



RETAIL BUILDING FOR SALE & LEASE

3172 E. STATE
STREET
EAGLE, ID 83616



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

leeidaho.com



3172



PROPERTY FEATURES

ECONOMIC DATA

- SALE PRICE : \$1,850,000
- LEASE RATE: \$25.50 SF/YR
- LEASE TYPE: NNN

BUILDING DATA

- BUILDING TYPE: RETAIL
- BUILDING SF: 4,644 SF
- LOT SIZE: 1.04 AC
- ZONING: C-3
- OCCUPANCY: VACANT
- YEAR BUILT: 2005
- PARCEL NUMBER: R9714000170

SHOWING INSTRUCTIONS

PLEASE CONTACT AGENTS FOR MORE DETAILS AND TO SCHEDULE A SHOWING.

DESCRIPTION

THIS 4,644 SQUARE FOOT BUILDING IS WELL LOCATED IN THE DESIRABLE EAGLE IDAHO MARKET. THE PROPERTY SITS ON 1.04 ACRES AND HAS AMPLE PARKING. THE PROPERTY IS THE PREMIER PAD IN EAGLE PROMENADE WITH EXCELLENT VISIBILITY FROM STATE STREET AND SUBSTANTIAL TRAFFIC FLOW. ANCHORED BY HOME DEPOT AND WINCO FOODS; IT WOULD BE DIFFICULT TO REPLACE THIS PROPERTIES LOCATION. THE BUILDING IS A CLASS "A" RETAIL BUILDING THAT IS VACANT, READY FOR OCCUPANCY AND IS OFFERED FOR SALE OR LEASE. FUTURE USES COULD INCLUDE SIT DOWN RESTAURANT, PROFESSIONAL OFFICE OR APPROVED QUICK SERVE RESTAURANT.

