

TURNKEY MEDICAL CLINIC FOR SUBLEASE

1129 S. Broadway Ave. | Boise, ID 83706



**LEE &
ASSOCIATES**

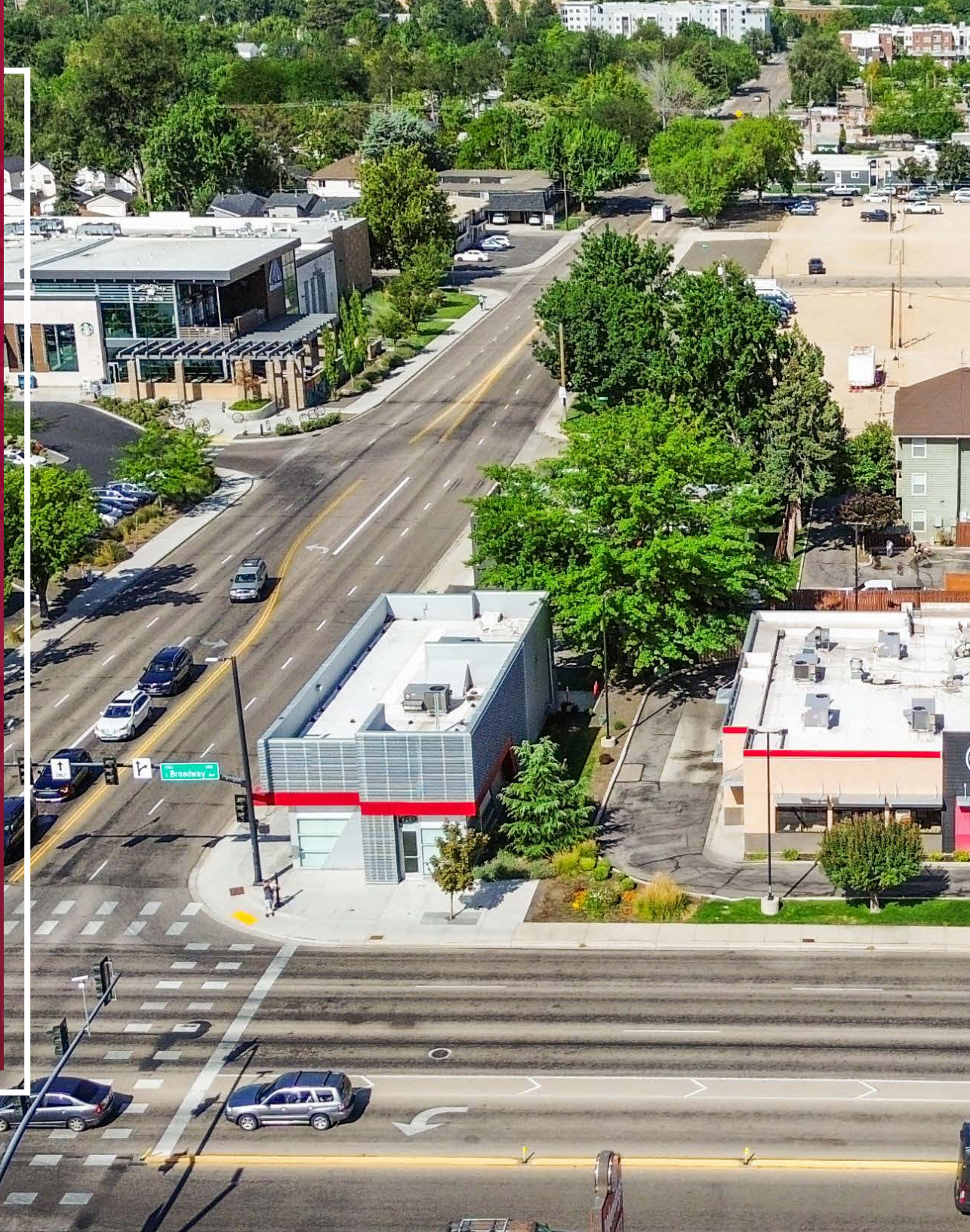
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

LEASE RATE	\$36.46 SF/yr
LEASE TYPE	NNN
BLDG. SIZE	1,950 SF
BLDG. CLASS	"A"
YEAR BUILT	2020
MARKET	Boise
ZONING	MX-2
PARCEL	R8562350020



