

MULTI-TENANT INDUSTRIAL INVESTMENT FOR SALE OR LEASE

507 E. 45th St., Garden City, ID 83714



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE	\$3,500,000
LEASE RATE	\$1.25 SF/mo
LEASE TYPE	Modified Gross
BLDG. SIZE	± 13,700 SF
SITE SIZE	1.29 AC
BUILT/ REMODLED	1960 2019
PARKING	30 Spaces / Re-sealed & striped
ZONING	C-2
PARCEL	R2734522225

Owner User Investment Opportunity With Vacant Flex Warehouse Space



EXECUTIVE SUMMARY

Lee & Associates is pleased to present this one-of-a-kind office/warehouse/flex building located along the Boise River in Garden City. The property offers flexible use options for an owner/user or investor and is increasingly rare as Garden City continues to redevelop.

The office component includes approximately 4,116 SF of remodeled space, built out to accommodate up to three tenants (currently occupied by one user). Common areas feature a shared lobby, a large updated kitchen/breakroom, and upgraded restrooms. Adjacent to the office is approximately 10,000 SF of clean warehouse space with multiple roll-up doors and several small built-out offices, all recently renovated. The green-conscious improvements include new LED lighting throughout, providing significant annual savings on Idaho Power utilities.

The property offers front parking for approximately 30 vehicles, a ±20,000 SF contractor's yard currently leased, and a 232 SF outbuilding with a roll-up door, ample power, and a restroom, also currently leased.

RENOVATION

The 3 unit industrial building has had over 1 million in renovations in the last 4 years

UP-TO-DATE

Full fire suppression, all HVAC has been rebuilt or replaced (5 units)

OFFICE SPACE

Front office area offers 3 individual suites with shared kitchenette and bathrooms along with 2 other built out offices in the open space