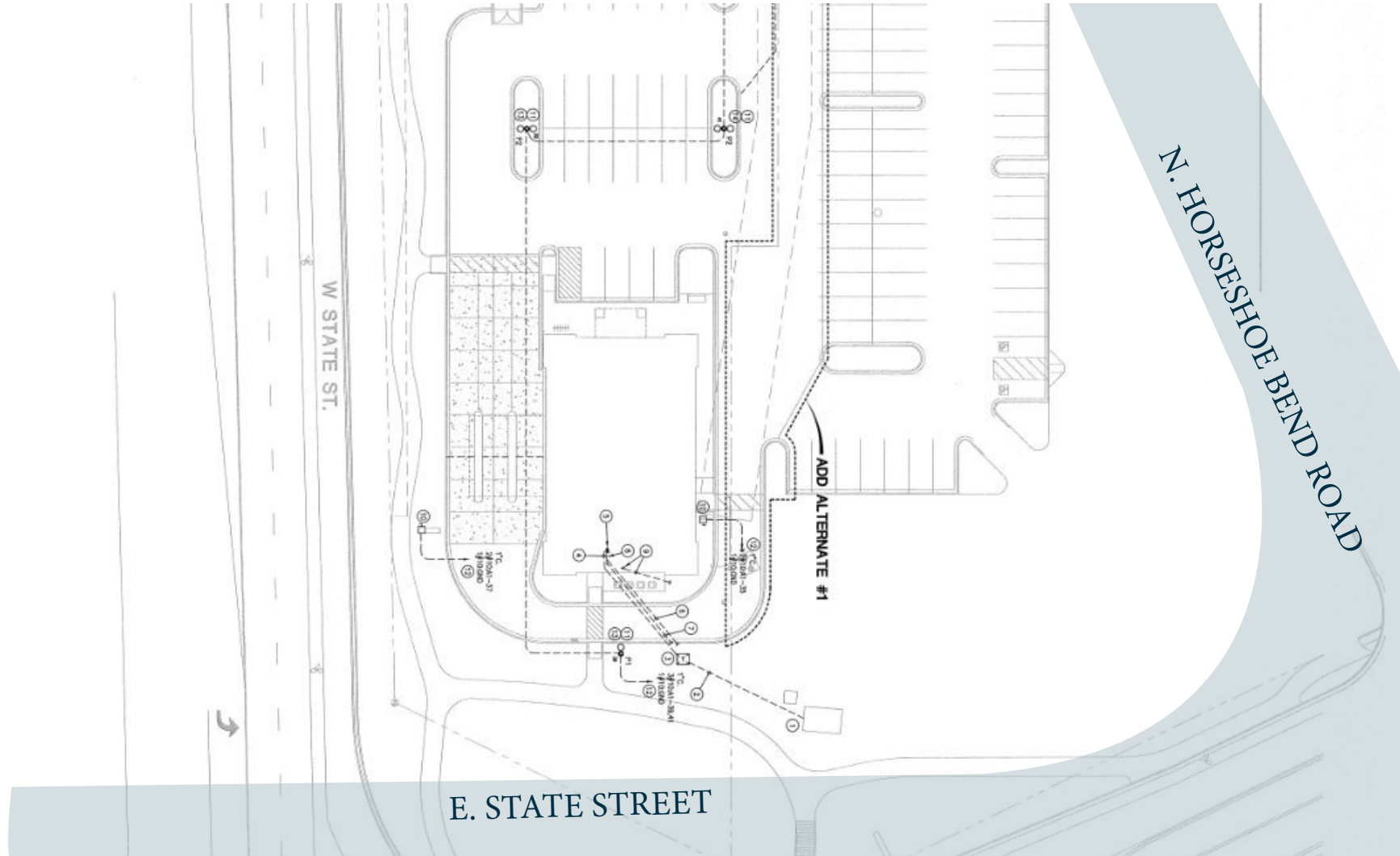
HIGHLIGHTS

- ANCHORED BY WINCO & HOME DEPOT
- LOW VACANCY IN TRADE AREA
- EXCELLENT VISIBILITY
- OWNER/USER OPPORTUNITY WITH IN PLACE DRIVE-THRU

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SITE PLAN



Sample Representation - Not to Scale



LOCATION & NEARBY AMENITIES

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DEMOGRAPHICS



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 THE TREASURE VALLEY 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.



PROPERTY DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2019 Total Population Est.	4,432	57,489	156,212
2024 Projection	4,797	62,993	171,329
Pop Growth 2019-2024	8.24%	9.57%	9.68%
Average Age	41.90	40.50	38.50
HOUSEHOLDS			
2019 Total Households Est.	1,755	21,898	58,021
HH Growth 2019-2024	8.32%	9.68%	9.57%
Average Household Inc.	\$76,807	\$70,627	\$66,564
Average Household Size	2.5	2.6	2.6
Median Home Value	\$285,740	\$275,359	\$254,151

- # 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,
- 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.

Demographics gathered from CoStar

TREASURE VALLEY

EMPLOYMENT AND ECONOMIC STRENGTH

IDAHO IS VOTED THE 6TH MOST INVENTIVE STATE IN THE COUNTRY, AND 1ST IN PATENTS PER CAPITA (COMMERCE.IDAHO.GOV).

IDAHO'S ECONOMY IS ONE OF THE STRONGEST IN THE NATION, THANKS TO A COMBINATION OF LOW TAXES, A BALANCED STATE BUDGET, AND A COMMON SENSE REGULATORY ENVIRONMENT. IDAHO BOASTS THE 2ND LOWEST PROPERTY TAX IN THE COUNTRY, 6TH BEST ECONOMIC OUTLOOK.

NOT ONLY IS IDAHO THE 3RD HIGHEST FOR PROJECTED JOB GROWTH RATE AND THE MOST IMPROVED STATE FOR BUSINESS, IT WAS ALSO VOTED THE MOST FRIENDLY STATE FOR SMALL BUSINESS. IDAHO STANDS BESIDE BUSINESS RATHER THAN STANDING IN THE WAY. WWW.COMMERCE.IDAHO.GOV