EXECUTIVE SUMMARY

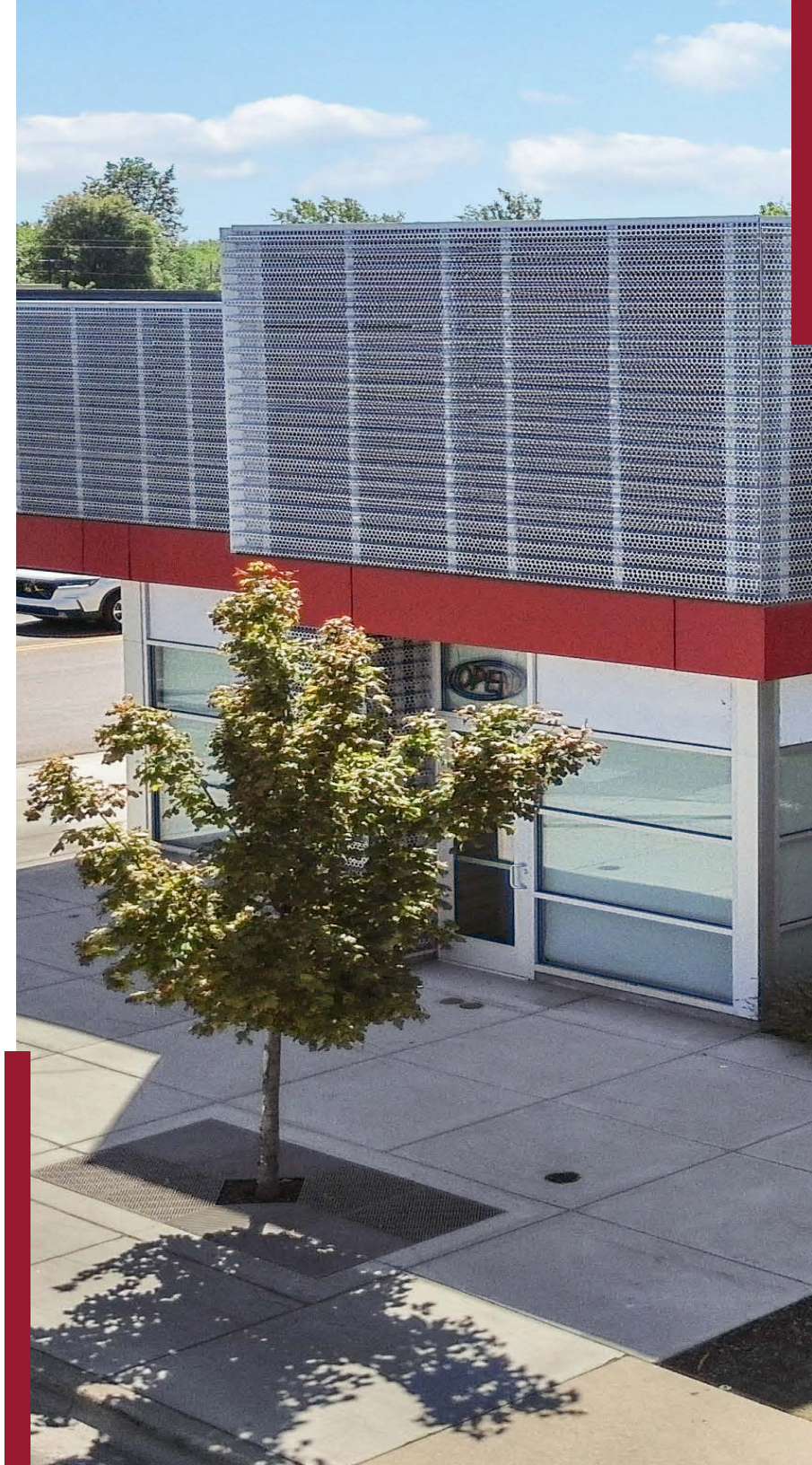
Lee & Associates is pleased to present this highly visible and strategically located medical clinic in the heart of Boise for sublease. Positioned on South Broadway Avenue, just minutes from Downtown Boise, Boise State University, and Micron Technology, this 1,950 square foot clinic is surrounded by dense residential neighborhoods and an active commercial corridor. Perfectly suited for medical, urgent care, or specialty health services.

