

OWNER/USER | 6,580 SF MIXED USE | FOR SALE/LEASE

4105 N. ADAMS ST.

Garden City, ID 83714



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

PROPERTY SUMMARY

Building Size:	+/- 6580 SF
Lot Size:	0.22 Acres
Price:	\$640,000
Price Per SF:	\$97.26 PSF
Lease Rate:	\$9.00 /SF/Yr
Lease Type:	NNN
Parking:	18 Spaces
Zoning:	C-2
1st Floor:	1st Floor Office
2nd Floor:	4 BD 2 BA Apt. with master bed and bath including a walk in closet Aprox 2,640 SF

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PROPERTY OVERVIEW

Lee & Associates is pleased to present this 2-story masonry building for sale or lease. Formerly Boise Gun, this building is located in the burgeoning Garden City mixed-use area, home to small industrial, office, and multifamily, alike. Just 3 miles to Downtown, it sits a half block from N. Curtis Rd., 1.3 miles to I-184 on-ramps. The Boise River Greenbelt lies just over 1,000 ft. away at the end of N. Adams St. This is just past the newly designated Garden City Live Work Create district.

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Living Room View



Living Room



Kitchen



Bedroom 1



Bedroom 2

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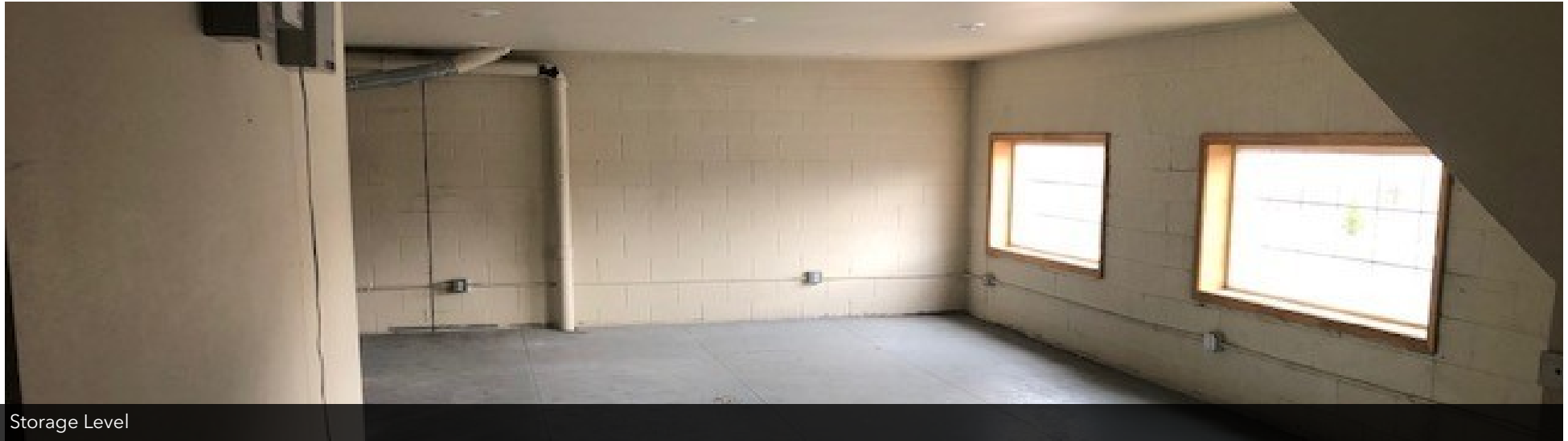
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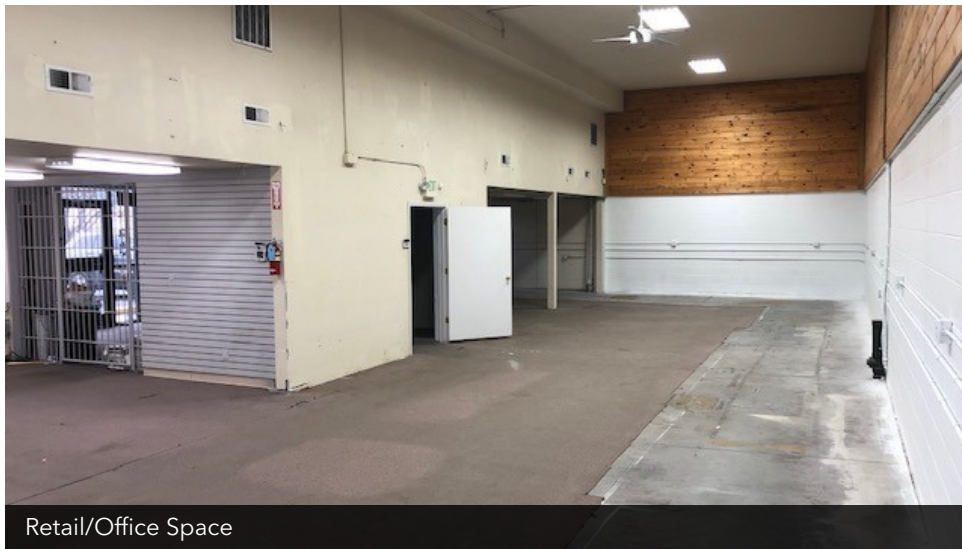
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Storage Level



