



For Sublease

Kelly Schnebly

+1 208 598 6878
kelly.schnebly@colliers.com

Logan Wheeler

+1 208 994 9480
logan.wheeler@colliers.com

Charlie Finn

+1 208 472 2844
charlie.finn@colliers.com

755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

3602 W. Chinden Blvd. Garden City, ID

Highlights:

- Great opportunity for a retail, office or flex user to land in Garden City at a lighted intersection with excellent visibility, access and on-site parking.
- Pylon sign and readerboard available.
- C-1 zoning allows most commercial uses.
- The lease has 4 years of term remaining, plus a 5 year option.
- Located in the Surel Mitchell Live-Work-Crete District with neighbors Proletariat, Wine Company, Visual Arts Collective, Oldspeak Book Beer Bar, Ranch Club, Bardenay Distilling and more, blocks from the Boise River and Greenbelt.

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.

For Sublease

Property Information

Property Type	Retail/flex
Parking	27 spaces on site
Lease Type	NNN/sublease
Access	Contact agent to tour
Property Size	13,456 SF *Space can be demised
Lease Rate	\$8.75 PSF NNN

Demographics

	1 Miles	3 Miles	5 Miles
Population	9,527	112,205	215,381
Households	4,232	50,103	100,195
Avg. HH Income	\$101,955	\$105,586	\$110,821



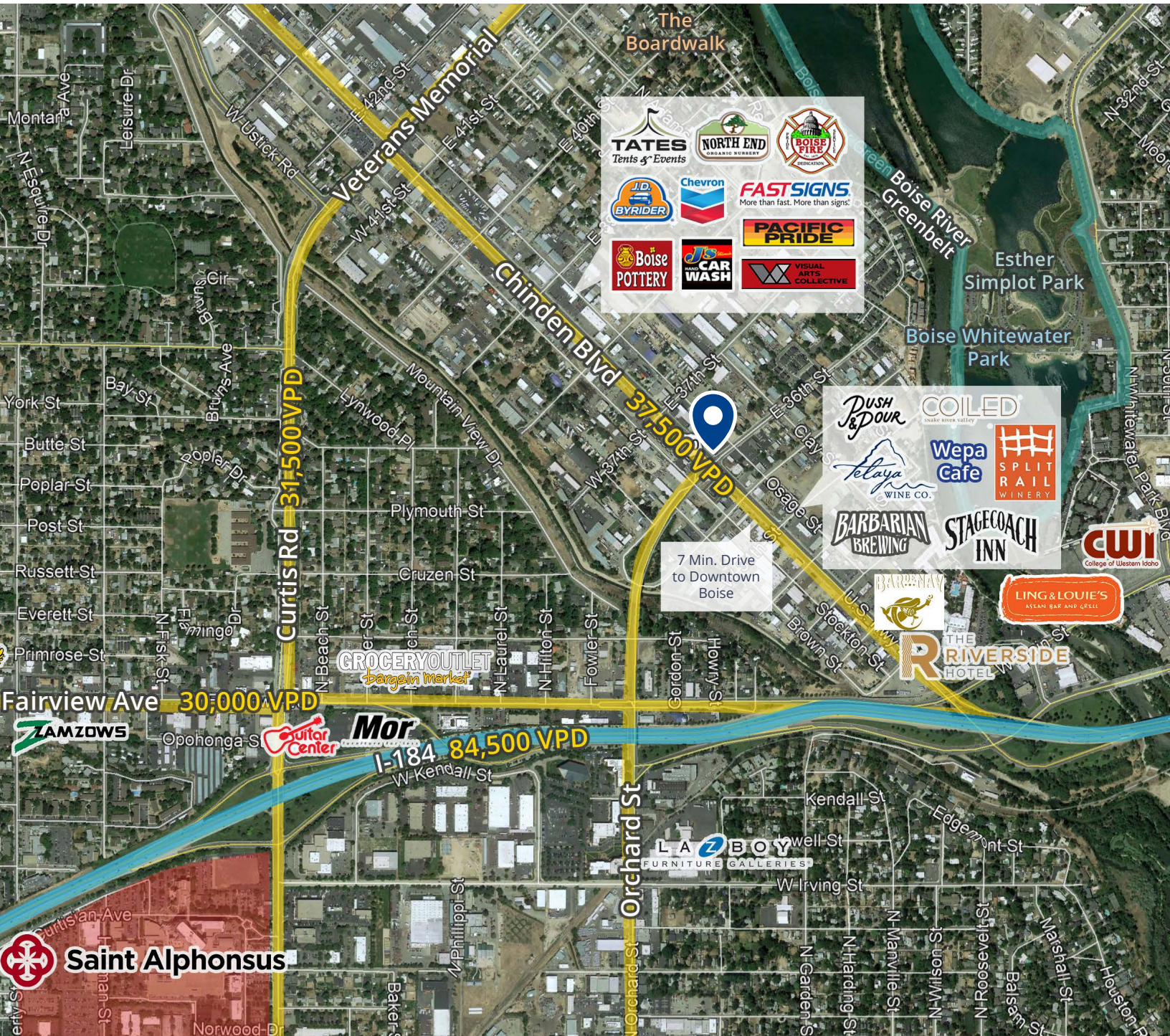
Location



Google Map



Street View



Colliers

755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho