

# 602 ORCHARD

601-620 N. ORCHARD STREET | BOISE, ID 83706

**TOK**  
COMMERCIAL

SALE PRICE:

**\$1,795,000**

**7.6% CAP RATE - MARCH 2025**

UNAUTHORIZED  
VEHICLES  
WILL BE  
TOWED AT  
OWNER'S RISK  
AND EXPENSE  
BOISE VALLEY  
TOWING  
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# 602 ORCHARD STREET



# DENTON STREET



602 ORCHARD STREET

## OFFERING DETAILS

property address	<b>601-620 Orchard Street 4910 Denton Street</b>
property description	<b>Single Story, Class B Retail</b>
building size	<b>Denton: 2,132 SF Orchard: 14,913 SF Total: 17,045 SF</b>
lot size	<b>3 parcels totaling approximately 1.24 acres</b>
parking	<b>55 Stalls</b>
sale price	<b>\$1,795,000</b>
cap rate	<b>7.60%</b>
occupied	<b>88%</b>
vacant	<b>200+ SF</b>

Future redevelopment opportunity

Path of growth in the emerging pathway of Boise

Excellent exposure on major arterial, Orchard Street.

Convenient, central location near major shopping, services, and restaurants.

Retail tenants include: McCleary's Pub, Resurrected Tattoo & more!

Property under new ownership and management.

Parking in front and behind building.

# FINANCIAL SUMMARY

	Ave. \$/SF	Square Feet	Annual Base Rent	NNN Cost Recovery	Annual Expense	NOI - March 2025
<b>Leased space</b>	\$ 9.55	15,038	\$ 143,588	\$ 26,122	\$ 33,215	\$ 136,495

<b>Price</b>	<b>\$/SF</b>	<b>In place Cap Rate</b>
<b>\$1,795,000</b>	<b>\$105.31</b>	<b>7.60%</b>

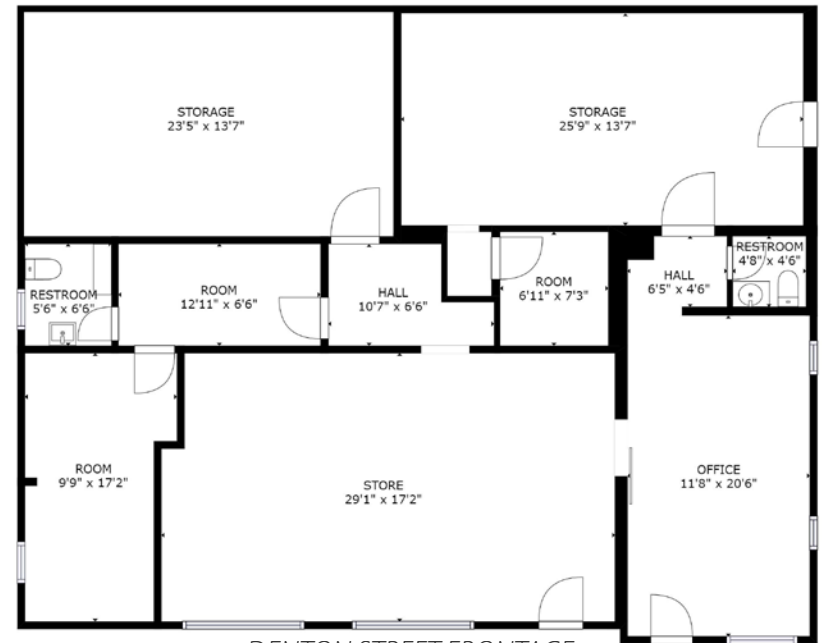
Value when stabilized 100% at Market NNN Rents		
Market Rents	\$12.00	\$204,540
Reserve	5%	(\$10,227)
Market Rate NOI		\$194,313
<b>Cap Rate based on Market Rates</b>		<b>10.64%</b>



# FLOOR PLANS



ORCHARD STREET FRONTAGE



DENTON STREET FRONTAGE

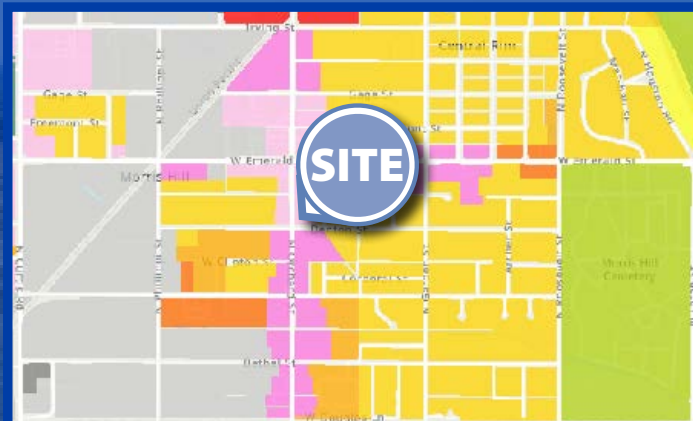
# PROPERTY ZONING

## MX-1 MIXED-USED NEIGHBORHOOD

The MX-1 district is intended to provide opportunities for a mix of neighborhood-serving small-scale commercial, institutional, and residential uses. It is intended to facilitate convenient, walkable access to these services while fostering pedestrian-oriented design and the creation of neighborhood districts.