Retail/Office Space



Retail/Office Space

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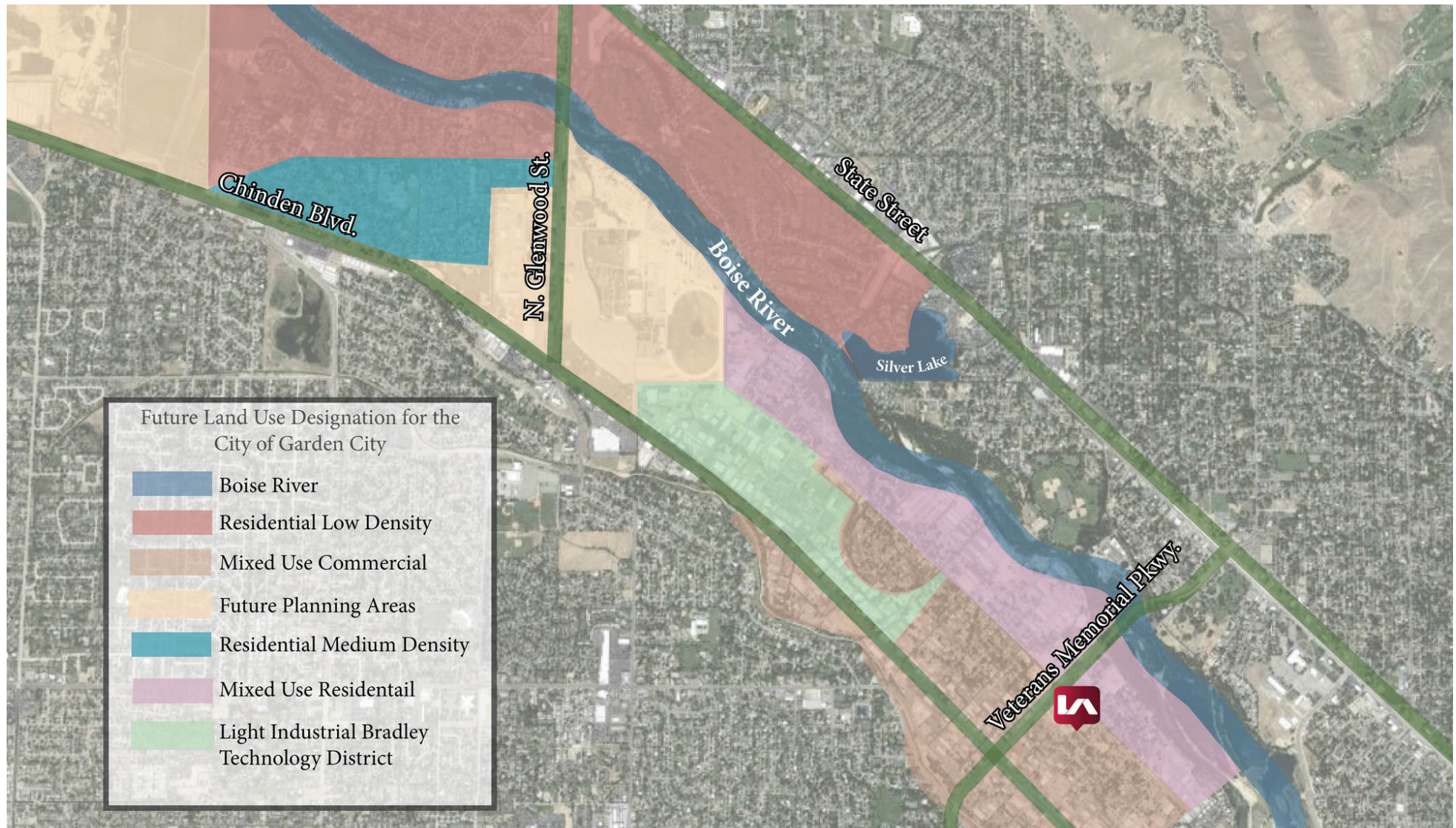
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EXCERPTS FROM THE GARDEN CITY COMPREHENSIVE PLAN

Find this entire publication and more information on Garden City at <https://gardencityidaho.org>.

