



For Sale

2636 S Vista Ave

Boise, ID 83705

PROPERTY DETAILS

- Highly visible Vista Avenue frontage in one of Boise's most established commercial corridors
- Largely open floor plan retail space
- ±2,400 SF freestanding building on a ±0.29-acre parcel, offering flexibility for owner-users or investors
- MX-3 zoning allows for a wide range of commercial and mixed-use opportunities
- Strong daily traffic counts and excellent exposure for retail, office, medical, or service-oriented users
- On-site parking with convenient access and visibility from the street
- Efficient building layout suitable for immediate occupancy or value-add repositioning
- Close proximity to Boise Airport, I-84, Downtown Boise, and the Bench, enhancing customer and employee access
- Well-located infill asset in a supply-constrained submarket with long-term upside
- Ideal for owner-user acquisition or investor seeking stable fundamentals with redevelopment optionality
- Large monument sign available for user

SALE PRICE

\$675,000

CONTACT:

Lincoln Hagood

Brokerage Services

+1 208 472 1667

lincoln.hagood@colliers.com

Mike Peña

Brokerage Services | Partner

+1 208 850 2695

mike.pena@colliers.com

Bryant Jones

Brokerage Services

+1 208 472 1663

bryant.jones@colliers.com

5700 E Franklin Rd #205

Nampa, ID 83687

+1 208 472 1660

colliers.com/idaho

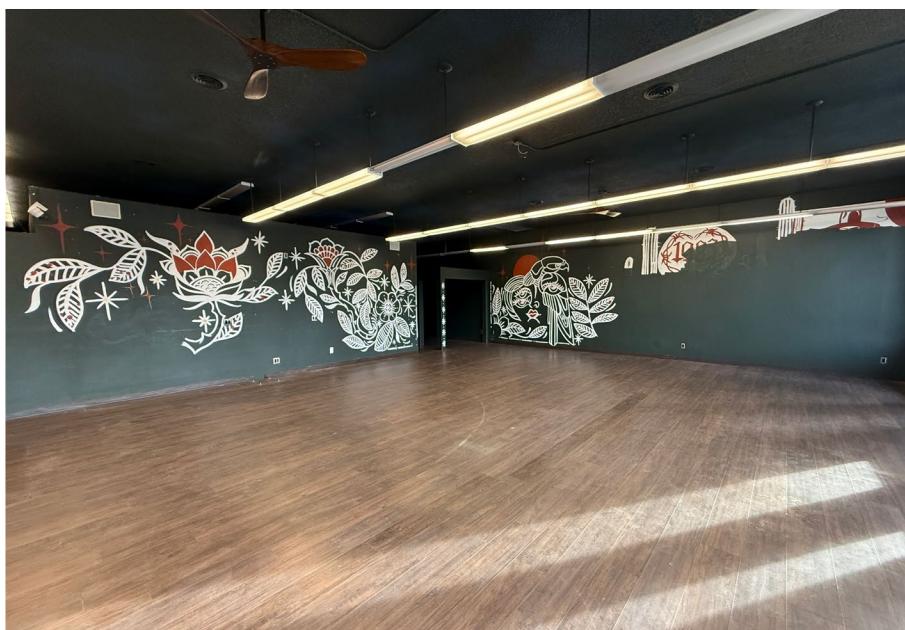
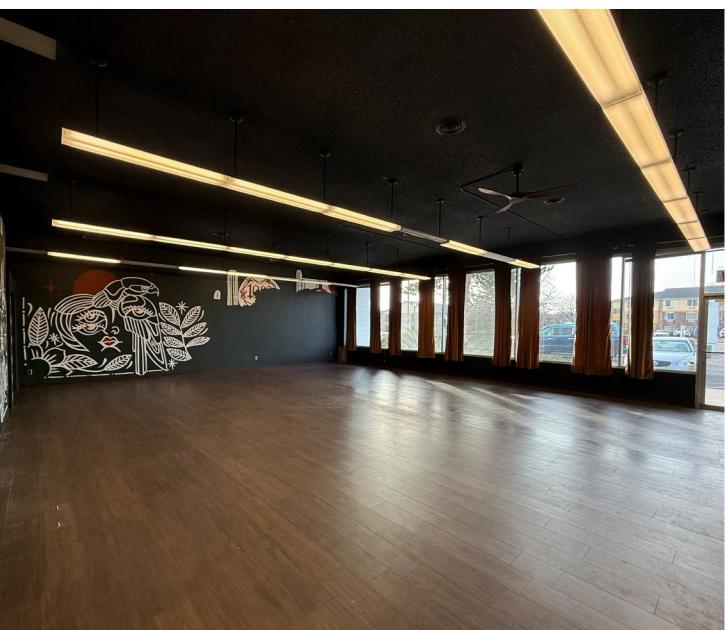
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PROPERTY INFORMATION

