

RARE HARD CORNER REDEVELOPMENT OPPORTUNITY



4409, 4449, & 4475 W CHINDEN BLVD | GARDEN CITY, ID



FOR MORE INFORMATION CONTACT US:

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**EXTENSIVE FRONTAGE,
HIGH-VISIBILITY CORNER
INFILL DEVELOPMENT
OPPORTUNITY**

4409, 4449, & 4475 W CHINDEN BLVD | GARDEN CITY, IDAHO

CornerPoint Commercial Real Estate is pleased to present a rare opportunity to acquire a high-profile infill assemblage along Chinden Boulevard in Garden City, Idaho, offering control of a prominent hard corner in one of the Treasure Valley's most rapidly evolving corridors.

Comprised of multiple contiguous parcels totaling ± 2.98 acres, the site delivers scale, frontage, and flexibility, positioning investors and developers to execute a high-impact retail, mixed-use, or multi-family project in a supply-constrained urban infill location.

Additionally, the adjacent Chinden Business Park ($\pm 95\%$ leased) is available for purchase, providing the opportunity to generate in-place income, expand site control, and phase redevelopment over time.

Strategically located at the hard corner of West Chinden Boulevard and 44th Street, the site is a prime redevelopment opportunity just minutes away from Downtown Boise.

PROPERTY DETAILS

Addresses: 4409, 4449 & 4475 W Chinden Blvd, Garden City, ID

Site Size: ± 2.98 AC

Parcel Count: 4 Adjacent Parcels

Zoning: C-1 (Highway Commercial)

Frontage: Approximately 475 feet along Chinden Blvd

Configuration: Multi-parcel assemblage with depth and rear access via alley

Current Improvements: Existing structures (value in land)

Utilities: To site

Access: Hard corner access plus additional ingress/egress points

Pricing: Contact Broker



PROPERTY HIGHLIGHTS

- ▶ Control a premier hard corner along a major commuter corridor
- ▶ Rare ± 2.98 AC infill assemblage with scale for higher-density development
- ▶ Flexible zoning allowing retail, mixed-use, or multi-family
- ▶ Located within the Garden City Urban Renewal District ([LINK](#)) supporting continued investment
- ▶ Strong visibility and traffic exposure along Chinden Blvd
- ▶ Optional acquisition of adjacent Chinden Business Park ($\pm 95\%$ leased)
 - ▶ Provides in-place income to offset carry
 - ▶ Enables phased redevelopment strategy
 - ▶ Enhances overall site control and long-term upside
- ▶ Minutes to Downtown Boise and the Boise River Greenbelt

EAST VIEW



WEST VIEW



SURROUNDING INVESTMENT OPPORTUNITY

In addition to the subject property, the adjacent Chinden Business Park (±95% leased) is also available, offering immediate in-place income with significant rental upside. Acquiring both assets provides a rare opportunity to control scale, expand frontage, and execute a phased value-add strategy along the Chinden Boulevard corridor.

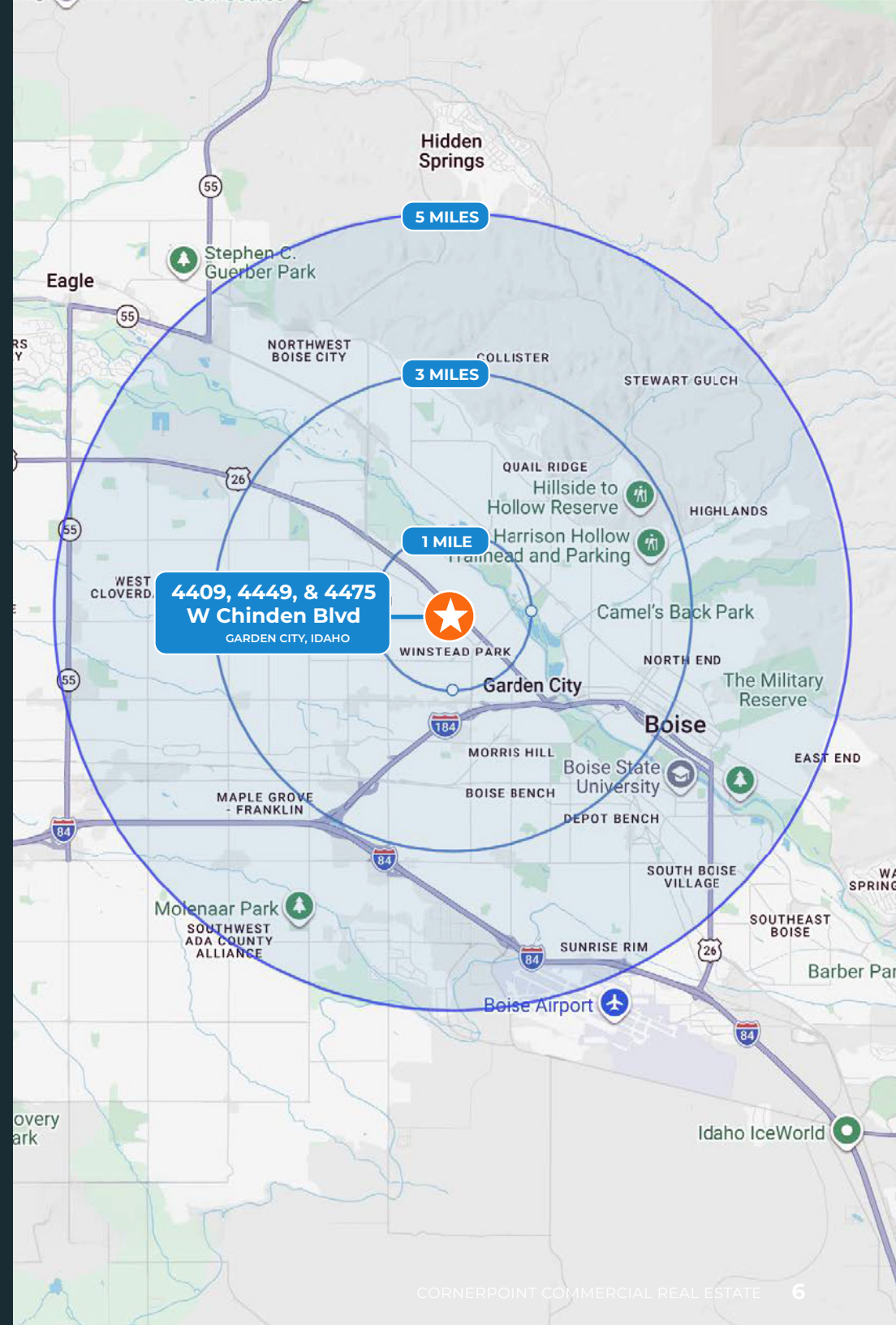


DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
Population (Current)	14,390	114,016	220,637
Population (5 Yr. Forecast)	15,083	119,414	230,995
Population (2020)	13,508	107,455	207,614
Population (2010)	13,644	97,643	186,283

Household Income	1 mile	3 miles	5 miles
Median Household Income	\$62,676	\$67,537	\$72,725
Average Household Income	\$86,301	\$86,641	\$94,601
Avg Family Income	\$99,391	\$104,631	\$113,453

Households	1 mile	3 miles	5 miles
Total Households (Current)	6,393	50,438	94,393
Total Households (5 Yr. Forecast)	6,776	53,485	100,07





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