

6490 S Federal Way Boise, ID

Grocery Anchored Drive Thru

Near SE Boise & Micron



Property Details

- Former Bank building consisting of 4,574 SF with drive thru.
- Single or multitenant opportunity.
- Divisible according to Tenant's needs.
- 1.05 acre lot with 39 parking spaces.
- Located on the hard corner of a signalized intersection within the Albertsons anchored shopping center.
- Shopping center tenants include McDonalds, Stinker, Taco Del Mar, Subway, UPS, and more.
- Adjacent to Micron's campus which is actively undergoing a \$15 billion expansion which will create ~2,000 direct Micron jobs and 17,000 new American jobs by the end of the decade.
- Zoned MX-2 (Mixed Use: General).
- Rare drive thru opportunity off Federal Way under City of Boise's new zoning code.

For Lease (Contact Agent for Pricing)

For Sale: \$2,750,000

Demographics

	1 mi.	3 mi.	5 mi.
Pop	2,537	33,117	72,059
Avg HH Income	\$127,429	\$141,181	\$115,937
Daytime Pop	3,232	38,727	90,022

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Rocky Mountain
Real Estate Services, LLC
350 N. 9th Street, Ste 200, Boise ID 83702

Aerial

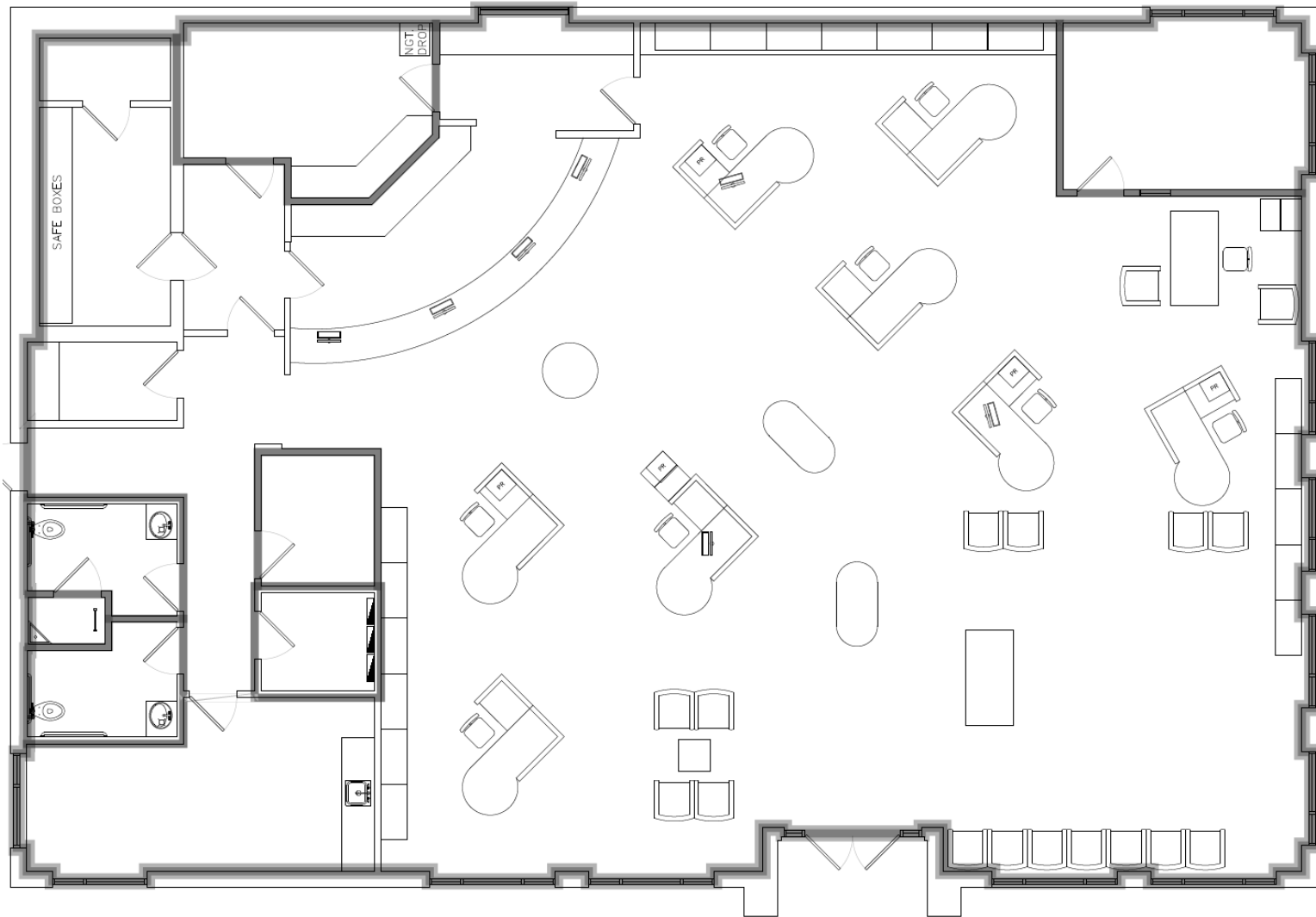


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Existing Floor Plan

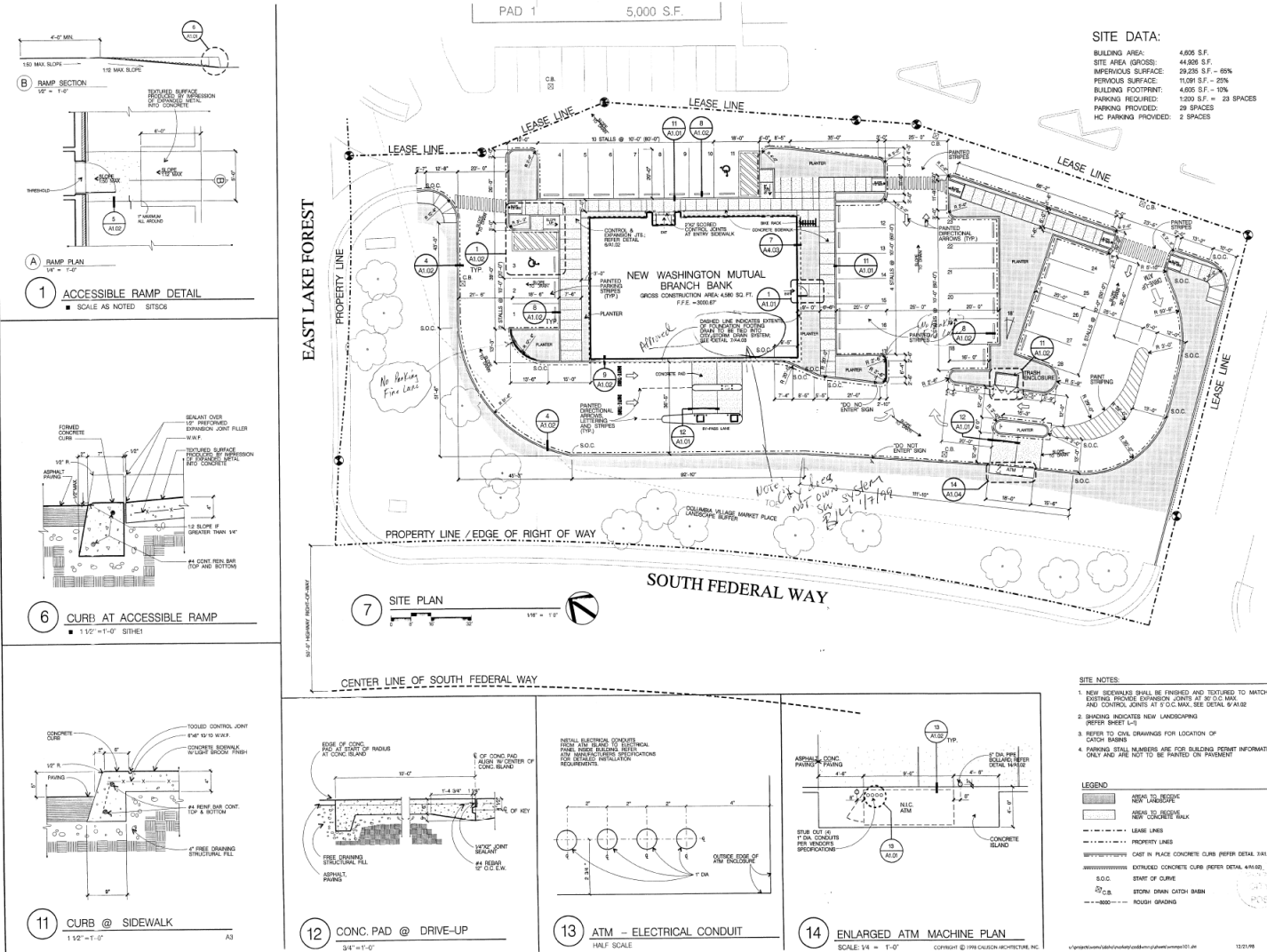


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Existing Site Plan



**Washington
Mutual**
Columbia Village Branch

Client:
Washington Mutual Savings Bank
1220 Third Avenue
Suite 822
Seattle, WA 98101

1



Architects:
Cullison Architecture, Inc.
1420 5th Ave. #2400
Seattle, WA 98101-2343
T 206.421.6616

**Licensed
Architects
AN-081**



Michael J. Treddi

Revisions:	Date:
Issue Per Request	6/7/98
Design Review Items	12/1/98
Acceptance	12/1/98

Project:
Washington Mutual
Bellevue, Idaho
Project No: 106188.87
May 4, 1995
Permit Issue

Site Plan

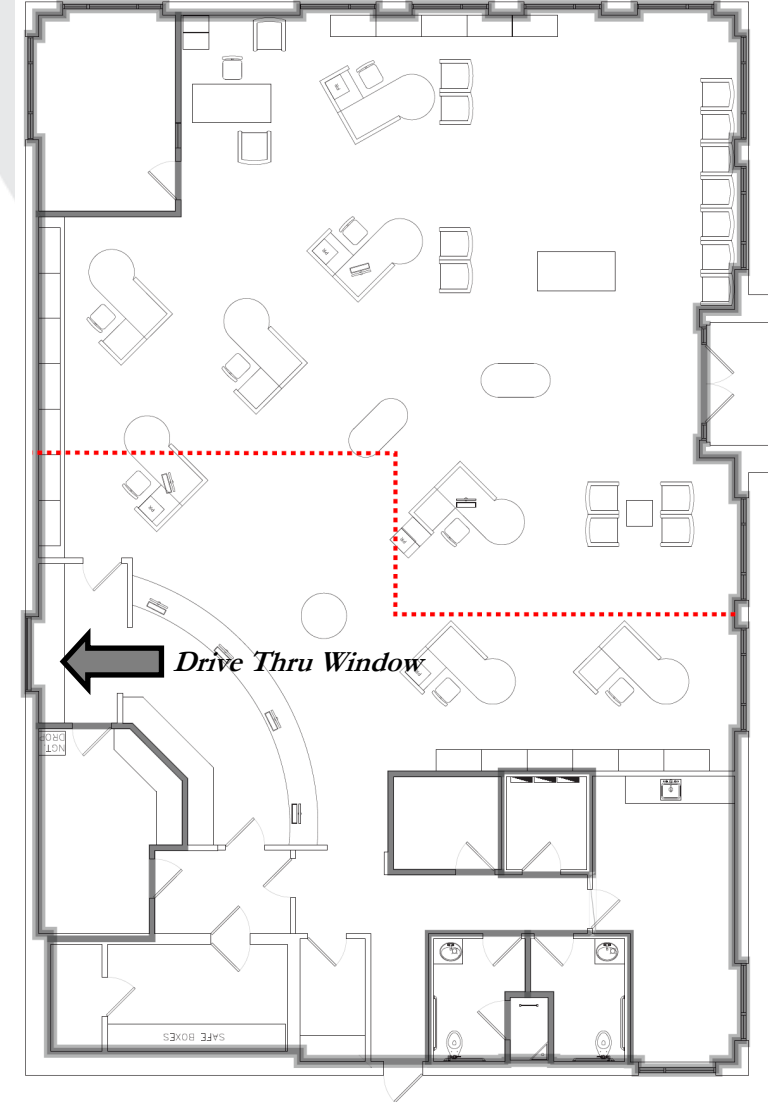
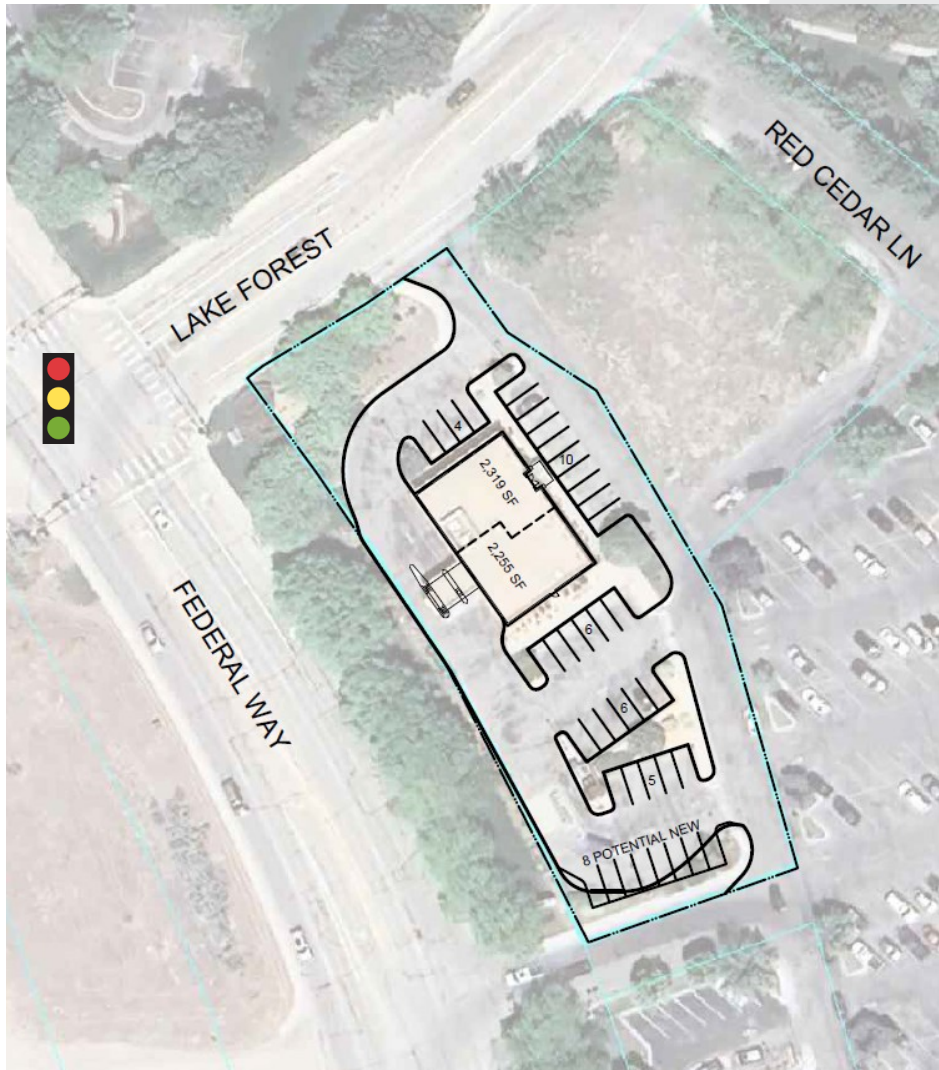
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Potential Site & Floor Plan



