

Colliers

Accelerating success.

For Sale or Lease  
8778 W. Fairview Ave  
Boise, ID 83704

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# Investment Highlights

- Rare Free Standing building For Sale or Lease directly on Fairview Ave
- Fairview has some of the highest traffic counts in the Boise MSA
- One of the more prominent locations in Boise, just a stones throw away from the Boise Towne Square Mall and other National Tenants
- Full access into the property going both east and west on Fairview
- 2 grade level roll-up doors
- Giant pylon sign directly on Fairview
- Priced well below replacement cost.
- Traffic Counts: 34,500 VPD on W Fairview Ave
- Lease Rate: \$13.50<sup>PSF</sup> NNN
- Sale Price: \$1,500,000





# Property Overview

- Incredible branding opportunity to occupy a single-tenant building on one of the valley's busiest roadways
- Easy location to find and extremely easy access into this Prime setting
- Surrounded by National and Regional retailers such as Winco Foods, Walgreens, Natural Grocers, McDonald's, Jack in the Box, Burger King, Hobby Lobby, and Home Depot
- This area is also the car sales hub for the Valley with large lots encircling the property

## Property Address:

8778 W. Fairview Ave  
Boise, ID 83704

## Property Type:

Retail

## Building Size:

6,784 SF

## Land Size:

0.52 acres

## Zoning:

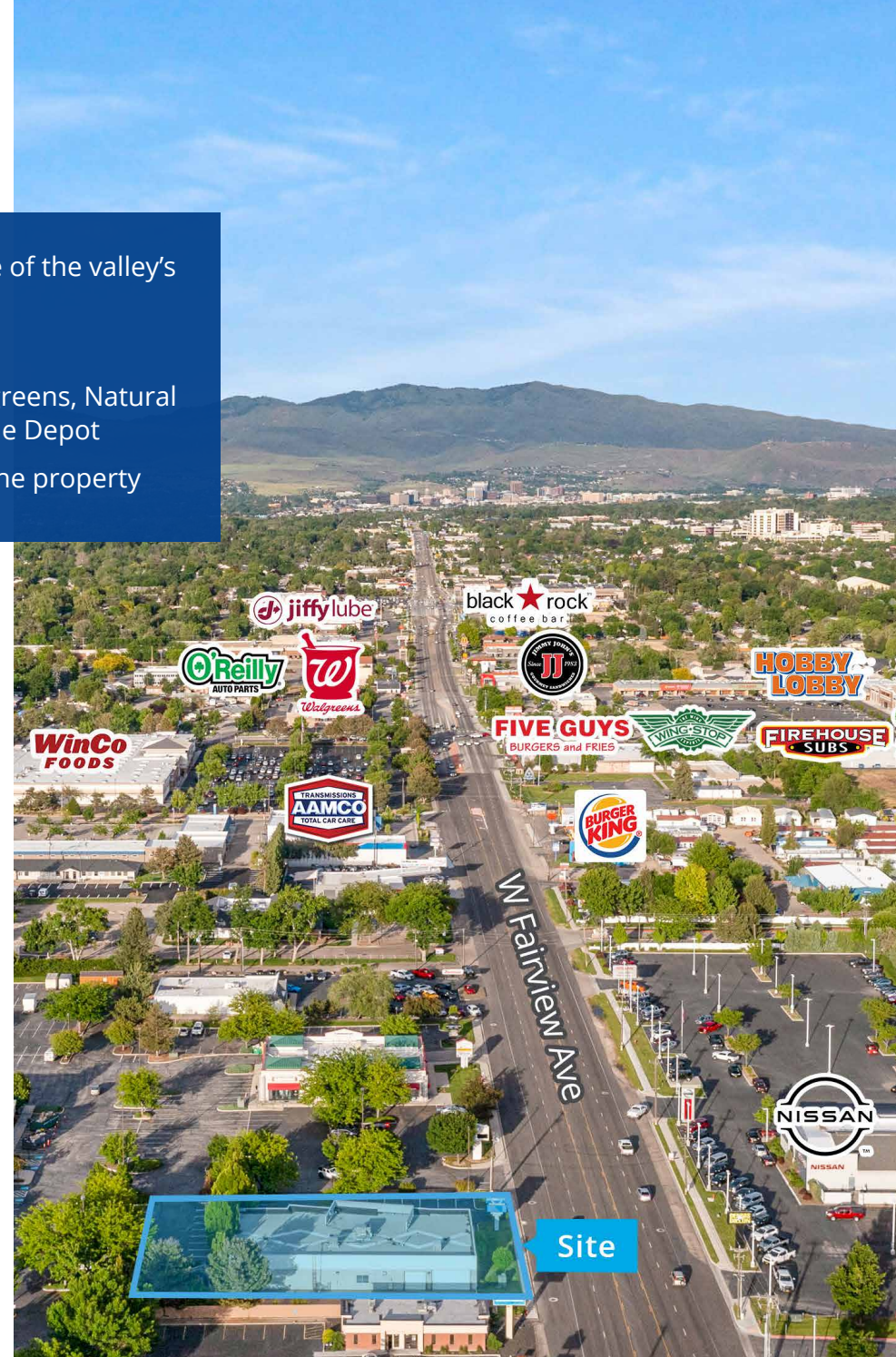
C-2/D

## Lease Rate:

\$13.50 psf NNN

## Sale Price:

\$1,500,000





# Property Photos





# Location



[Google Map](#)