GARDEN CITY

Garden City has a diverse range of land uses. Residential uses occupy thirty-two percent (32%) of the land within the city. Commercial, office and industrial uses are twenty percent (20%). The city also includes or surrounds 258 acres of land owned and used by other public agencies, including Expo Idaho, Idaho Transportation Department and the Ada County Highway District.

DEVELOPMENT AND LAND USE PATTERNS

The city has developed with different land-use patterns. The original Old Town site was developed in a standard grid, parallel to the river and in lots of 7,500 square feet and 30,000 square feet. Much of this original part of the city is zoned for commercial and multi-family development. The original reason for much of the commercially zoned land was for the location of mobile homes. This eastern part of the city has a mix of land uses. In much of the commercial zone, residential, commercial and industrial uses are adjacent or across the street from one another. This mixed-use character provides an opportunity to create a live-and-work environment.

FUTURE DEVELOPMENT

Garden City has an enviable location. It is adjacent to the Boise River, is linked with major transportation corridors, and is close to downtown Boise, the commercial center of the Treasure Valley. As the valley continues to spread out and vehicle commuting becomes more difficult, and as older couples opt for a smaller and more convenient home locations, Garden City will become even more desirable. Garden City provides a market for redevelopment of older and under-utilized properties.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2018 Total Population Est.	10,319	97,572	200,612
2023 Projection	11,173	105,851	218,366
Pop Growth 2018-2023	8.28%	8.13%	10.74%
Average Age	37.1	38.70	
HOUSEHOLDS			
2018 Total Households Est.	4,474	42,876	85,095
HH Growth 2018-2023	8.23%	8.55%	8.87%
Average Household Inc.	\$56,428	\$64,935	\$68,759
Owner Occupied	1,994	22,306	49,114
Renter Occupied	2,480	20,569	35,982

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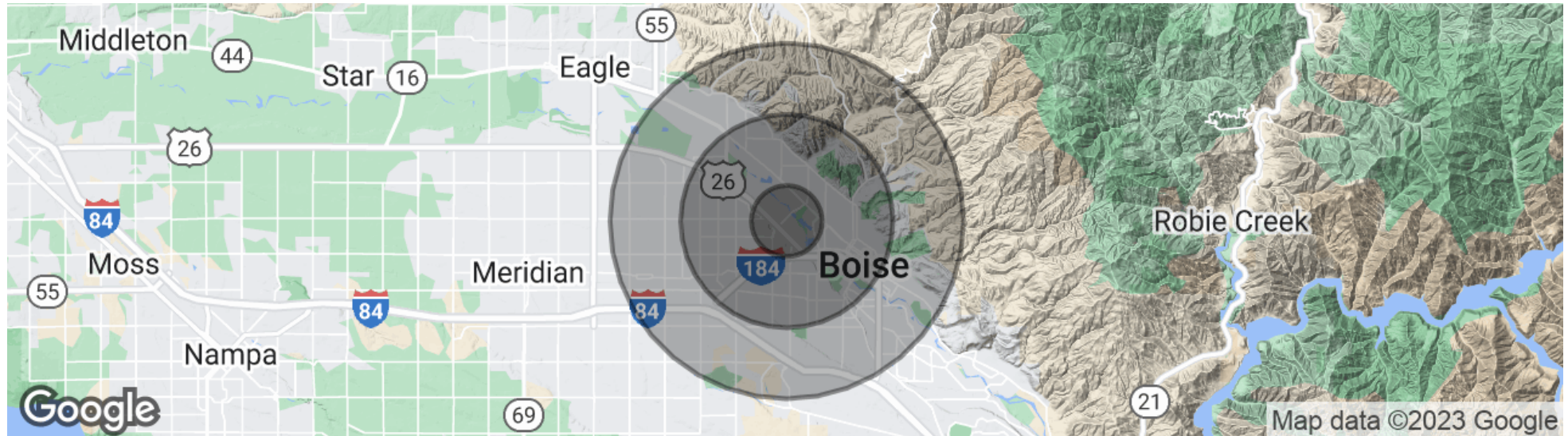
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POPULATION

Total population
Median age
Median age (Male)
Median age (Female)

1 MILE

10,395
31.9
32.6
31.0

3 MILES

91,780
34.9
34.0
35.8

5 MILES

197,462
35.3
34.4
36.2

HOUSEHOLDS & INCOME

Total households
of persons per HH
Average HH income
Average house value

1 MILE

4,656
2.2
\$46,547
\$114,088

3 MILES

41,780
2.2
\$53,161
\$225,278

5 MILES

85,913
2.3
\$58,070
\$217,759

** Demographic data derived from 2020 ACS - US Census*

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