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Exterior Photos



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Interior Photos



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Boise Zoning Code Conversion



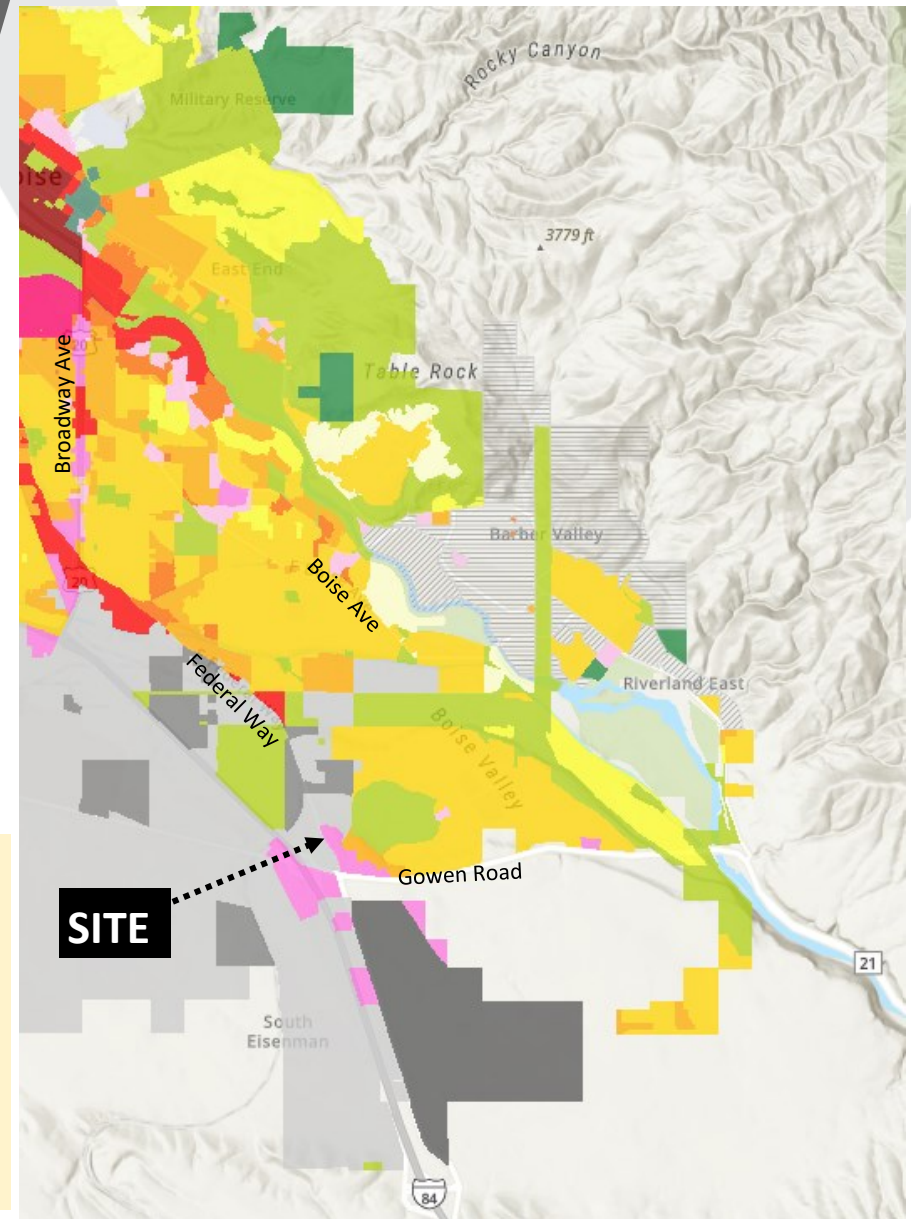
Zoning Conversion Map

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)	SP-01 - Harris Ranch Specific Plan District
	SP-02 - Barber Valley Specific Plan District

The MX-2 district is intended to provide opportunities for a mix of office, commercial, institutional, and residential at a scale designed to serve community needs broader than those of nearby neighborhoods.

