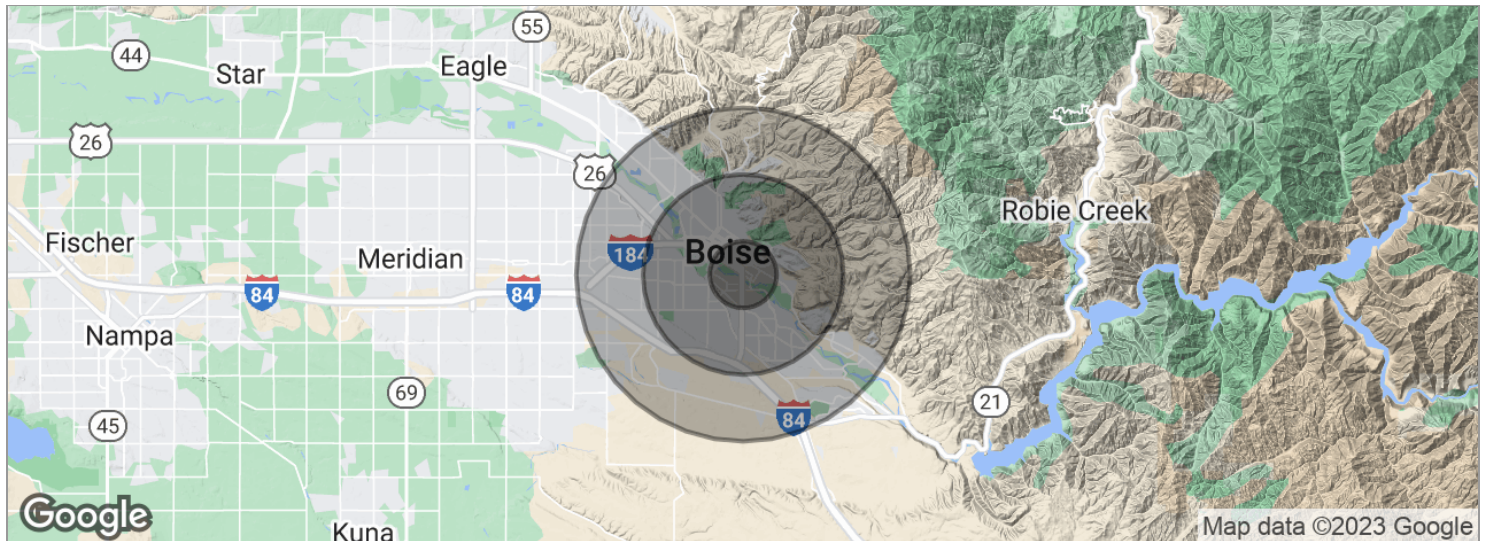
Garrison Parcells | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE RAM PLAZA

577 E. Park Blvd., Suite 100-B, Boise, ID 83702



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,543	84,743	150,289
Median age	30.8	33.9	34.7
Median age (Male)	30.7	33.5	34.1
Median age (Female)	31.2	34.4	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,985	39,171	67,204
# of persons per HH	2.1	2.2	2.2
Average HH income	\$60,128	\$62,131	\$63,400
Average house value	\$213,189	\$276,581	\$270,290

*Demographic data derived from 2020 ACS - US Census

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE RAM PLAZA

577 E. Park Blvd., Suite 100-B, Boise, ID 83702



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



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

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.