

APPROVED MULTI-FAMILY DEVELOPMENT LAND

HENDRICKS COMMONS



rallensrealty.com



RALLENS REALTY
CONSULTANTS

FOR SALE



PROPERTY INFORMATION

STREET ADDRESS	200 W 37th Street and 201/205 W 38th Street (3 parcels)
CITY, STATE, ZIP	Garden City, ID 83714
COUNTY	Ada
ZONING	C-2
APPROVALS	Approved Feb. 12th, 2024
LOT SIZE	2.7 acres
TOTAL UNITS	220
TOTAL SF	225,530 SF
PARKING	410 Stalls
PRICE	\$4,180,000 (\$19,000/door)

HIGHLIGHTS

- Located within the South of Chinden Urban Renewal District
- Optimal commuter location with 2-minute access to I-84 and downtown Boise
- Only a few blocks away from the greenbelt, Esther Simplot park, Quinn's pond
- High-end surrounding lifestyle amenities in the Garden City Arts District
- Unique opportunity for 200+ units in prime location
- Premium amenities included in project
- Roof top deck features unrestricted views of the Boise River, foothills and downtown
- C-2 zoning allows for potential repositioning as storage or other commercial uses
- Annual Income: \$120,264 (Dec 2022)

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

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SITE ANALYSIS	
SITE DATA	
Site Area	2.7 Acres
City Zoning	C-2
Setbacks:	
Front	5'-0"
Rear	5'-0"
Side	5'-0"
SITE BREAKDOWN	
Building Footprint	78,120 SF
Hardscape SF	11,619 SF
Landscape SF	26,189 SF
UNITS	
1-Bedroom	60 Units
2-Bedroom	160 Units
TOTAL	220 Units
PARKING	
Required:	
1-Bedroom (1 Stall ea)	60 Stalls
2-Bedroom (2 Stall ea)	320 Stalls
Guest (.5 for first 10, .1 ea after)	26 Stalls
TOTAL REQUIRED	406 Stalls
Bike Parking: .5 for first 10, .1 ea after & 1 per dwelling unit	246 Stalls
Provided:	
Standard Stalls	345 Stalls
Compact Stalls (14%)	57 Stalls
Accessible Stalls	8 Stalls
TOTAL REQUIRED	410 Stalls
Bike Parking	247 Stalls

SITE ANALYSIS (continued)	
Open Space Required:	
(250SF/DU 500SF-1200SF)*190	47,500 SF
(350SF/DU >1200SF)*30	10,500 SF
TOTAL REQUIRED	58,000 SF
Provided:	
Ground Level	6,410 SF
Podium Level	17,953 SF
2nd Floor Roof Patio	530 SF
3rd Floor Roof Patio	873 SF
Roof Level	32,700 SF
TOTAL PROVIDED	58,466 SF

BUILDINGS SF BY LEVEL	
Level 1	78,120 SF
Level 2	78,120 SF
Level 3	78,570 SF
Level 4	60,300 SF
Level 5	60,300 SF
Level 6	60,300 SF
Level 7	60,300 SF

UNIT BREAKDOWN		
TYPE	#	SF
2 Bed 2 Bath - Outside Corner	20	1,208 SF
2 Bed 2 Bath - Outside Corner	10	1,262 SF
2 Bed 2 Bath - Outside Corner	30	855 SF
2 Bed 2 Bath - Outside Corner	30	1,000 SF
2 Bed 2 Bath - Outside Corner	70	1,195 SF
2 Bed 2 Bath	50	810 SF
2 Bed 2 Bath	10	895 SF
TOTAL	220	



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HENDRICKS COMMONS GARDEN CITY, ID



