

INDUSTRIAL/FLEX FOR LEASE 3129 W CHINDEN BLVD.

Garden City, ID 83714



ECONOMIC DATA

LEASE RATE:	\$0.57 SF/Mo
LEASE TYPE:	NNN
AVAILABLE SF:	3,426 SF
ESTIMATED NNN:	\$0.17/SF
TI ALLOWANCE:	Negotiable

PROPERTY INFORMATION

COUNTY:	Ada
MARKET:	Boise
SUBMARKET:	Northwest Boise

BUILDING DATA

TOTAL BUILDING:	13,260 SF
ZONING:	C-1
PARKING:	On-Site, Ample
TRAFFIC COUNTS:	24,000 VPD

SHOWING INSTRUCTIONS : Contact Agent

PROPERTY OVERVIEW

Lee & Associates Idaho is pleased to present this newly remodeled industrial flex/retail space with storage for lease. Ideal tenants would benefit from the great visibility and signage on Chinden Blvd. with use for a storage space and loading dock.

LOCATION OVERVIEW

Located in Garden City, near the Chinden Boulevard and Orchard Street intersection. This location is in close proximity to the 184 connector and Downtown Boise.

PROPERTY HIGHLIGHTS

- Recently remodeled
- 314' of frontage on Chinden Blvd.
- Ample on site parking
- Easy access to the 184 connector
- Surrounded by various retailers, restaurants, and professional services

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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.

INDUSTRIAL/FLEX FOR LEASE 3149-3169 W CHINDEN BLVD.

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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



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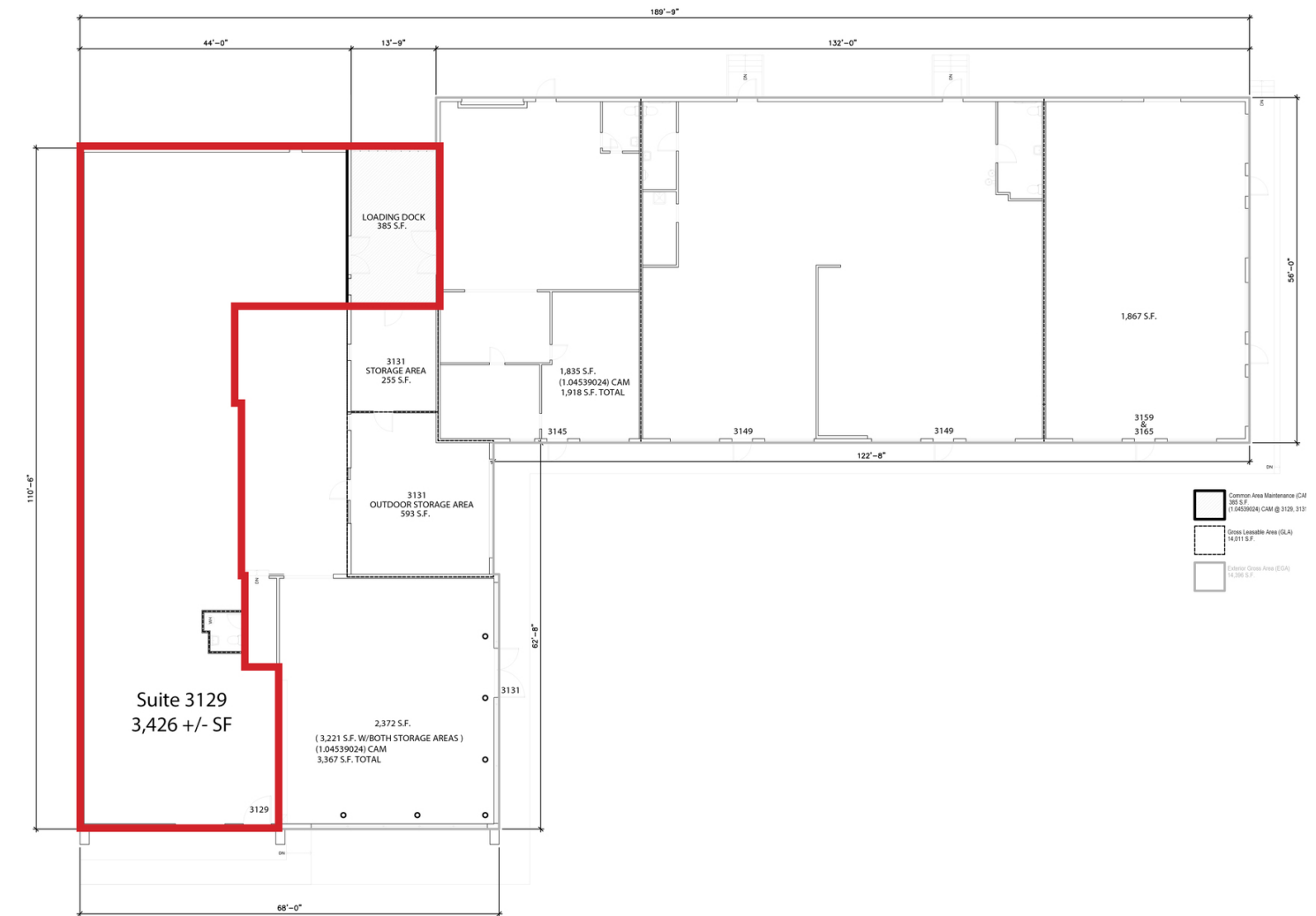
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GARDENS - 3129-3149 CHINDEN BOULEVARD