LOCATION HIGHLIGHTS

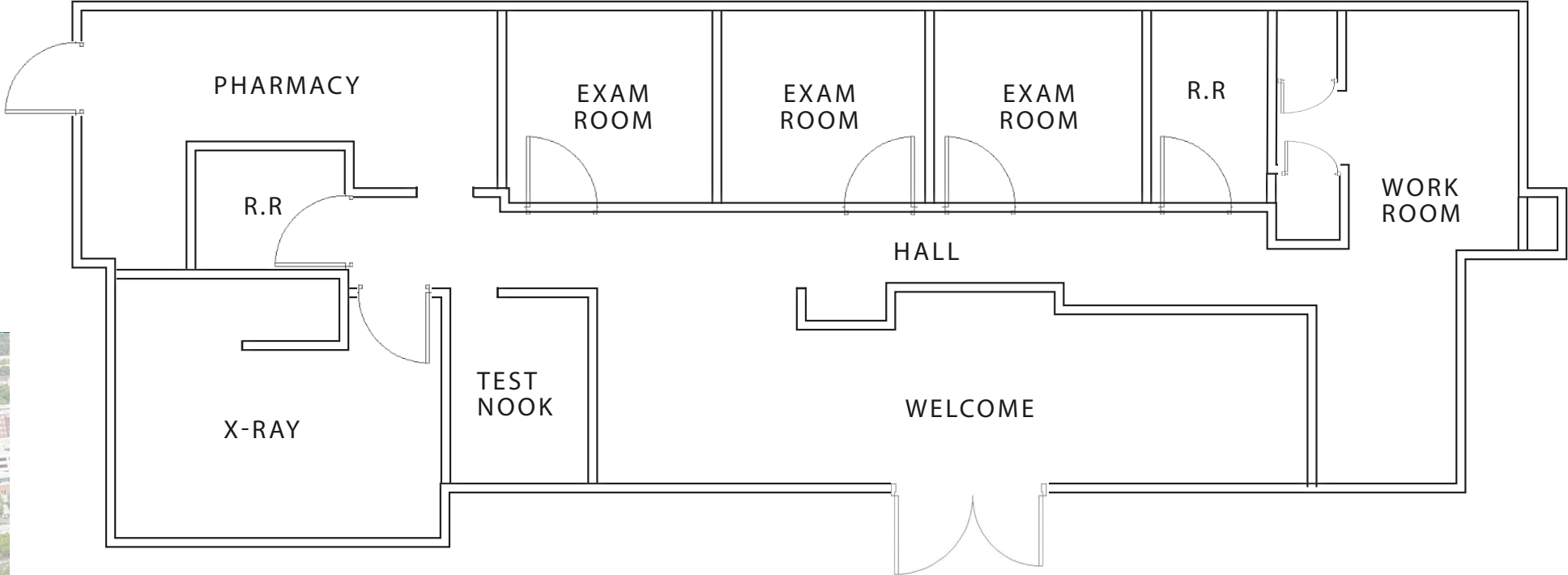
- » Located on S. Broadway Ave., a major arterial connecting Downtown Boise to SE Boise
- » Just 5 minutes to Downtown Boise and 2 minutes to Boise State University
- » 10 minutes to Micron Technology's global HQ, one of the state's largest employers
- » Excellent visibility and signage opportunities in a high-demand corridor
- » Surrounded by dense residential neighborhoods, multi-family housing, and high foot vehicle traffic