Close Aerial With Site Plan Overlay

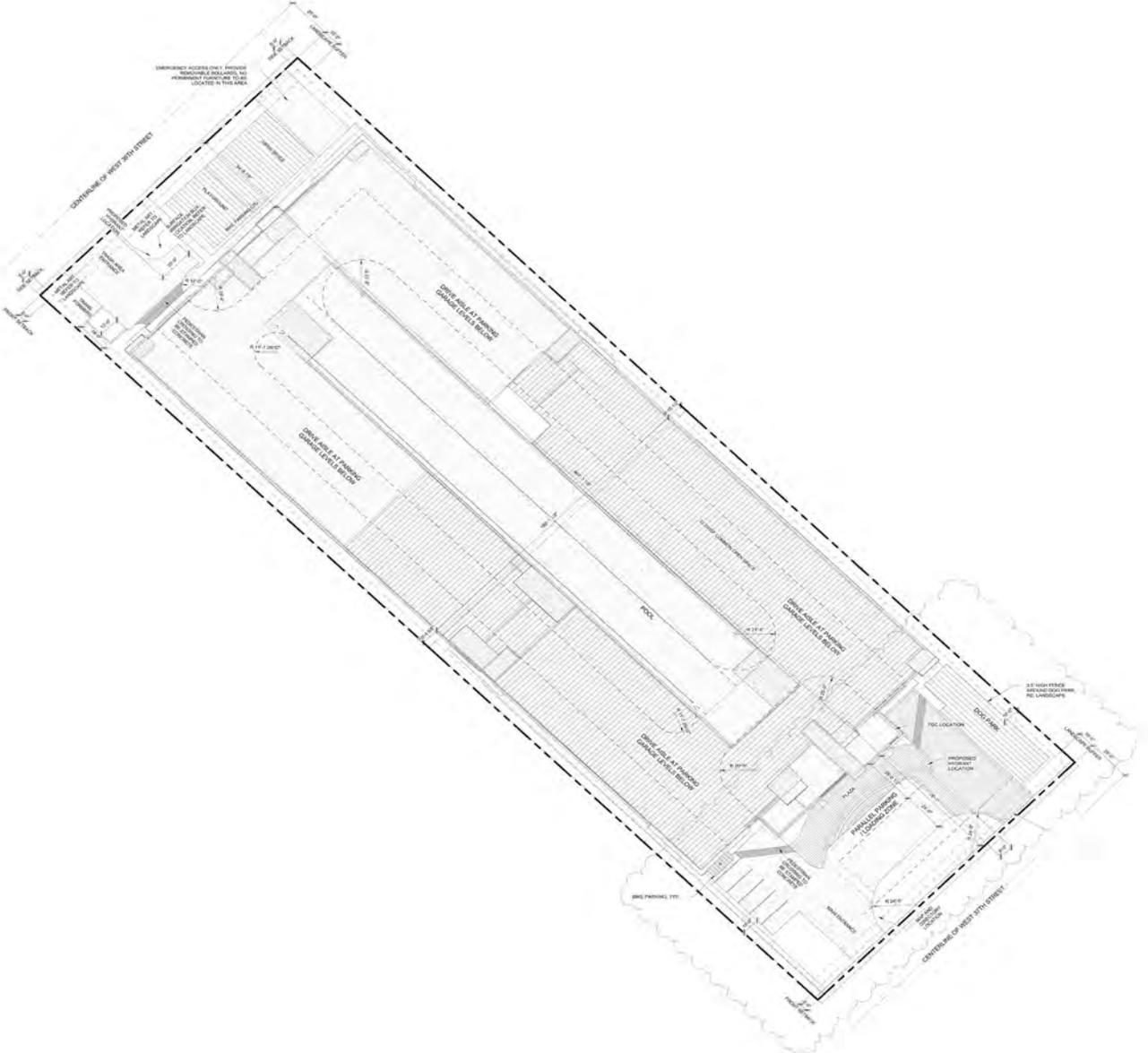


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Site Plan



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Aerial



BRIAN RALLENS

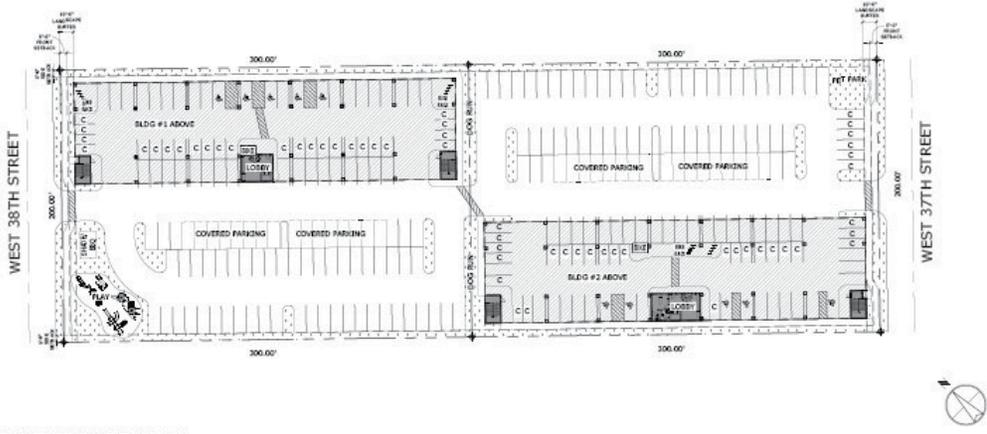
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Alternative Concept Option



SITE REFERENCE PLAN
SCALE: 1" = 30'-0"

Alternative Concept Option Specs

PARKING CALC

BUILDING #1

MULTIFAMILY: 76 UNITS

133 SPACES, 5 ADA REQUIRED
25 COMPACT SPACES (19%)
103 STANDARD SPACES
128 TOTAL SPACES (76 COVERED), 5 ADA PROVIDED

BIKE PARKING-(TABLE 8-4D-3)

REQUIRED FOR MULTI-FAMILY: 1 PER 6 UNIT
76 UNIT = 13 SPACES
PROVIDED: 8 BIKE LOCKERS + 16 SPACES

BUILDING #2

MULTIFAMILY: 76 UNITS

133 STANDARD SPACES, 5 ADA REQUIRED
31 COMPACT SPACES (22%)
121 STANDARD SPACES
138 TOTAL SPACES (76 COVERED), 5 ADA PROVIDED

BIKE PARKING-(TABLE 8-4D-3)

REQUIRED FOR MULTI-FAMILY: 1 PER 6 UNIT
76 UNIT = 13 SPACES
PROVIDED: 8 BIKE LOCKERS + 16 SPACES

SITE RECAP

TOTAL PROJECT SITE: 120,016 SQ. FT. (2.76 ACRES)

CITY ZONING- C-2

SETBACKS:

FRONT- 5'-0"
REAR- 5'-0"
SIDES- 5'-0"

BUILDING RECAP

BUILDING #1:

PARKING LEVEL + 4 FLOORS
FIRST FLOOR FOOTPRINT 20,720 SF
50 - STUDIO AND 1 BEDROOM UNITS
26 - 2 BEDROOM AND 3 BEDROOM UNITS

BUILDING #2:

PARKING LEVEL + 4 FLOORS
FIRST FLOOR FOOTPRINT 20,720 SF
50 - STUDIO AND 1 BEDROOM UNITS
26 - 2 BEDROOM AND 3 BEDROOM UNITS

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