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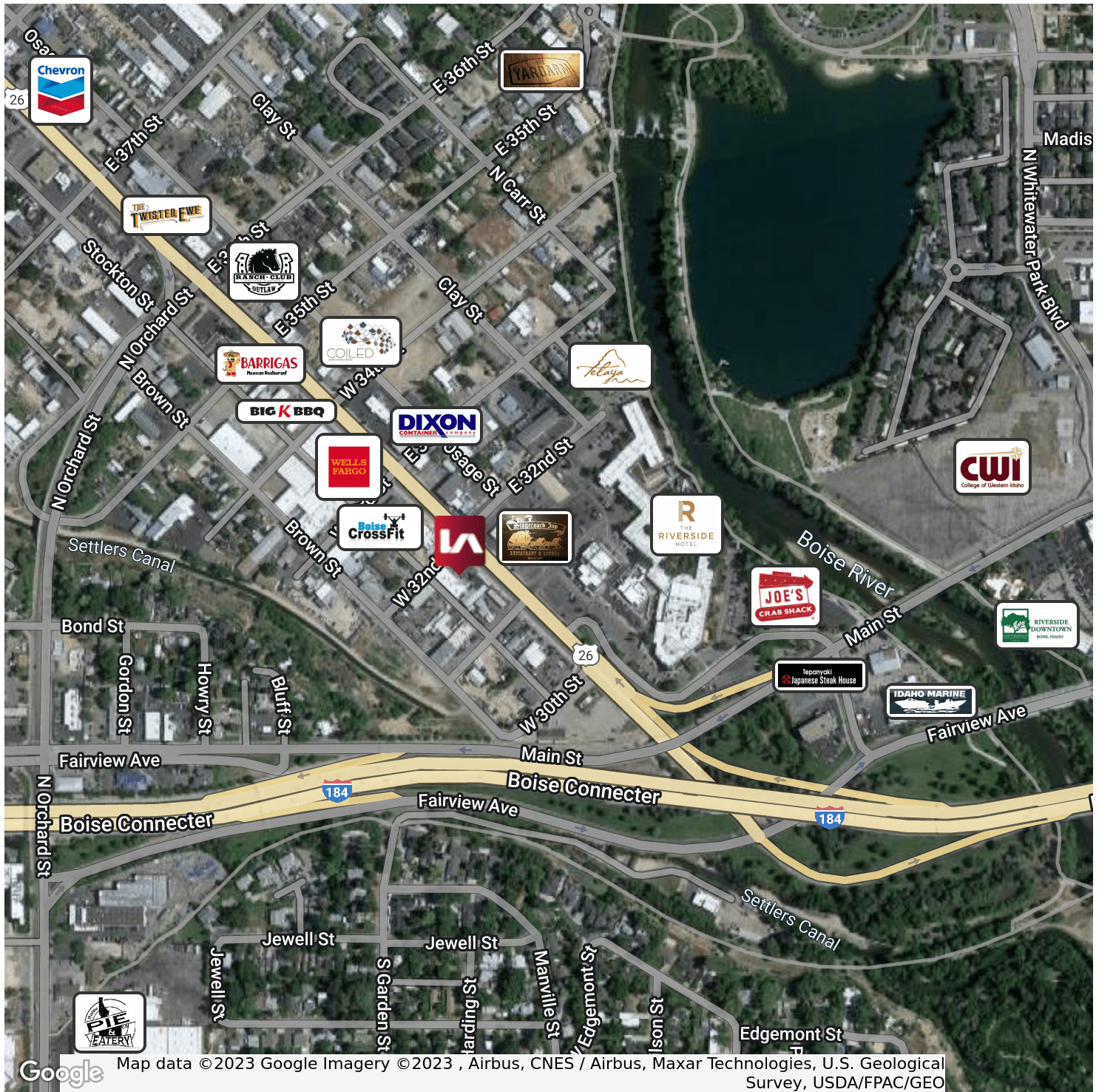
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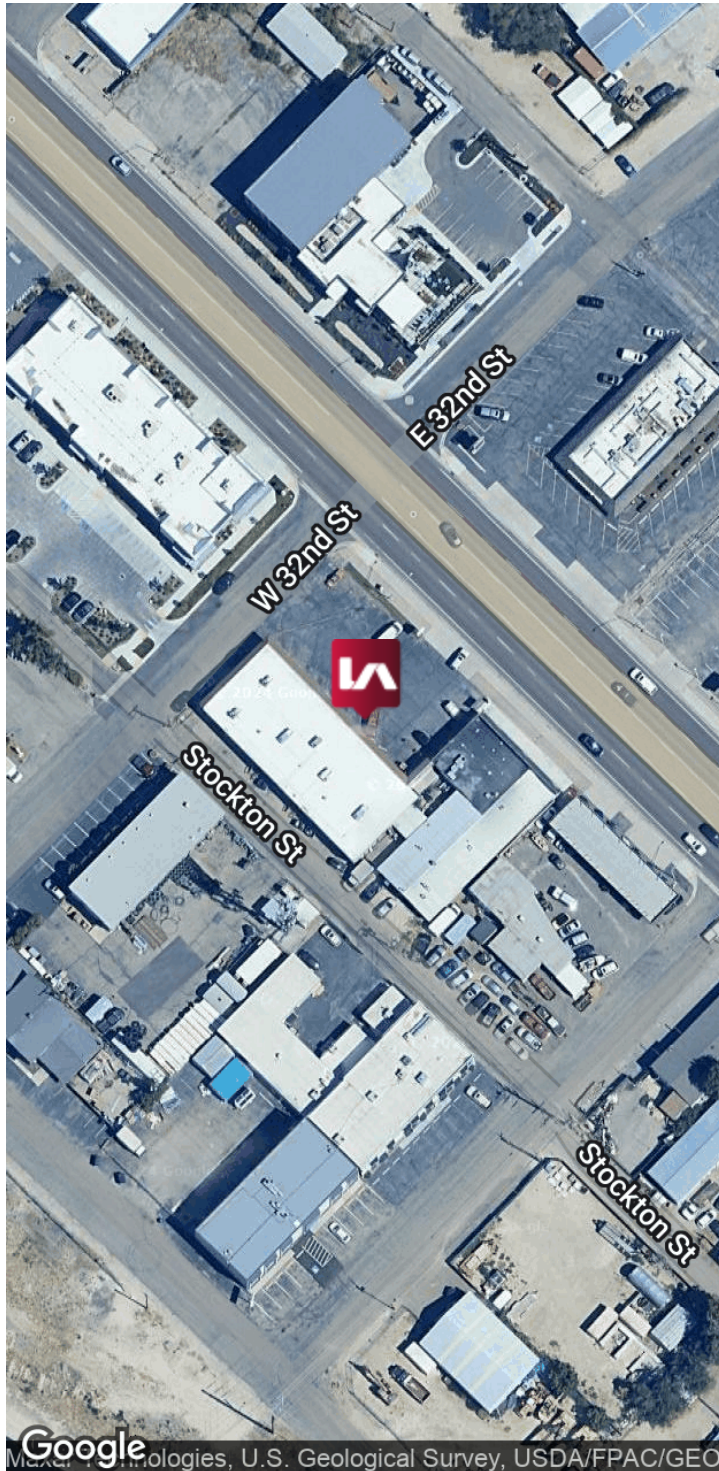
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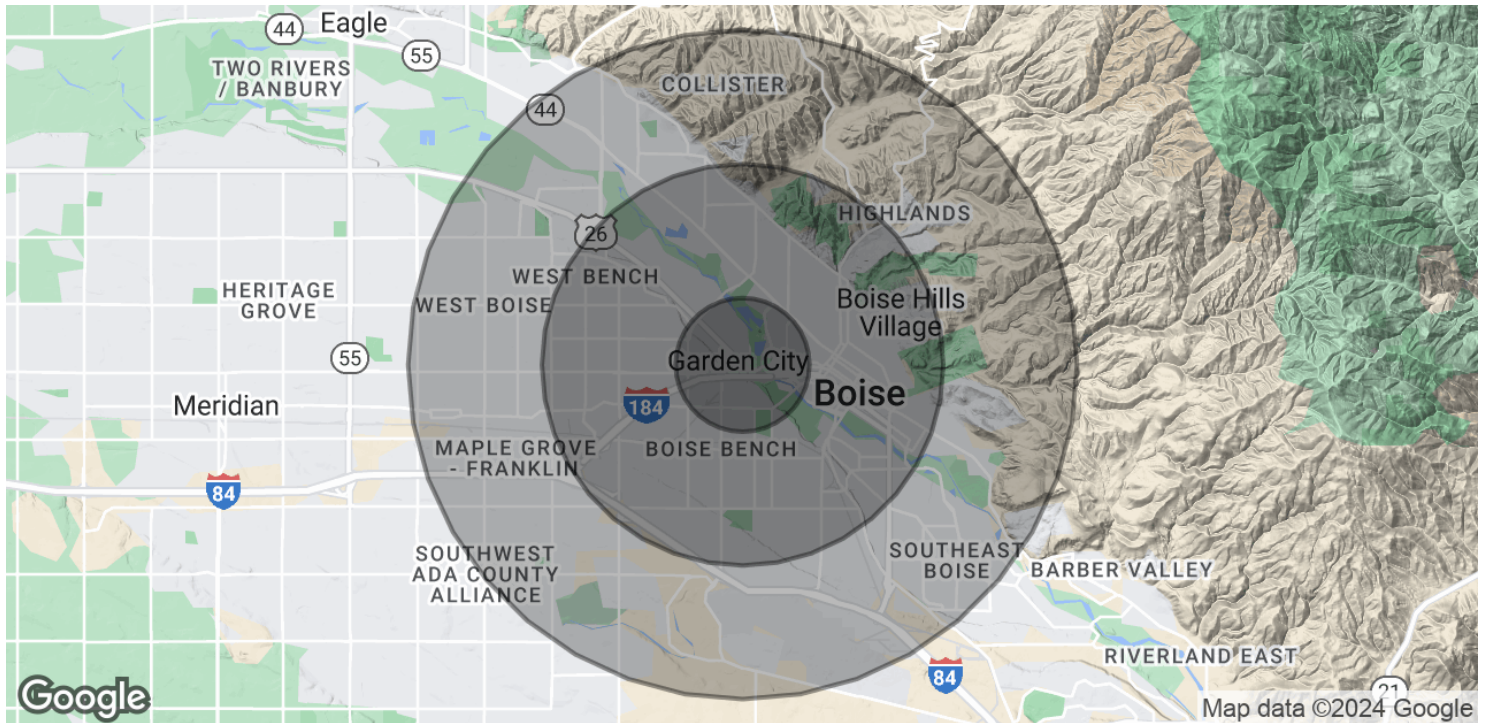
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,477	104,178	200,405
Average age	30.4	33.9	35.1
Average age (Male)	31.0	33.2	34.2
Average age (Female)	29.9	34.7	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,866	47,465	88,129
# of persons per HH	2.2	2.2	2.3
Average HH income	\$44,349	\$51,373	\$58,341
Average house value	\$123,937	\$217,795	\$222,673

* Demographic data derived from 2020 ACS - US Census

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