30 SPACES THAT
HAVE RE-SEALED &
RE-STRIPPED



NEW LANDSCAPING,
CURBING, IRRIGATION
& FENCING



CLOSE PROXIMITY TO
PARK AND BUS LINE



7 MINUTES FROM
INTERSTATE I-84



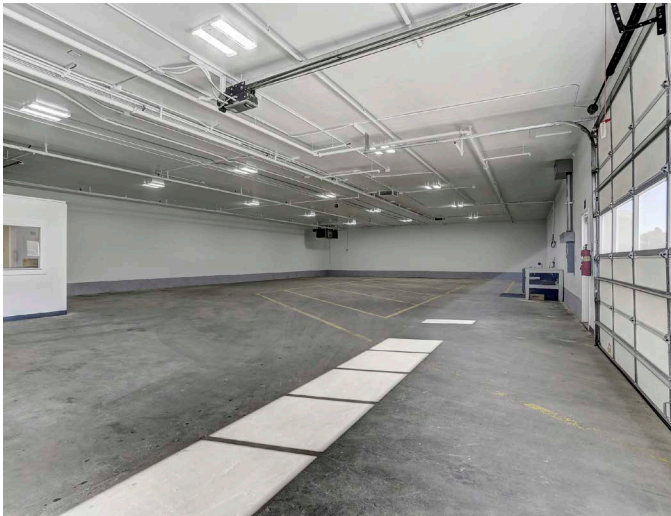
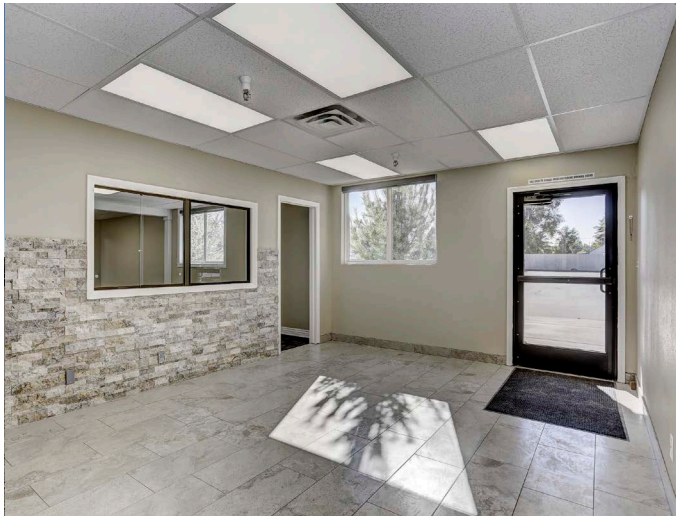
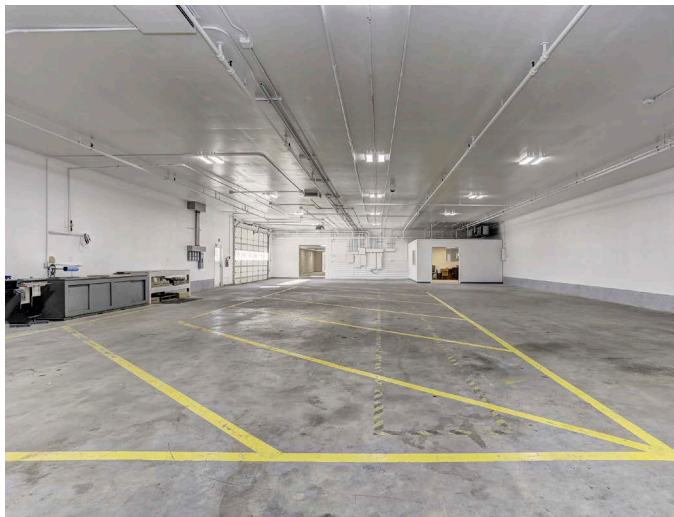
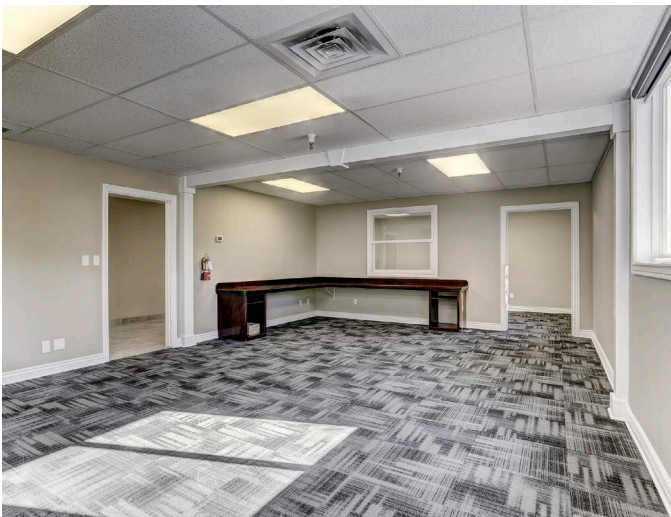
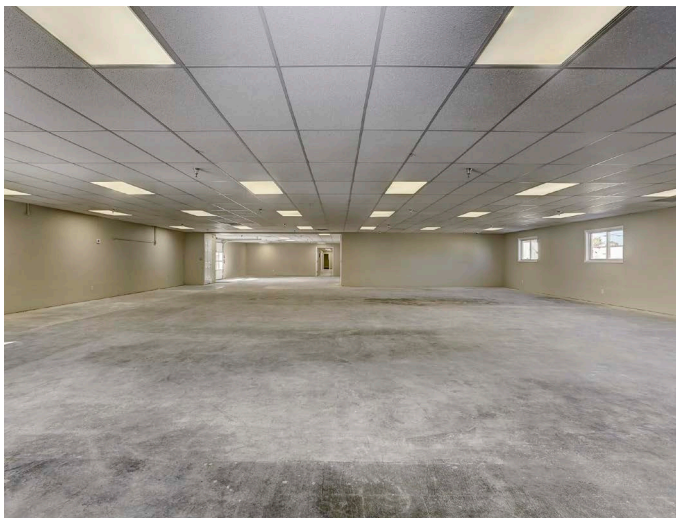
FLOOR PLAN / UPGRADES / LEASE