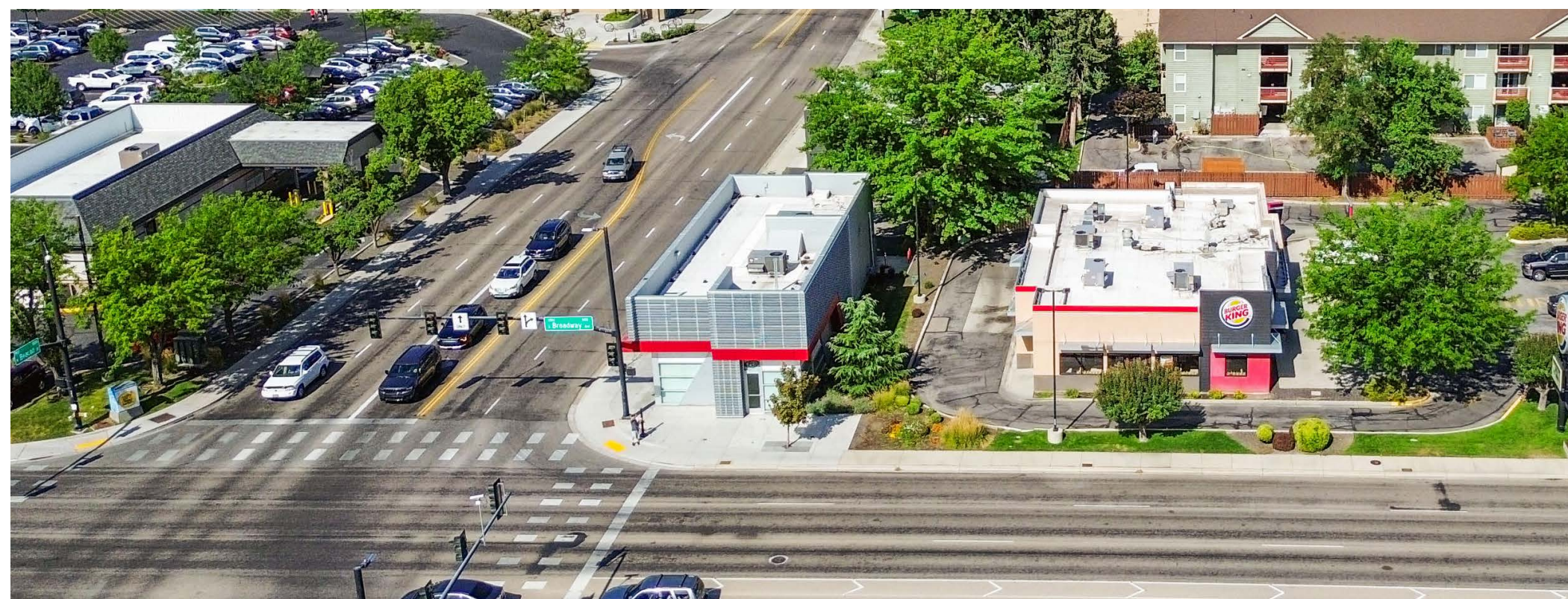
KEY FEATURES

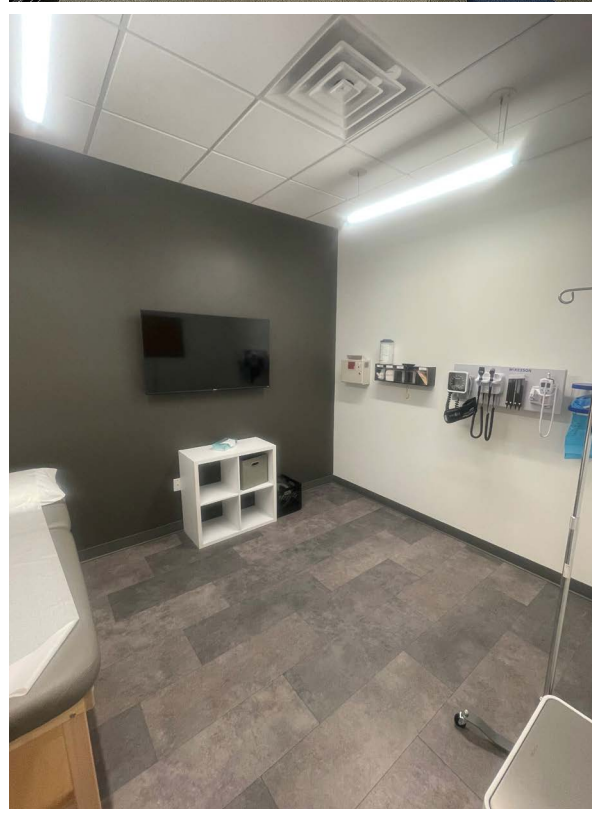
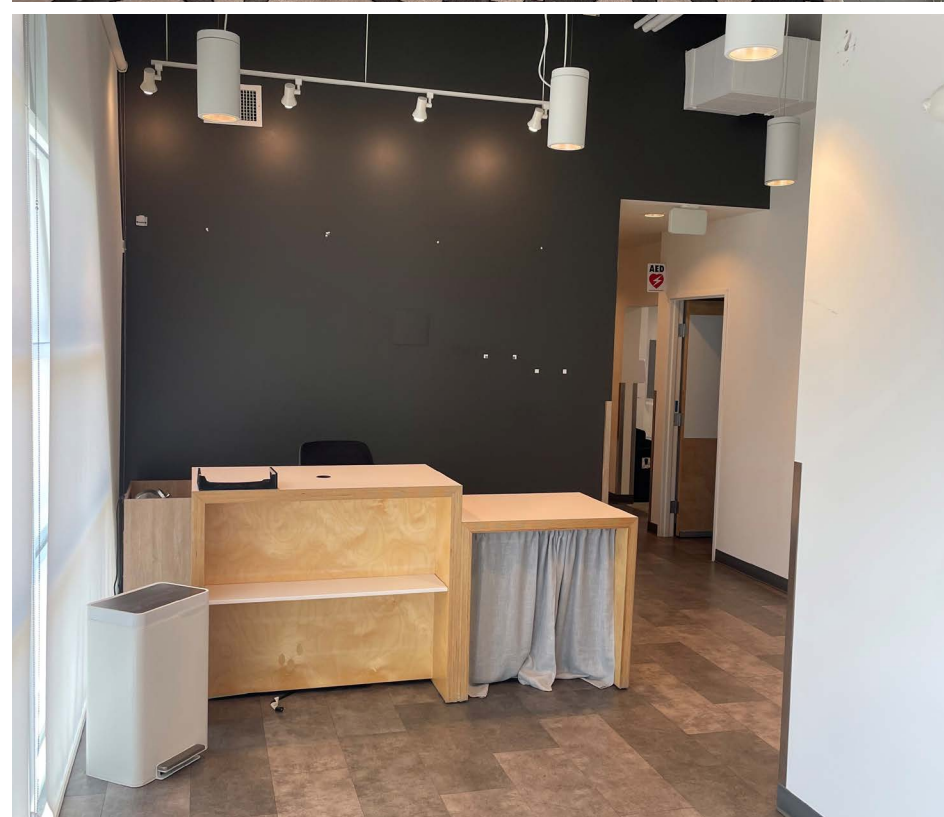
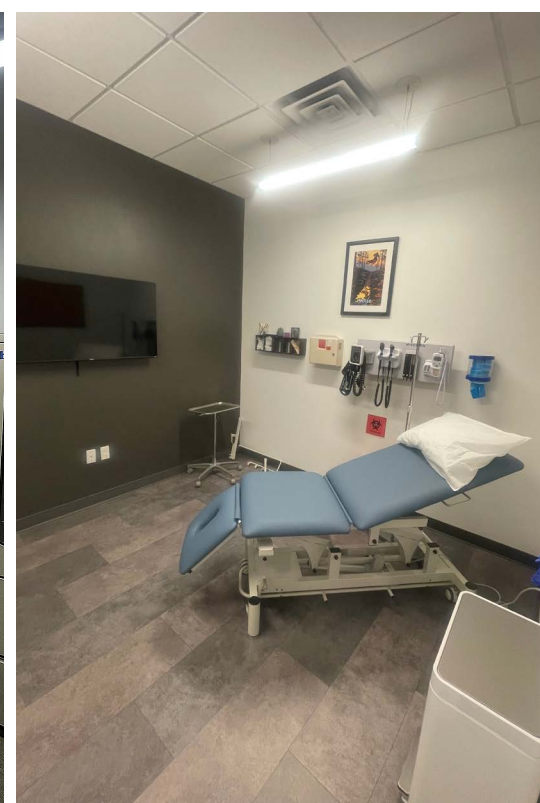
- » **Size:** Approximately 1,950 SF
- » **Reception & Waiting Area:** Professional front entry and lobby
- » **Exam Rooms:** Three (3) private exam rooms
- » **X-Ray Room:** Built-out x-ray room
- » **Test Room:** Ideal for diagnostics, labs, or patient assessments
- » **Pharmacy Room:** Secure space for on-site medication dispensing or specialty use
- » **Efficient Floor Plan:** Designed for smooth patient flow and staff operations
- » **Parking:** Dedicated on-site parking



