



## 4141 W Chinden Blvd

4141 W Chinden Blvd, Garden City, ID 83714



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# 4141 W Chinden Blvd

\$24.00 /SF/YR

The current Bath Fitter Tenant is relocating from their 7,920 sf freestanding building with parking! This building for lease is a rare opportunity for specialty retail, Showroom, or Professional Office users, offering excellent visibility at the busy intersection of W Chinden Blvd and N Curtis Rd, with traffic counts of 28,000 VPD to 32,000 VPD and Peak-Hour Traffic of 5,740 vehicles (pm peak). This intersection serves as a primary connector between Downtown Boise, Garden City, and West Boise, and provides access to I-84. This is a very desirable corner location for a business....

- EXCELLENT SIGNAGE OPPORTUNITY FOR TENANT ON THE POLE SIGN AND BUILDING FRONTAGE
- 14 PARKING STALLS
- ROLL UP DOOR TO THE REAR OF THE BUILDING
- GREAT EXPOSURE TO BUSY INTERSECTION IDEAL FOR A SHOWROOM

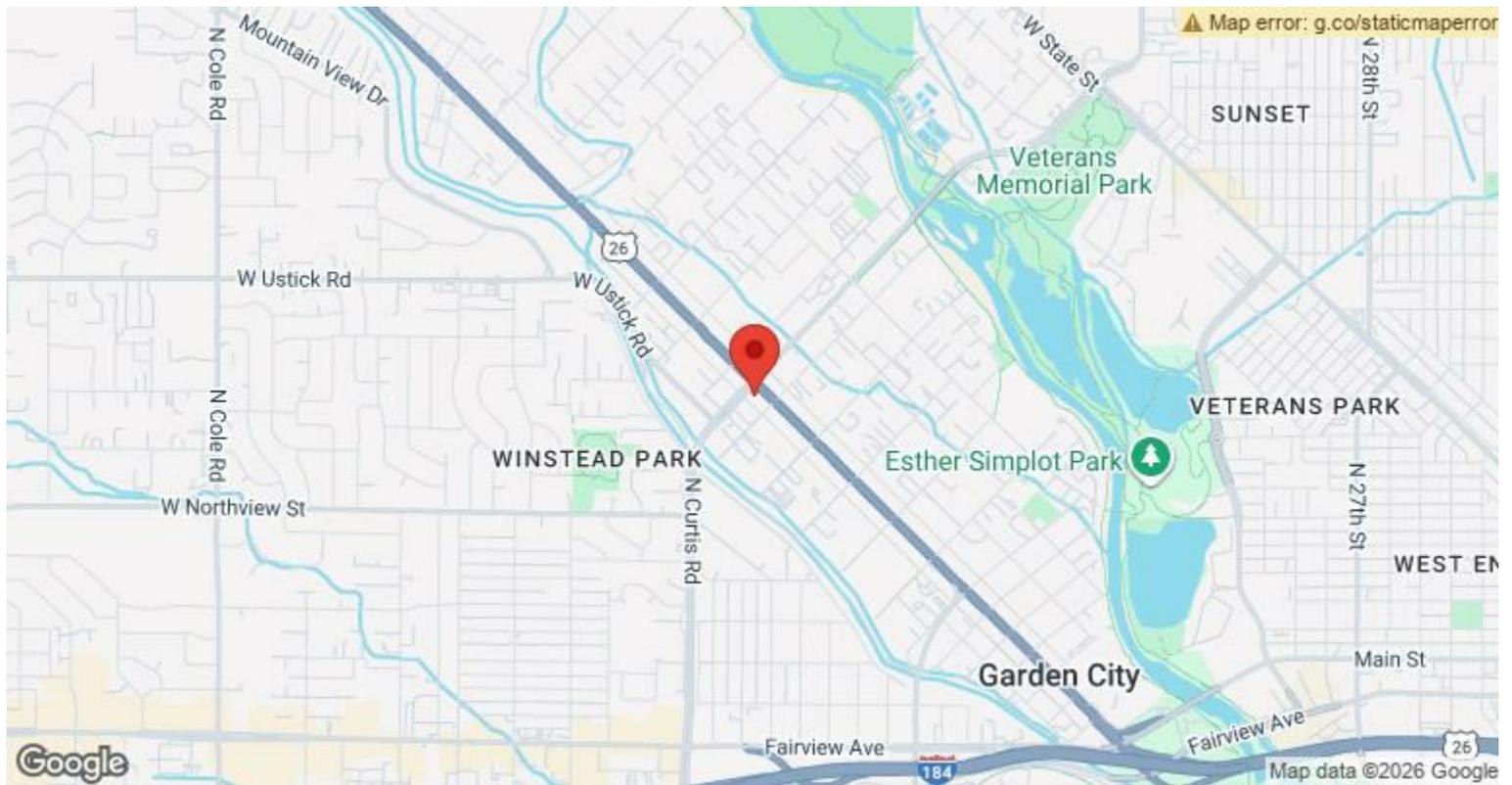


Rental Rate:	\$24.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	7,920 SF
Year Built:	1972
Walk Score ©:	68 (Somewhat Walkable)
Taxes:	\$0.14 USD/SF/MO
Operating Expenses:	\$0.21 USD/SF/MO
Rental Rate Mo:	\$2.00 /SF/MO

### 1st Floor

Space Available	7,920 SF
Rental Rate	\$24.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Great Retail Showroom Space. Lots of Frontage on Chinden Blvd and rear roll-up door with approx. 14 Parking spaces.



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# Property Photos



Side View of Bldg.



Store Front II

# Property Photos



Parking



Aerial II