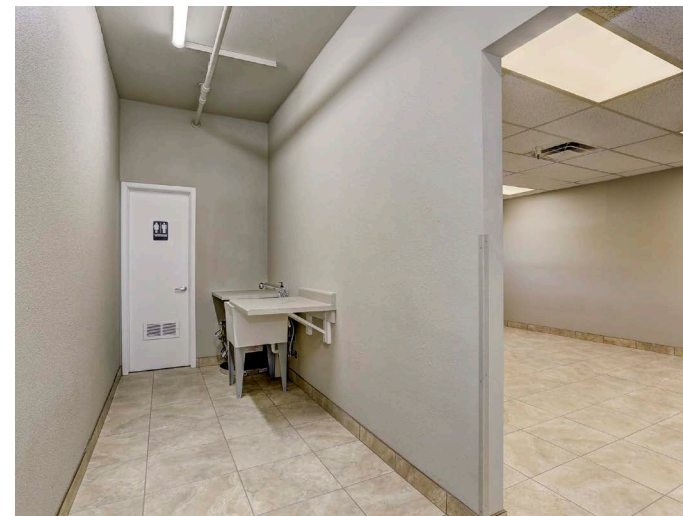
UPGRADES	
IMPROVEMENT	COMPLETED
HVAC Rebuilt or Replaced	2019
LED Lighting throughout	2020
New Plumbing & Irrigation	2020
New Sewer & Water Lines	2020
New Curbing	2020
New Fencing	2020
New Roofing	2024

Parking Lot Resealed/Restriped	2021
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LEASE	
SUITE 100	
LEASE RATE	\$1.25 SF/mo
LEASE TYPE	Modified Gross
SPACE SIZE	4,910 SF



SUITE 100 PICTURES



AERIAL

DOWNTOWN BOISE
8 MIN. | 3.9 MI.

