



FOR SALE
~~\$7,350,000~~ **\$5,900,000**
PRICE REDUCED!

PREMIER DOWNTOWN BOISE OPPORTUNITY

304 AMERICANA

BOISE, IDAHO 83702



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OFFERING PRICE
\$5,900,000

OFFERING SUMMARY

PROPERTY SIZE

1.73 ACRES

BUILDING SIZES

BUILDING 1: 49,621 SF [COLD STORAGE, PRODUCTION, RETAIL]

BUILDING 2: 12,348 SF [OFFICE, WAREHOUSE]

ZONING

MX-5DD | MIXED-USE, DOWNTOWN DESIGN & DEVELOPMENT

TENANTS

DISTILLED SPIRITS USA, INC.

AMERICANA PIZZA LLC

BOISE COLD STORAGE, LLC

LEASE TYPE

TRIPLE NET (NNN)

EXCELLENT PROPERTY FUNDAMENTALS

- 100% occupied with three tenants.
- Active Artesian well serving the property.
- First year NOI of \$517,200.
- Exceptional visibility to I-184 Connector traffic.
- Close proximity to downtown Boise employers, retailers, services, medical and Boise State University.

This property delivers the hard-to-come-by opportunity to purchase a prime commercial property directly outside the downtown core and off of Boise's I-184 connector.

This **prominent west downtown location**, currently an office/warehouse and cold storage facility, sits on a 1.73-acre parcel. The property delivers unique visibility, **fronting the high-traffic freeway spur**, as one of the first visible buildings to traffic inbound to Boise's downtown amenities, major employers, and educational institutions.

304 Americana is **ideally located** just between downtown and the **major wave of development happening in the West Boise submarket** — including the future CWI campus, St. Luke's new Orthopedic Care Center, and a variety of major multifamily developments.

The property is **easily accessed** and **interconnected** with the most populous areas of the Treasure Valley. The property sits within minutes of **Boise State University, I-84, the airport**, the Boise River and **Greenbelt**, central Boise, the North End, and the rapidly developing West End.

Zoned for Mixed-Use Downtown Design and Development (MX-5DD), this property is **primed for a large-scale office, commercial, institutional, or residential development** in Boise's River Myrtle - Old Boise Redevelopment District.

The future ownership of the property will benefit from the income of **three in-place leases**, during planning and development, with the ability to terminate with 6 months' notice. The seller, Boise Cold Storage, will sign a lease at closing to remain in place until its new facility is completed and operational in mid-2026.

UPDATED: 1.12.2026

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



PROPERTY ADDRESS	—	304 S. AMERICANA BOULEVARD BOISE, IDAHO 83702
PROPERTY SIZE	—	1.73 ACRES
PROPERTY ZONING	—	CITY OF BOISE, MX-5DD CLICK FOR MORE INFORMATION
PARCEL NO.	—	R7399350437
UTILITIES	—	ALL TO SITE, INCLUDING ARTESIAN WELL

BUILDING TYPE	—	FLEX WAREHOUSE COLD + DRY STORAGE
BUILDINGS	—	2
BUILDING SIZES	—	61,969 ± SF TOTAL
B 1	—	49,621 ± SF
B 2	—	12,348 ± SF
POWER	—	3 PHASE

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TENANT OVERVIEW

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1

DISTILLED SPIRITS USA, INC. —

LEASE TERM:

2/1/24 TO 1/31/27

*LEASE CAN BE TERMINATED
WITH 6 MONTHS NOTICE FROM THE LANDLORD*

SIZE:

±8,000 RSF

RENT (YEAR 1&2):

\$4,100.00/MO.

2

AMERICANA PIZZA LLC —

LEASE TERM:

11/1/23 TO 10/31/28

*LEASE CAN BE TERMINATED
WITH 6 MONTHS NOTICE FROM THE LANDLORD*

SIZE:

±1,963 RSF

RENT (YEAR 1):

\$3,000.00/MO.