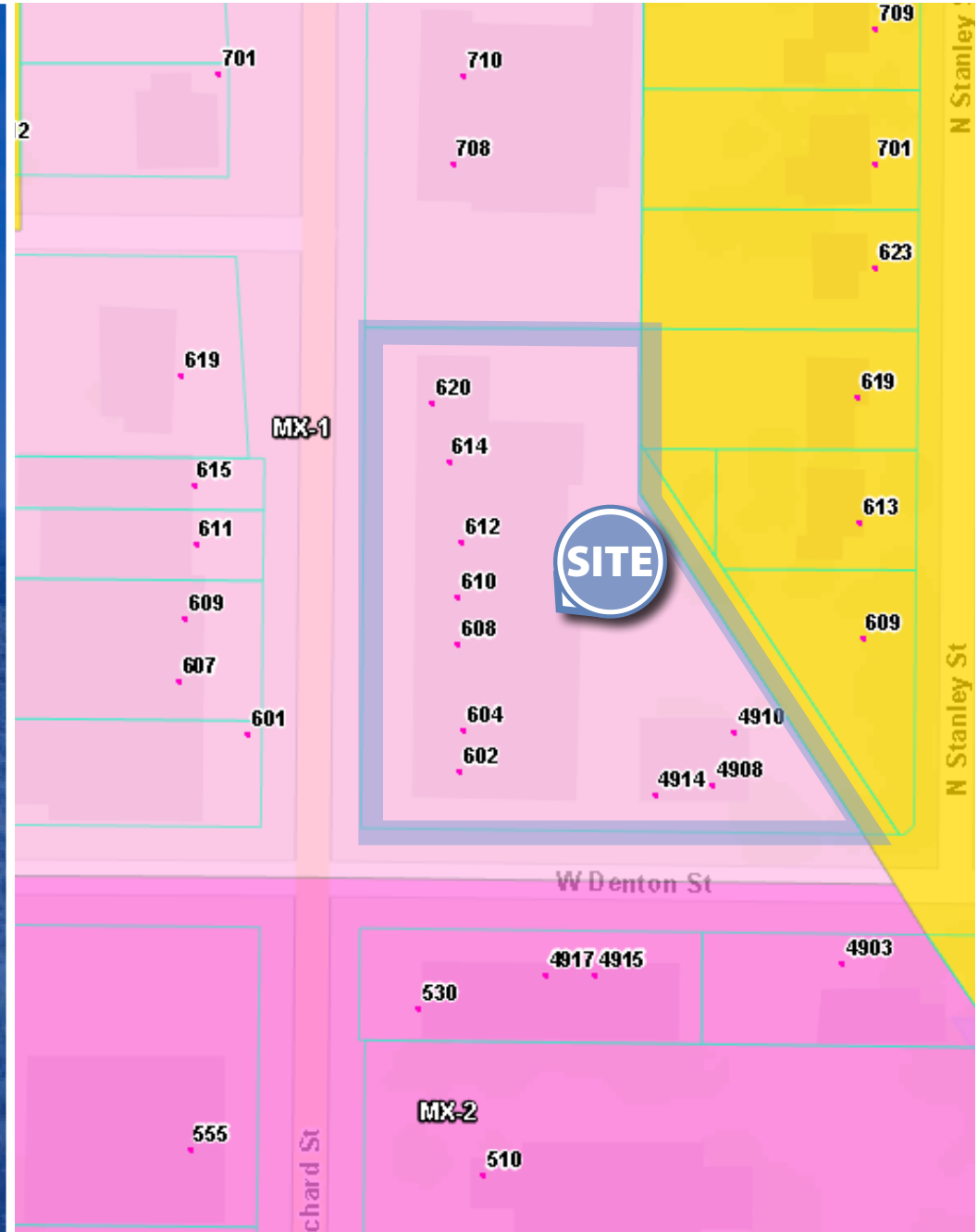


CLICK FOR MORE INFORMATION



**LEGEND**

A-1 - Open Land Very Low Density	MX-5 - Mixed Use: Downtown
A-2 - Open Land Reserve	MX-H - Mixed Use: Health
I-1 - Industrial: Light	MX-U - Mixed Use: University
I-2 - Industrial: Heavy	R-1A - Residential: Large Lot
I-3 - Industrial: Technology	R-1B - Residential: Suburban
MX-1 - Mixed Use: Neighborhood	R-1C - Residential: Traditional
MX-2 - Mixed Use: General	R-2 - Residential: Compact
MX-3 - Mixed Use: Active	R-3 - Residential: Urban
MX-4 - Mixed Use: Transit Oriented Development (TOD) Node	SP-01 - Harris Ranch Specific Plan District
	SP-02 - Barber Valley Specific Plan District



# AERIAL MAP