Jacksons

J's Ultimate Hand Car Wash

ALL MY SONS
MOVING & STORAGE

Golden Wok

Tacos
El Rey

Happy
CAMPER
RV Sales

Get the Funk Out
Laundromat

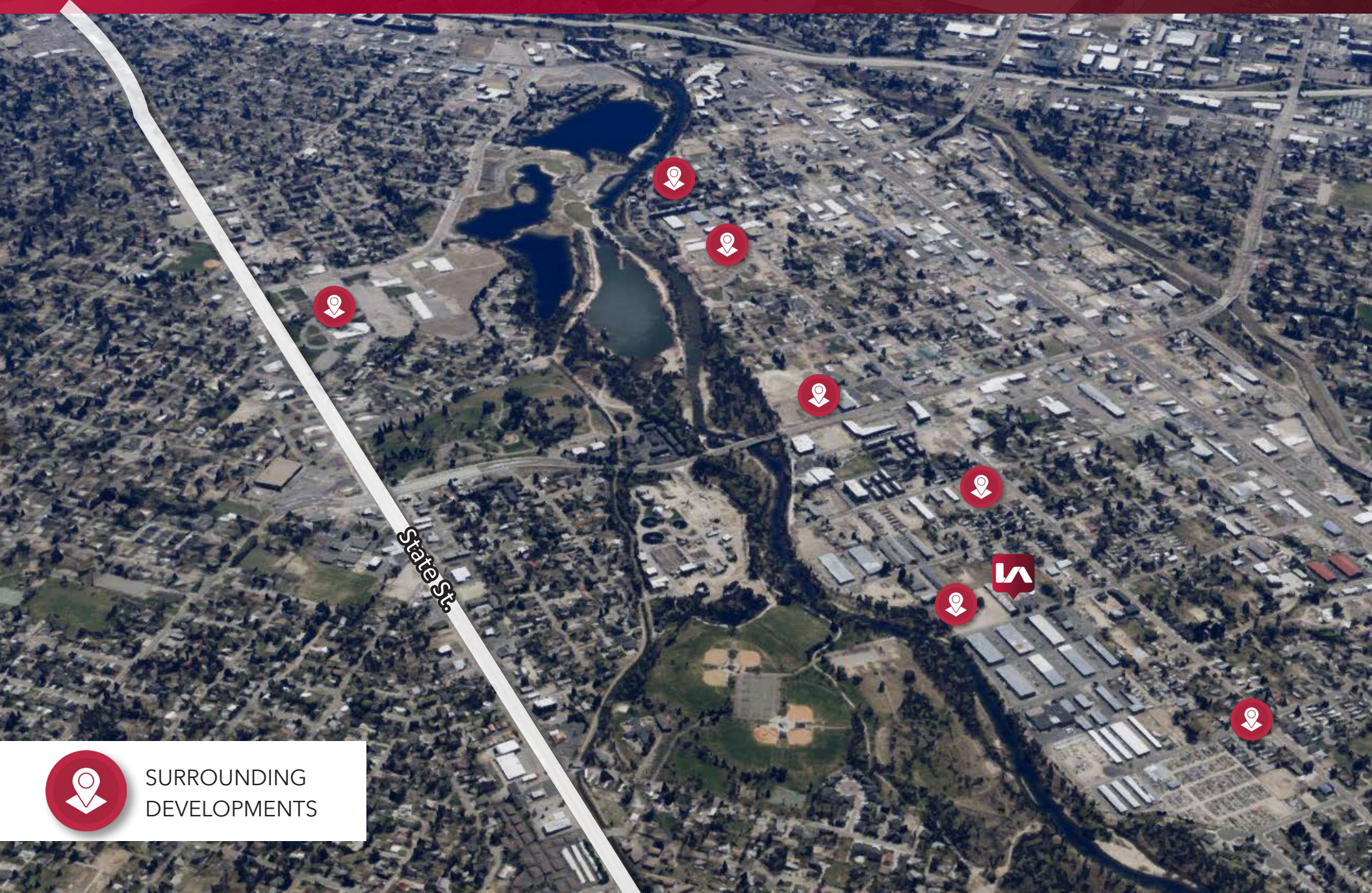
NORTH END
ORGANIC NURSERY

N. Curtis Rd.

N. Adams St.



SURROUNDING DEVELOPMENTS



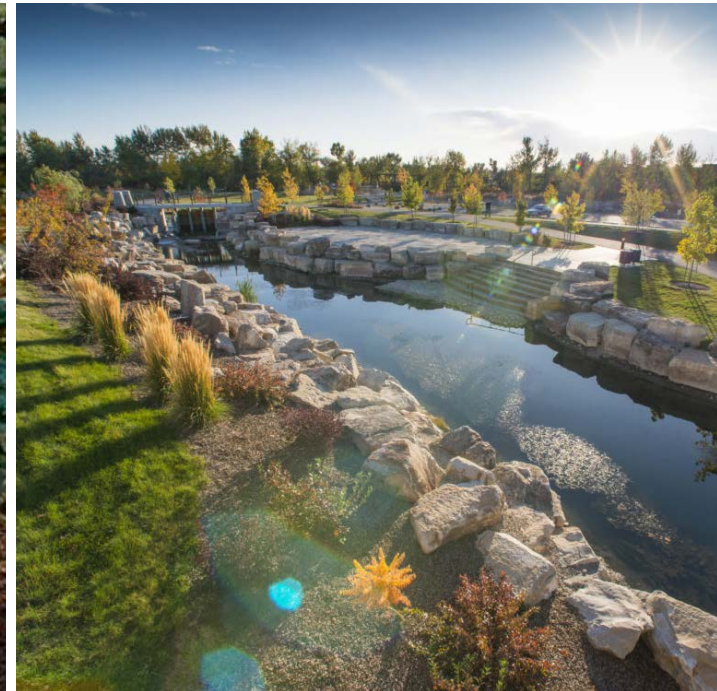
SURROUNDING
DEVELOPMENTS

AREA OVERVIEW

GARDEN CITY, ID

Once an industrial hub, Garden City, Idaho has transformed into a thriving enclave of innovation, culture, and economic growth. Known for its vibrant arts scene, craft breweries, and riverfront developments, Garden City is quickly becoming one of the Treasure Valley's most sought-after destinations for business and lifestyle. The city's progressive zoning and revitalization efforts have paved the way for a surge in mixed-use and commercial real estate opportunities, making it a prime location for investors and developers. With its strategic location, growing population, and strong community identity, Garden City stands at the intersection of growth and opportunity.

With direct access to the Boise Greenbelt and a growing lineup of local businesses, Garden City offers a walkable, river-adjacent environment that attracts both residents and visitors. Its mix of light industrial, commercial, and creative spaces supports a diverse economy, while proximity to downtown Boise ensures strong regional connectivity, visibility.



POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	31,903	120,274	250,258

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$105,381	\$103,026	\$110,491

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	14,013	49,593	101,307

LABOR FORCE

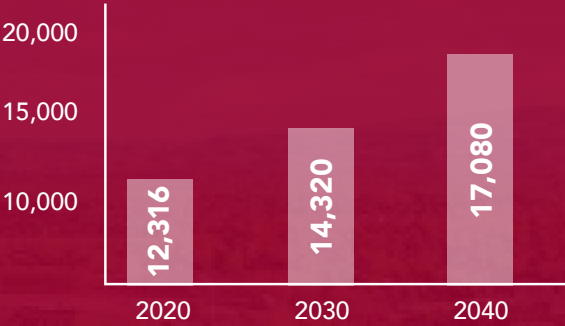
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	16,371	62,217	130,370

KEY EMPLOYERS

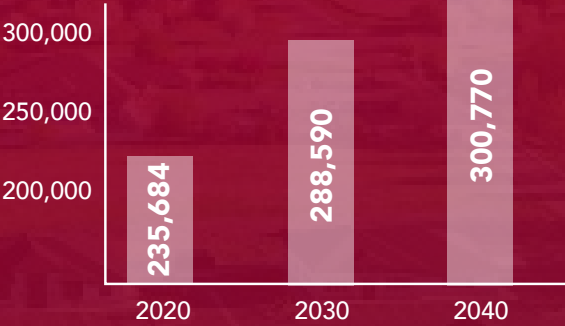
	# OF EMPLOYEES
West Ada School District	5,000+
St. Luke's Regional Medical Center	2,000+
Blue Cross of Idaho	1,500+
Walmart	1,500+
Scentsy Inc.	1,500+

GROWTH PROJECTION

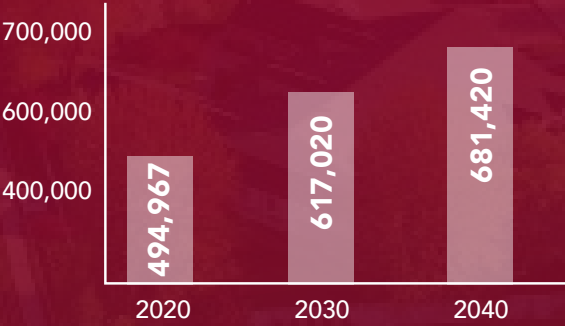
GARDEN CITY



BOISE



ADA COUNTY



CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this mixed-use/Neighborhood commercial land located in Star, Idaho.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 507 E. 45th St., Garden City, ID 83714 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, en-

dorsement or advice as to the value of the property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





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FOR MORE INFORMATION, PLEASE CONTACT

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