Price PSF	\$281
Property Type	Retail
Total Building Size	2,400 SF
Total Land Size	0.276 Acres
Parking	9 spaces
Access	Lockbox

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	13,114	76,443	170,578
Households	5,857	35,319	74,506
Avg. Income	\$71,778	\$74,705	\$83,569



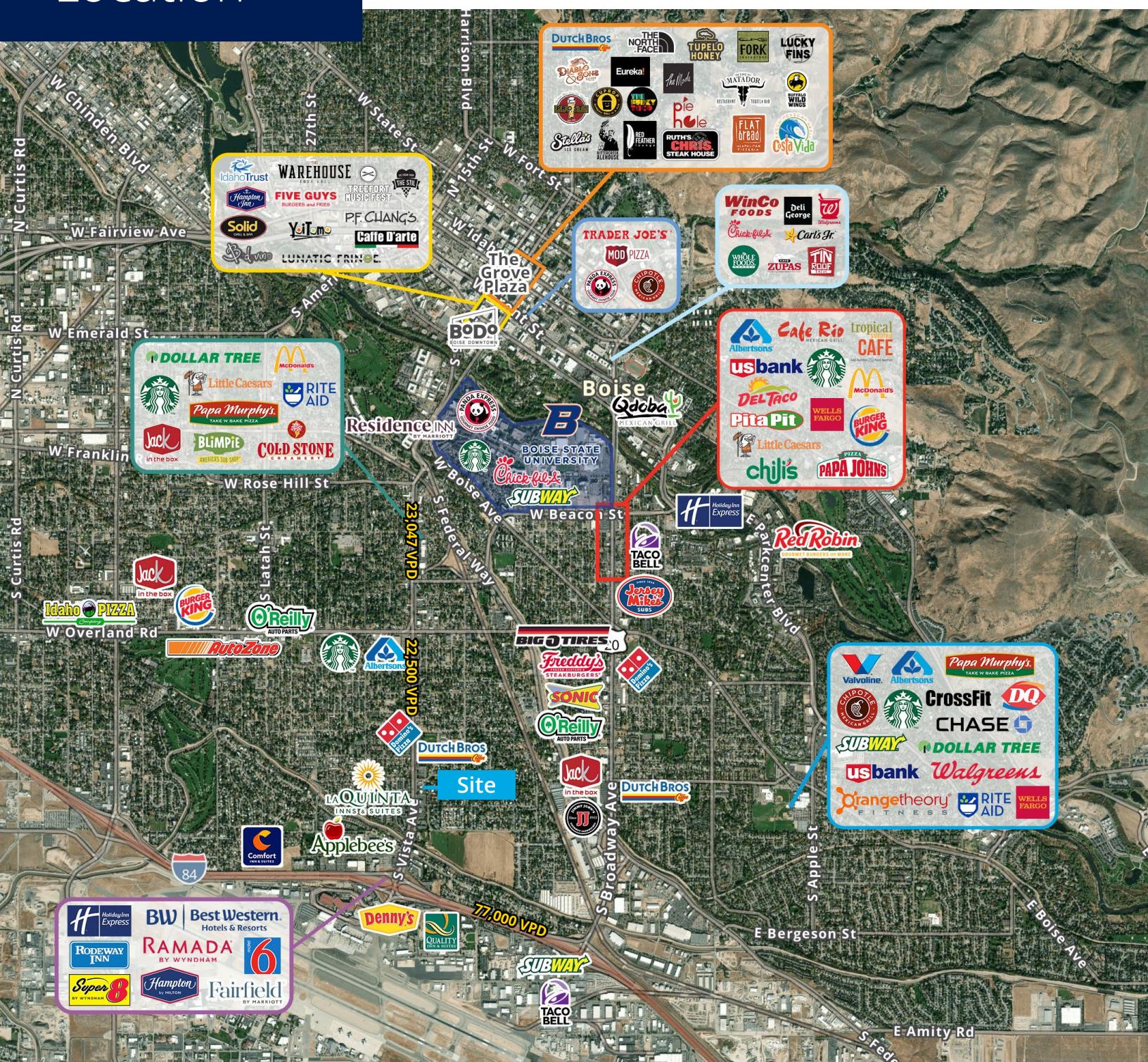
Location



[Google Map](#)



[Street View](#)



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