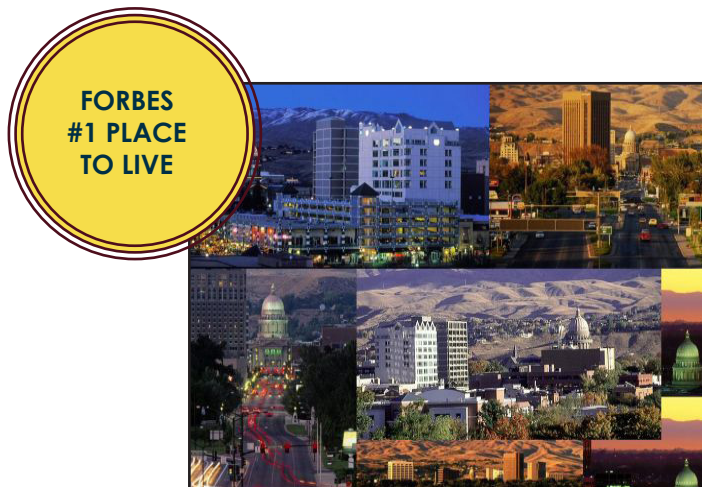


KEY MARKET ACCESS

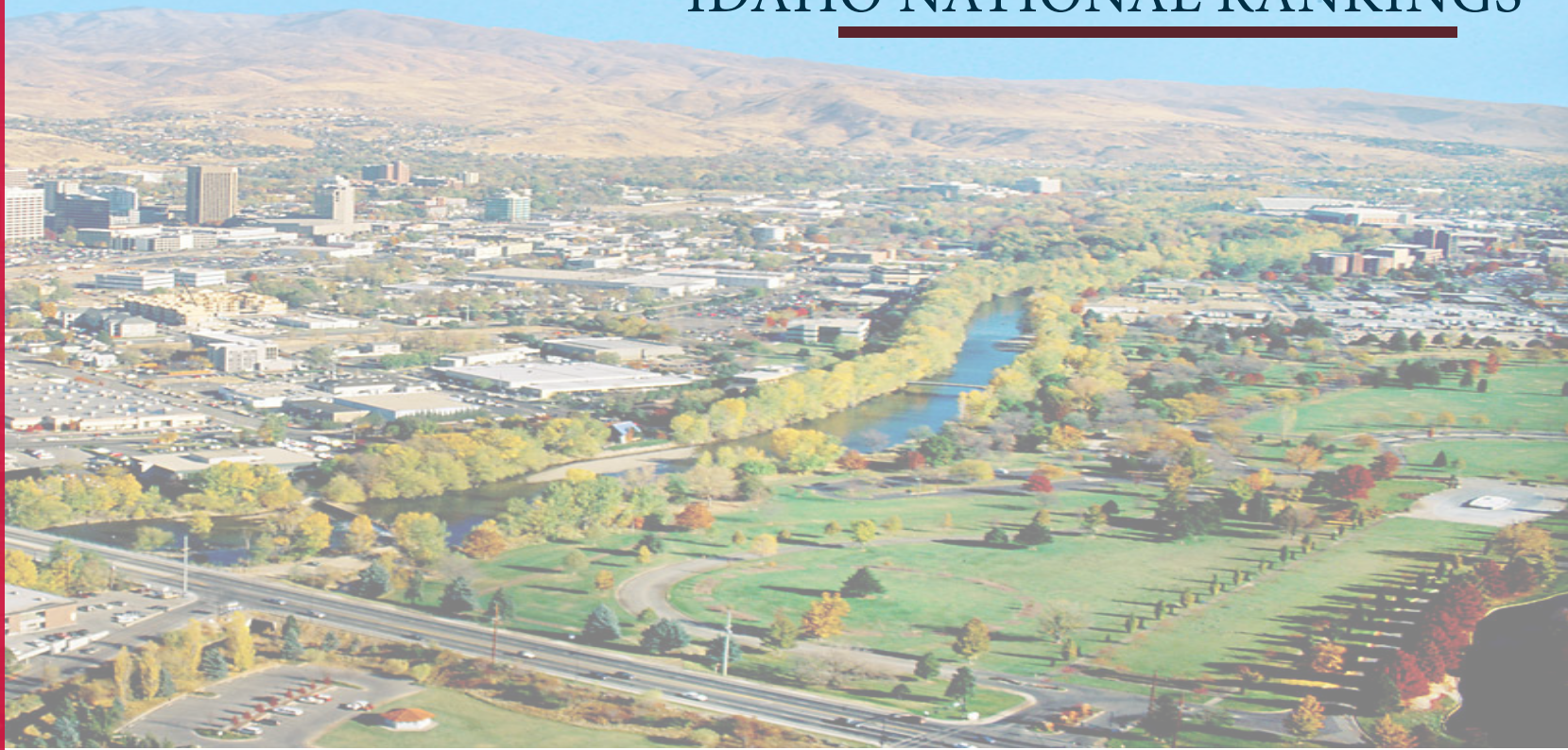
IDAHO'S EASY ACCESS TO KEY MARKETS THROUGHOUT THE UNITED STATES AND BEYOND IS A MAJOR FACTOR IN BUSINESSES DECISION TO LOCATE HERE. WITH 5 INTERSTATES, 20 US HIGHWAYS, 30 STATE HIGHWAYS 7 COMMERCIAL AIRPORTS AND OVER 1,500 MILES OF RAIL, IDAHO HAS A STABLE TRANSPORT SYSTEM TO SUPPORT ANY SHIPPING NEEDS.

THE BOISE VALLEY ARE HOME TO SOME OF THE REGION'S TOP EMPLOYERS SUCH AS MICRON TECHNOLOGY, JR SIMPLOT, BLUE CROSS OF IDAHO, HEWLETT PACKARD AND BODYBUILDING.COM. FORBES CONSISTENTLY RANKS THE BOISE METRO AREA AS ONE OF THE TOP PLACES IN THE COUNTRY TO DO BUSINESS, HIGH QUALITY OF LIFE, RAISING A FAMILY, ENTERTAINMENT AND RECREATION.

WWW.COMMERCE.IDAHO.GOV



IDAHO NATIONAL RANKINGS



- #6 BEST ECONOMY IN THE U.S.
- TOP 10 SAFEST STATE
- BOISE RANKED #1 BEST PLACE TO LIVE
- TOP 10 AMERICAS FASTEST GROWING STATES
- #11 FOR FISCAL STABILITY
- TOP 10 BEST CAPITAL CITY



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