[Street View](#)







## Local Area Overview - Boise

Boise is Idaho's largest city and the anchor of the Treasure Valley where nearly half of Idahoans reside.

The city has established a unique reputation for a high quality of life, a prosperous business community, a vibrant arts & culture scene, and world re-known recreation—in one unbeatable pack

The scope and depth of Boise's vast array of activities take many first-time visitors by surprise. After all, few mid-sized cities can match Boise's blend of cultural opportunities and outdoor recreation. Venturing around downtown or enjoying the Boise River or foothills, Boise is no ordinary place.



Resources:

[www.cityofboise.org](http://www.cityofboise.org)

[www.boise.org](http://www.boise.org)



2021  
population

240,333



Best State to Live  
*Livability, 2020*

#1



2021 Average  
Household Income

\$90,533



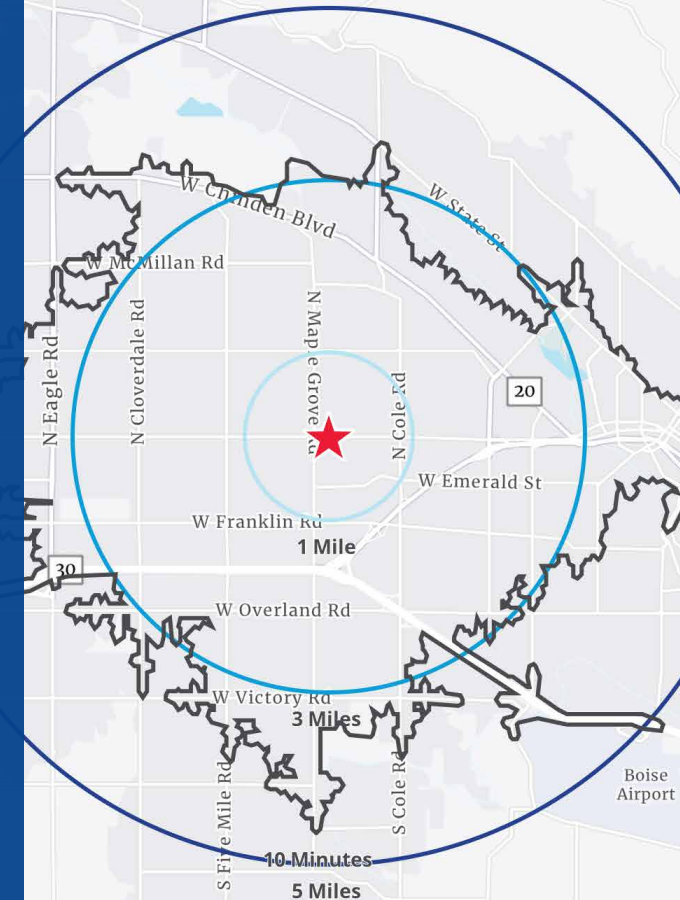
Average  
Commute Time

22



# Demographics

	1 Mile	3 Miles	5 Miles	10 Min Drive
<b>Population</b>				
2021 Estimated Population	14,555	107,892	253,708	119,459
2026 Projected Population	15,774	117,963	279,726	131,095
2010 Census Population	12,860	94,684	215,461	104,209
Projected Change '21-'26	8.4%	9.3%	10.3%	9.7%
<b>Household</b>				
2021 Estimated Households	6,122	43,509	103,310	48,181
2026 Projected Households	6,647	47,618	114,247	53,040
2010 Census Households	5,343	37,608	86,372	41,299
Historical Change '00-'21	29.2%	27.8%	41.6%	30.1%
<b>Income</b>				
2021 Est. Average HH Income	\$62,976	\$77,158	\$84,669	\$78,305
2021 Est. Median HH Income	\$53,740	\$58,143	\$62,450	\$58,810
<b>Misc.</b>				
2021 Median Home Value	\$252,393	\$293,556	\$326,393	\$298,500
2019 Median Gross Rent	\$999	\$960	\$956	\$945
2021 Est. Labor Population Age 16+	7,709	54,248	130,927	60,403
2021 Est. Total Housing Expenditures	\$106,594,051	\$917,759,005	\$2,384,251,515	\$1,032,289,501







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