3

BOISE COLD STORAGE, LLC —

LEASE TERM:

CONTACT AGENT

SIZE:

±52,006 RSF

RENT (YEAR 1):

\$36,000.00/MO.

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COMMERCIAL

PROPERTY SITE LAYOUT

1.73 ACRES

TOTAL LOT SIZE



60,000 VPD

BUILDING 1
49,621 ± SF

BUILDING 2
12,348 ± SF



AMERICANA BLVD

GRAND AVE

S 15TH STREET



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HUB FOR TOP EMPLOYERS



SAINT
ALPHONSUS



1

ST. LUKE'S
ORTHOPEDIC CTR.
OF EXCELLENCE



2

IDAHO
POWER



3

IDAHO STATE
CAPITOL
COMPLEX



4

KOUNT



5

CRADLEPOINT



6

BOISE
CASCADE



7

ST. LUKE'S



8

VETERANS MEMORIAL PKWY

STATE STREET / HWY 44

WHITEWATER PARK BLVD

I-184

I-184

SITE



MYRTLE ST

FRONT ST

The Boise Valley MSA has a labor force of approx. 416,000 employees.

OVER 30% (132,572)
of those **EMPLOYEES** are within a
5-MILE RADIUS OF THE PROPERTY.

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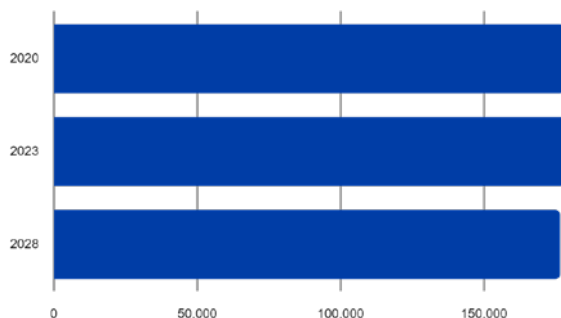
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1/3/5 MILE DEMOGRAPHICS