The MX-2 district is the only district where a single-tenant, one-story drive thru is an Allowed Use.

[CLICK HERE](#) for the Allowed Use Table



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Micron Expansion

Expansion Details:

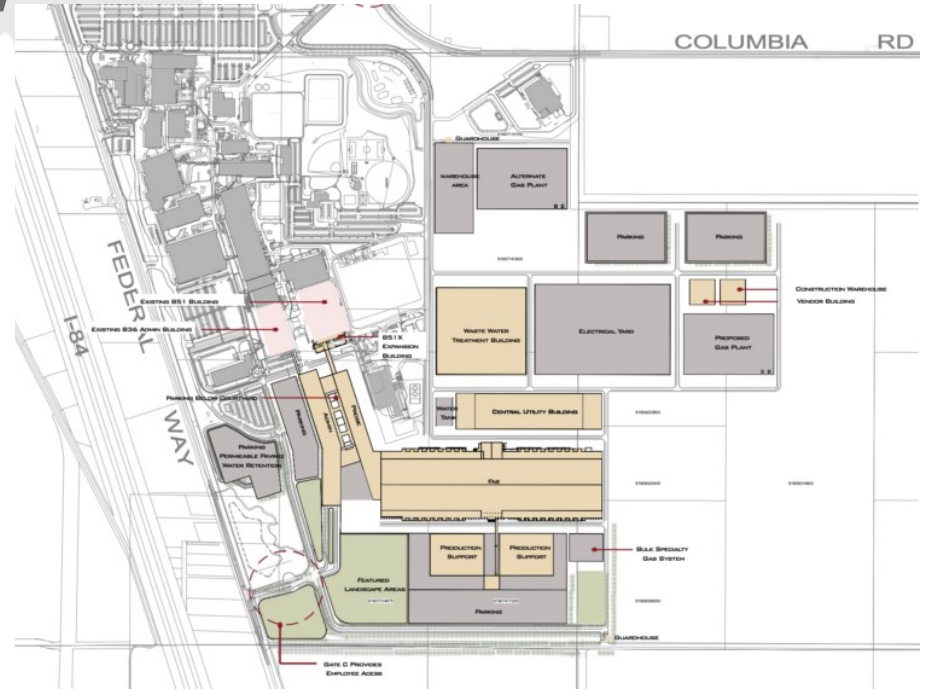
- ⇒ Micron will directly infuse **\$15.3 billion** into the Idaho economy bringing **leading edge memory manufacturing** to the U.S. which will create over **17,000 community jobs**, including **2,000 direct Micron jobs**.
- ⇒ **6.5 Million SF of new facilities** (same size as the Pentagon) will be built on Micron's Campus east of Boise **by 2030**.
- ⇒ Micron's Idaho Fab Plant will support an annual average of **15,355 Idaho jobs paying \$1.2 billion in wages**.
- ⇒ For every **1 Micron job**, an **average of nearly 10 additional jobs** will be supported in Idaho.
- ⇒ Micron's Idaho Fab Plant will generate an annual average of **\$2 billion in Idaho Gross State Product (GSP)**.

What Does This Mean for Boise & Surrounding Towns?

- ⇒ More people will move to the area to support the construction, operations, and the community.
- ⇒ More residential and commercial needed to support the major influx of people moving here.

Source: [Micron Press Release](#)

Project Update: <https://youtu.be/0hs4ySzi4C0>



The expansion is represented by the colored structures. The light gray is Micron's existing campus.



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