

For Sale

**Owner User/
Investment Property**

**Portfolio of
Industrial Buildings**



4345 W. Chinden Blvd.
Boise, ID 83714

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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SECTION 01

EXECUTIVE SUMMARY

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SITE PLAN05



THIS PORTFOLIO OF INDUSTRIAL BUILDINGS
IS LOCATED ON CHINDEN BLVD., A PRIME
REAL ESTATE LOCATION IN GARDEN CITY, IDAHO

Lee & Associates is pleased to present this rare opportunity to purchase a turn-key automotive repair business with prime real estate, located in Garden City, Idaho. The Property includes three separate shops with office space, and ample parking for customers. This local automotive repair shop has been successfully doing business in the Treasure Valley for over forty years with a loyal customer following.

****Contact agent for showing details and NDA for financials. Please do not disturb the tenant.

BUSINESS: \$1,070,000

PROPERTY: \$730,000

TOTAL PRICE: **\$1,800,000**

1 OFFICE BUILDING SF: 453

2 REPAIR SHOPS SF: 2,400 (EACH)

1 REPAIR SHOP SF: 3,200

PRICE PER SF: \$86.36

ZONING: C-1 & C-2

BUILDING TYPE: INDUSTRIAL/RETAIL

OVERHEAD DOORS: (4)12x12 & (1)14x12

POWER: 3-PHASE

HYDRAULIC LIFTS: 4

WHEEL ALIGNMENT HYDRAULIC LIFT: 1

SITE AREA66 AC

PARKING 24 Stalls