FLOOR PLAN









INTERSTATE - 3.3 MILES



BOISE AIRPORT - 1.1 MILES



S. BROADWAY AVE.

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	49,427	106,383	195,764

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$73,613	\$79,807	\$81,722

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	21,906	46,889	82,824

LABOR FORCE

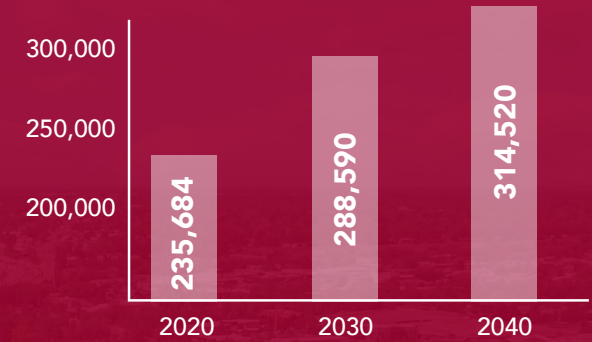
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	28,123	59,045	106,519

KEY EMPLOYERS

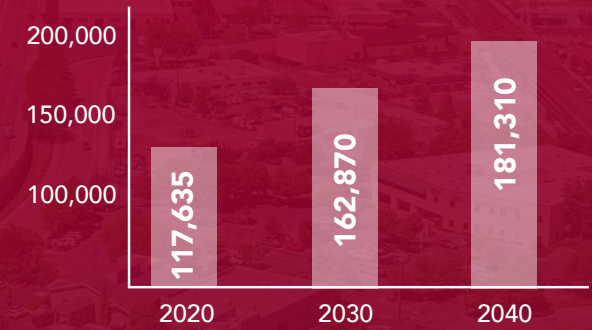
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

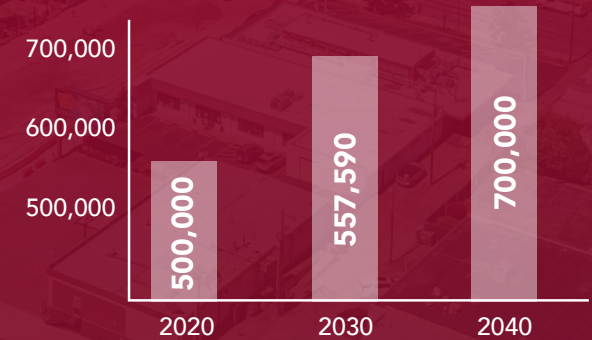
BOISE



MERIDIAN



ADA COUNTY



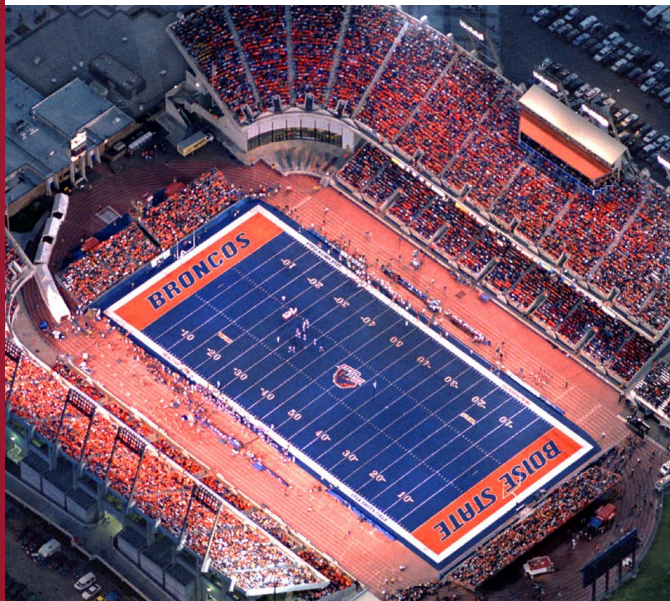
AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





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