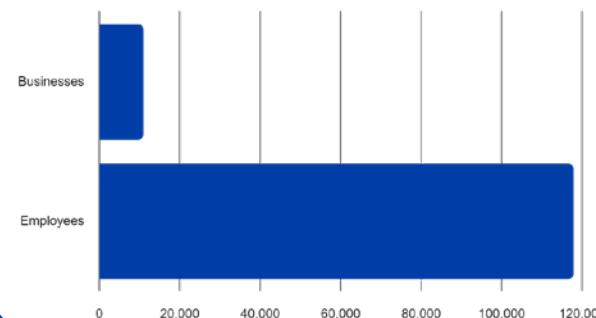
Population



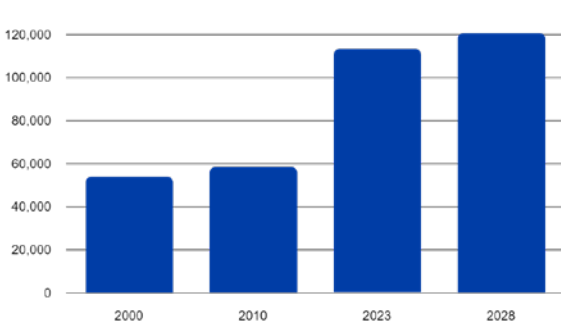
Median HH Income



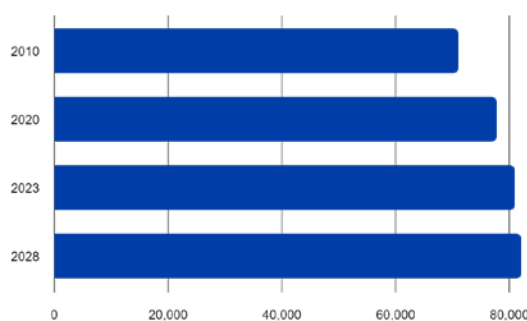
Daytime Demographics



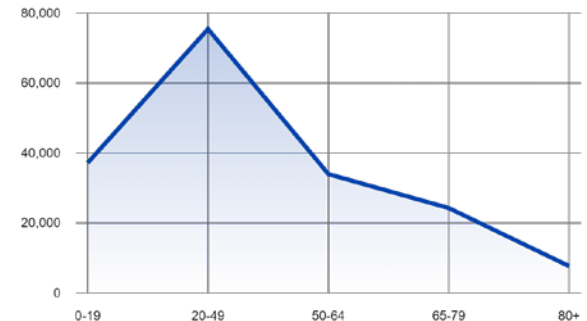
Average HH Income



Households



Age



POPULATION

	1 Mile	3 Mile	5 Mile
2023 Est. Population	13,750	102,639	178,613
2028 Projected Population	15,301	102,939	176,820
Historic 12 Year Growth	1.2%	0.9%	0.9%

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2023 Est. Households	8,292	49,084	81,123
2028 Projected Households	9,647	50,546	82,181
Historic 12 Year Growth	3.4%	1.2%	1.1%

INCOME

	1 Mile	3 Mile	5 Mile
2023 Average HH Income	\$78,440	\$107,809	\$113,403
2028 Per Capita Income	\$72,722	\$112,915	\$120,786
Historic Annual Change (12 Yr)	4.9%	5.4%	4.8%

WORK FORCE

	1 Mile	3 Mile	5 Mile
2023 Businesses	2,409	6,911	11,178
2023 Total Employees	25,747	74,100	118,075
2023 Labor Pool Age >16	29,373	101,018	165,866

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THE BOISE MSA OFFERS A UNIQUELY WELL-EDUCATED TALENT POOL FOR EMPLOYERS TO DRAW FROM, WITH 95 % OF ADULTS HOLDING A HIGH SCHOOL DIPLOMA (OR HIGHER) & OVER 45 % EARNING A BACHELOR'S DEGREE.



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COLLEGES & UNIVERSITIES

BOISE MSA

Q3 2025



46.3%

**POPULATION
HOLDING BACHELOR'S
DEGREE OR HIGHER**

ADA COUNTY

Q3 2025



62,091

**COLLEGE
STUDENTS**

BOISE MSA

Q3 2025

BOISE MSA

EDUCATION

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THE BOISE MSA IS THE STATE'S LARGEST METROPOLITAN AREA AND ACCOUNTS FOR NEARLY 40 % OF IDAHO'S POPULATION CONCENTRATION.



845,864

**TOTAL
POPULATION**

BOISE MSA
Q3 2025



13TH

**FASTEST GROWING
METRO IN THE U.S.**

BOISE MSA
Q3 2025



\$113,914

**AVERAGE
HH INCOME**

BOISE MSA
Q3 2025

BOISE MSA

POPULATION

RECOMMENDED LINKS

CITY OF BOISE INFORMATION

Boise City Mixed-Use Downtown:

Boise's Urban Renewal Districts:

Boise City Zoning Information:

Boise City Zoning Map:

Boise City Comp Plan:

[MX-5 District Zoning Information | City of Boise](#)

[River-Myrtle Old Boise District | CCDC](#) | [RMOB Map](#)

[Zoning and Overlay Districts | City of Boise](#)

[Geocortex Viewer for HTML5 \(cityofboise.org\)](#)

[Comprehensive Planning](#)

[Blueprint Boise Webpage](#) | [Document Download](#)

[Land Use & Zoning Table](#) | [Interactive Land Use Map](#)

ACHD INFO

[ACHD 2022-2026 Integrated Five Year Work Plan Map](#)

[Ada County Highway District Impact Fees and Ordinance](#)

[Ada County Highway District Integrated Five Year Work Plan](#)

TOK COMMERCIAL MARKET INFORMATION

[Office Market Report](#)

[Retail Market Report](#)

[Industrial Market Report](#)

[Multifamily Market Report](#)

[Market Research Information](#)