FREEWAY ACCESS 1.43 Miles

INVESTMENT HIGHLIGHTS







SECTION 02

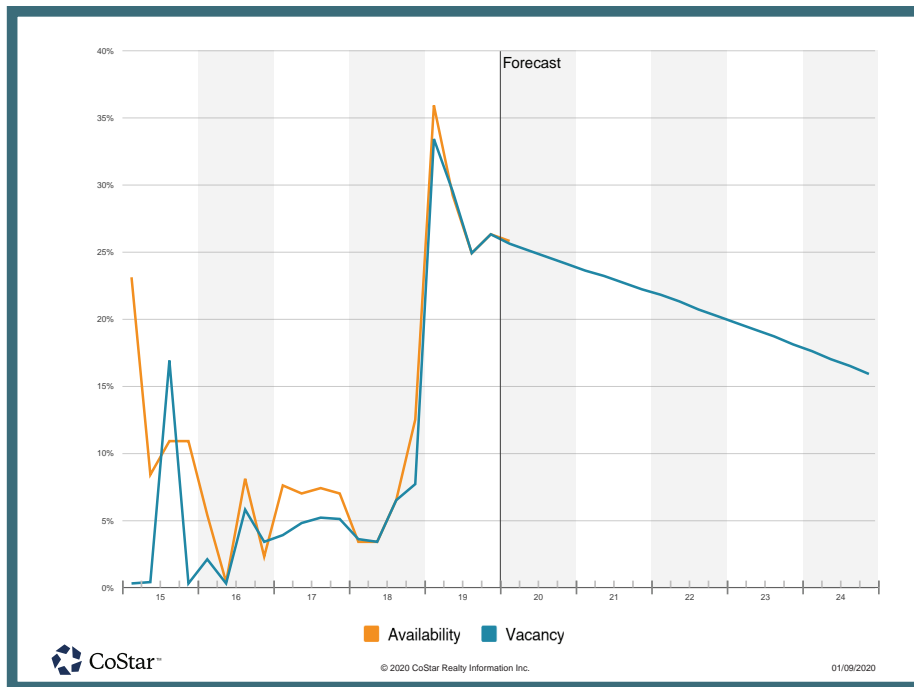
MARKET STATISTICS

INDUSTRIAL MARKET STATISTICS . . 07

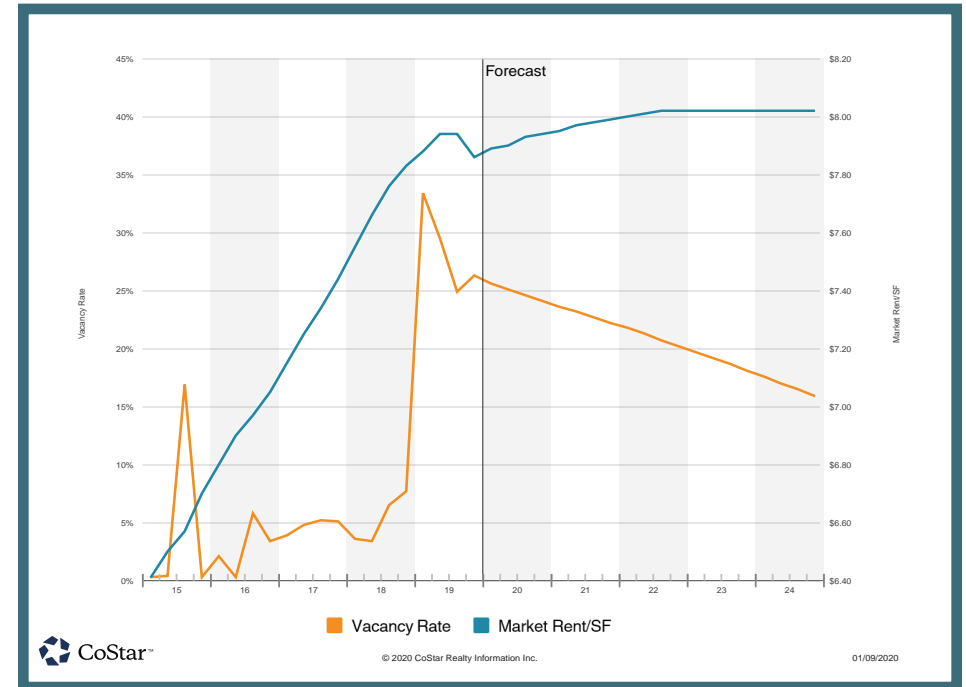
INDUSTRIAL MARKET STATISTICS



Availability & Vacancy Rates



Vacancy Rate & Price Per SF

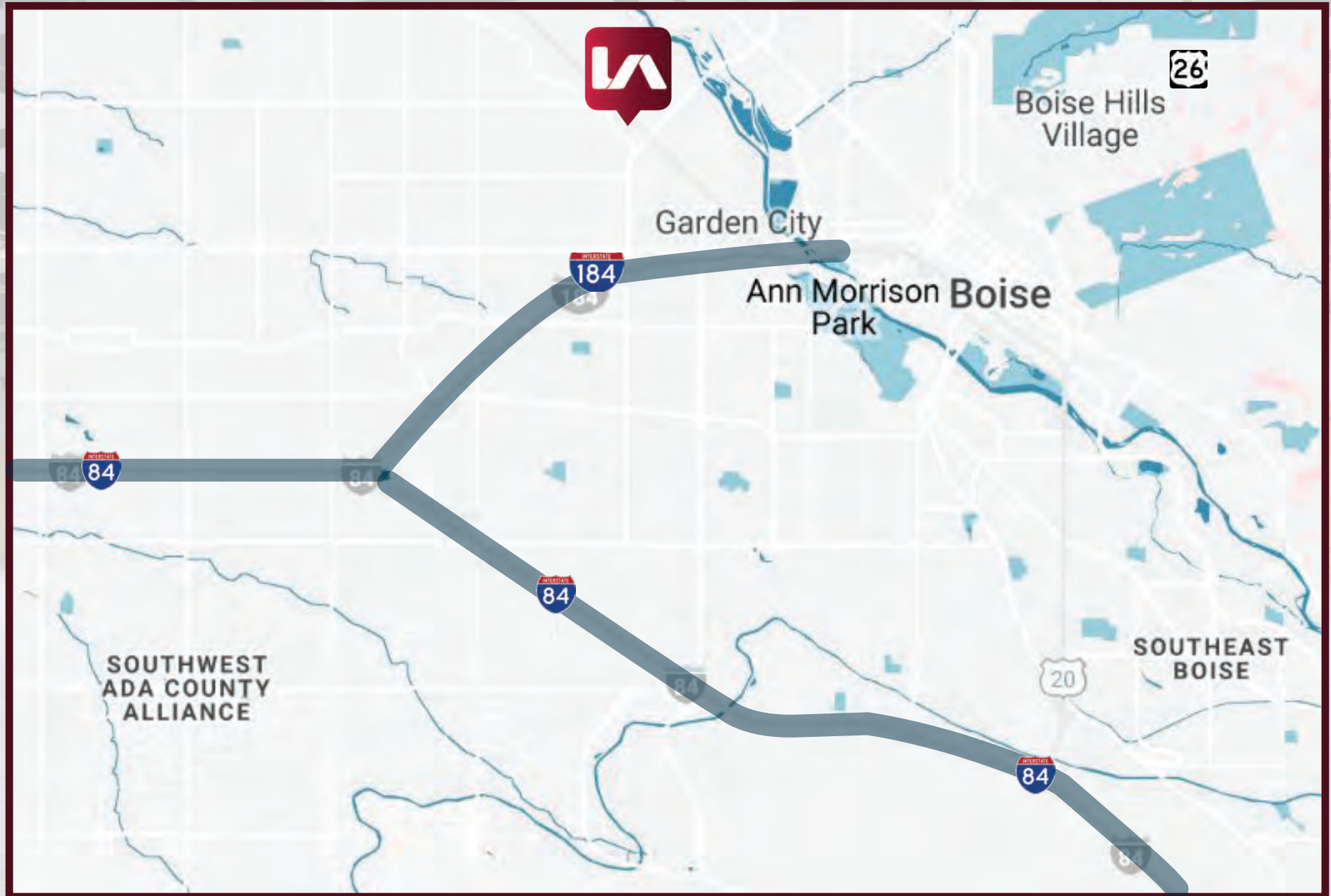




SECTION 03

LOCATION

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NEARBY AMENITIES



**Boise Airport
(BOI)**
5.17 Miles Away



GROCERY
Grocery Outlet,
Albertsons,
Walmart, Winco



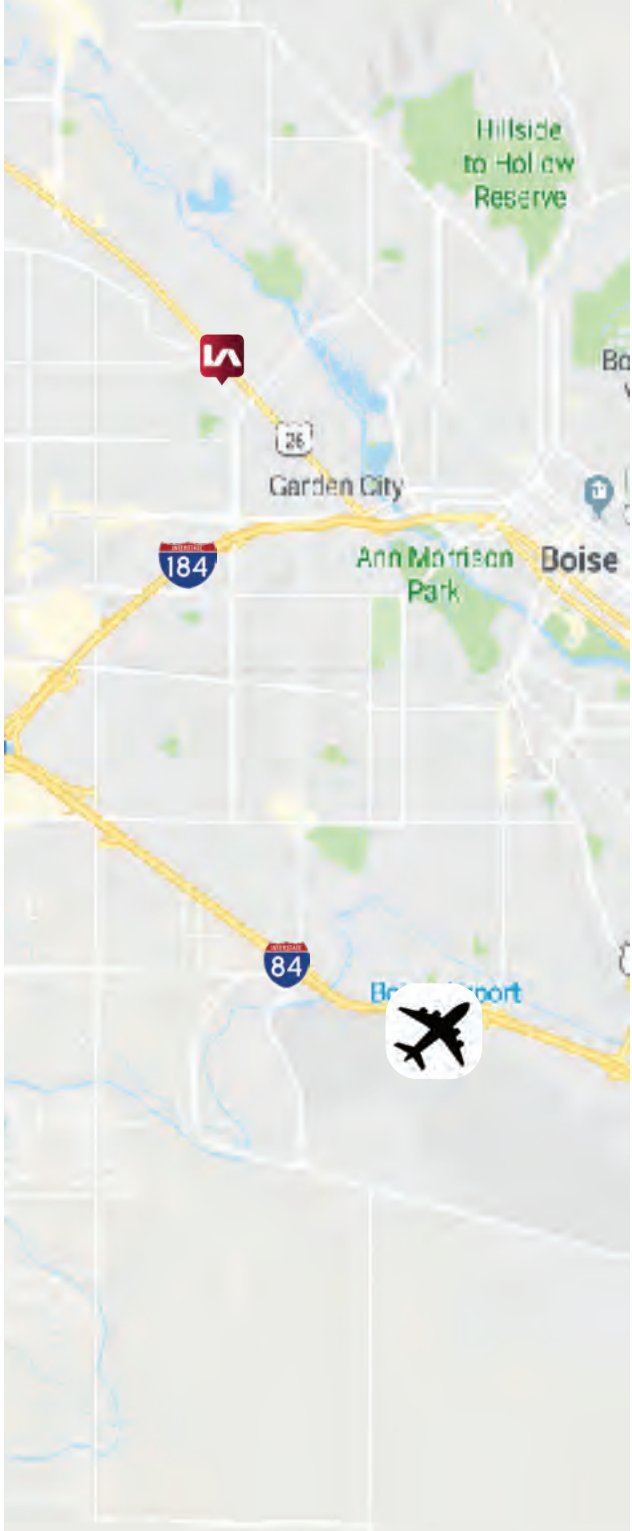
FOOD
McDonalds, Starbucks,
Barrel House, Idaho Pizza
Company, Flying Pie, Kyo-
to Japanese Steakhouse



**SERVICE &
OTHER**
Advance Auto Parts, The
UPS Store, J's Ultimate
Hand Car Wash, Republic
Storage, Chinden DMV,
The Beardsmith



**Retail &
Entertainment**
Boise Towne Square,
Franklin Towne Plaza,
Boise Spectrum Center



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.

Boise is an attractive destination for businesses seeking lower prices than those in California or Washington, where, per a KPMG report, the cost of doing business is roughly a third higher. Boise housing prices are also substantially more affordable. Metro employers benefit from a healthy university pipeline, with several institutions of higher education. Boise State University, the largest, enrolls around 26,000 students and employs 2,400 full-time employees. Other major metro employers include Micron Technology, which employs roughly 6,700, and Hewlett-Packard, with about 2,000 workers.

**2.6% Unemployment
Rate
1.3% Lower than
National Average**

**FORBES
#2
PLACE
TO LIVE**



SECTION 04

DEMOGRAPHICS

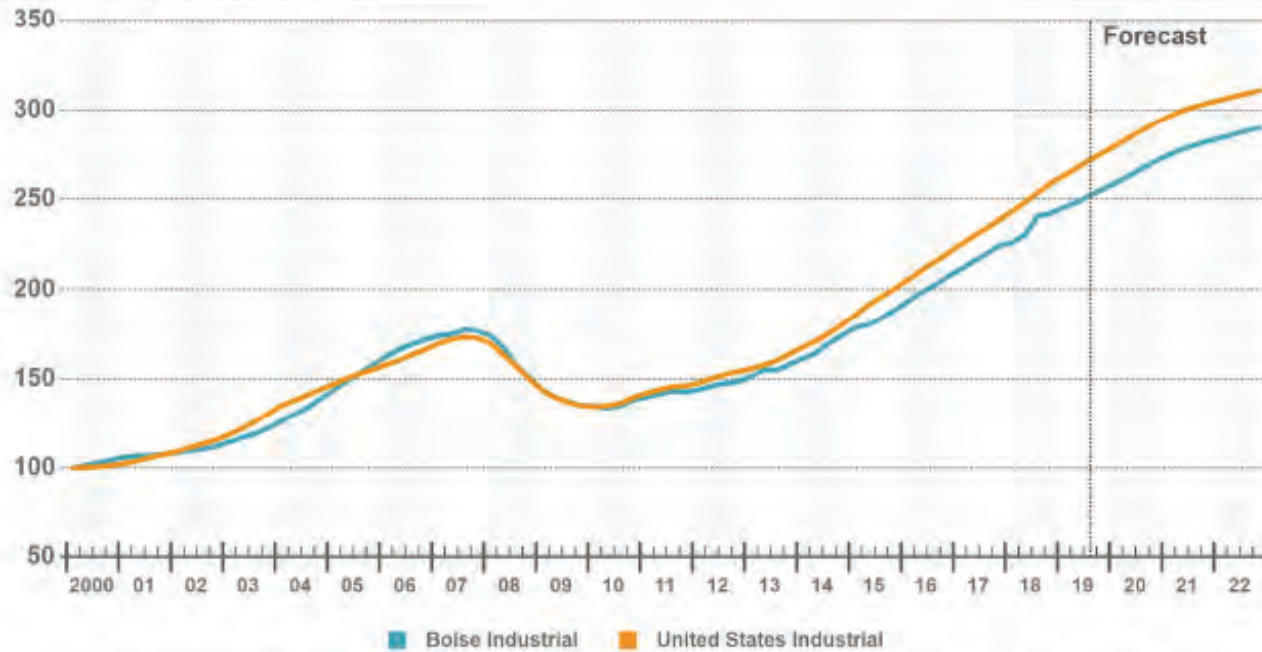
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QUICK STATISTICS

REGIONAL INDUSTRIAL PRICE INDICES



"This is a unique opportunity to purchase a quality industrial asset with excellent visibility and 34,000 plus vehicles passing by per day."

- Jeramie Thornton

BOISE, IDAHO

241,368

2019 Population

MILES TO DOWNTOWN BOISE

MILES TO I-84



1.93
Miles



1.43
Miles




SUBMARKET


DEMOGRAPHIC HIGHLIGHTS

This industrial property is positioned in one of the busiest submarkets in Boise. With a population of over 240,000 residents, Boise is one of the fastest growing cities in the United States. The population has nearly doubled since 1990 and is expected to increase an additional 3% by 2024.





2019 POPULATION & INCOME

Average Income
\$52,083 


Population
10,294 


2019 POPULATION & INCOME

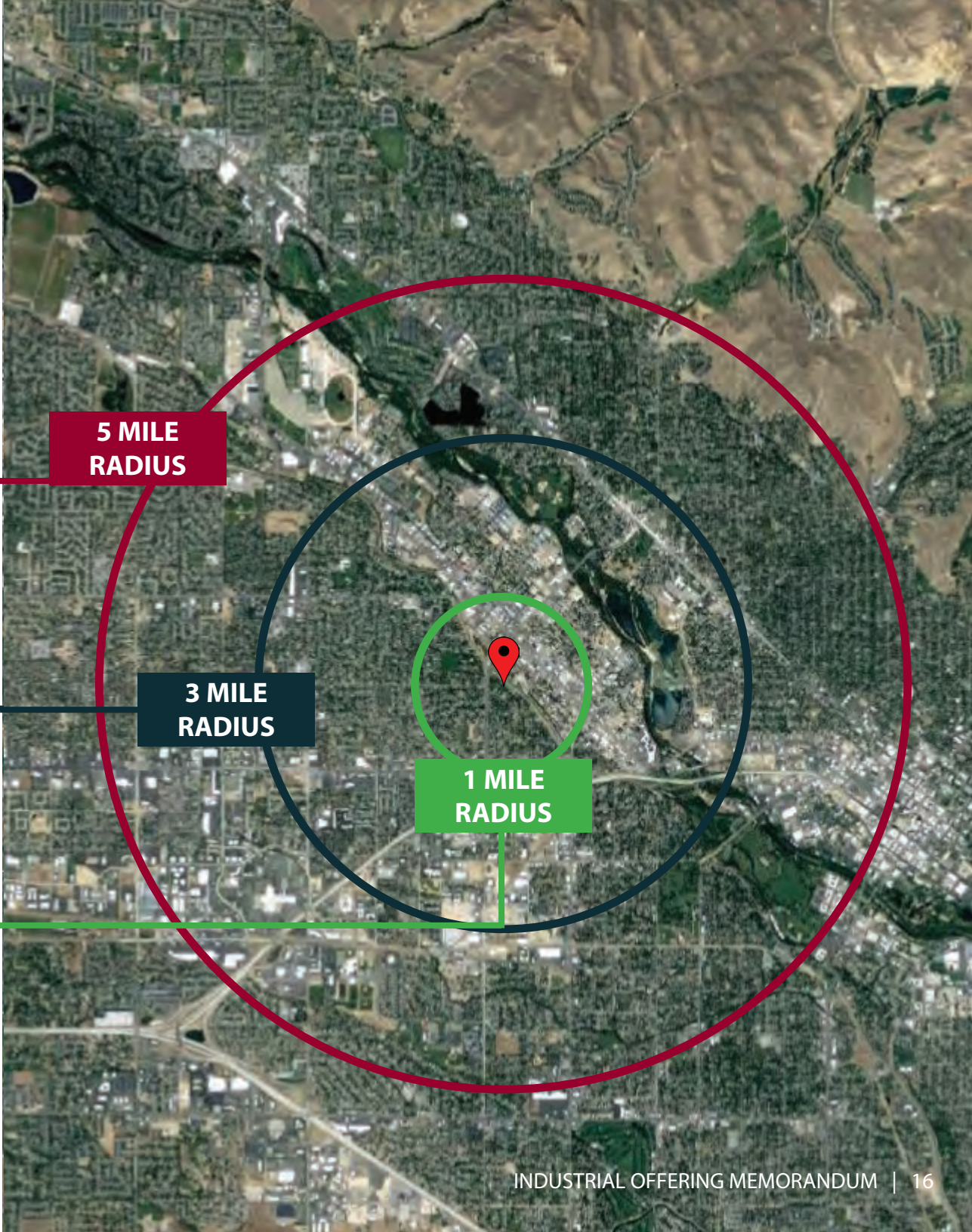
Average Income
\$64,229 

Population
108,888 

2019 POPULATION & INCOME

Average Income
\$69,697 

Population
212,298 



MARKET



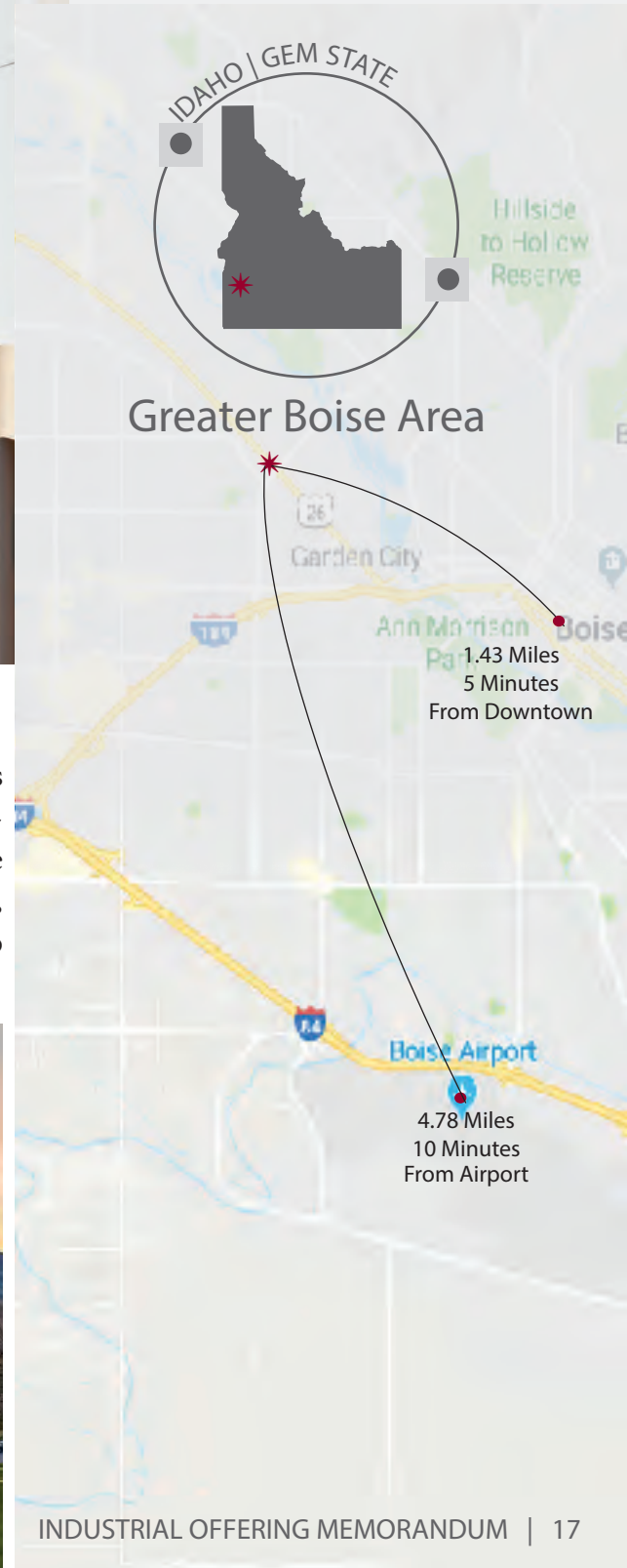
AREA SUMMARY

Located on the Boise River, Boise is the capital of Idaho and the third-most populous metro in the Pacific Northwest, after Seattle and Portland. Boise boasts a diverse pool of local employers. Several significant companies are headquartered in the metro, including Albertsons, Simplot,

Clearwater Analytics, and Micron Technology. Boise is at full employment, with unemployment trending below 3% since 2017. Starting in 2011, local employment growth has outpaced national performance, with gains generally far stronger in Boise than in the United States as a whole.

IN THE NEWS

Last year Boise was named top place to live on Livability's Best Places To Live survey. There were over 1,000 cities, between 20,000 and one million that Boise out ranked to take the top spot. Job opportunity, affordability, entrepreneurship, and safety were among the top reasons why Boise draws in so many people.



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