

6490 S Federal Way– SE Boise

Grocery Anchored Drive Thru Retail

Short Term Office Near Micron



### Building Features

- **4,574 SF** former bank with **drive thru**.
- Single or multitenant opportunity.
- Short term as-is office possible.
- Divisible according to Tenant's needs.
- 1.05 acre lot with 39 parking spaces.

### Location Advantages

- Located on the **hard corner** of a signalized intersection within the **Albertsons anchored shopping center**.
- **Adjacent to Micron's campus** which is actively undergoing a **\$15 billion expansion** which will create 17,000 new American jobs by the end of the decade.

### Zoning

- Zoned **MX-2** (Mixed Use: General).
- **Rare drive thru opportunity** off Federal Way under City of Boise's new zoning code.

**For Sale: \$2,750,000**

**For Lease: Contact Agent**

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**Rocky Mountain**  
Real Estate Services, LLC  
350 N. 9th Street, Ste 200, Boise ID 83702

# Aerial

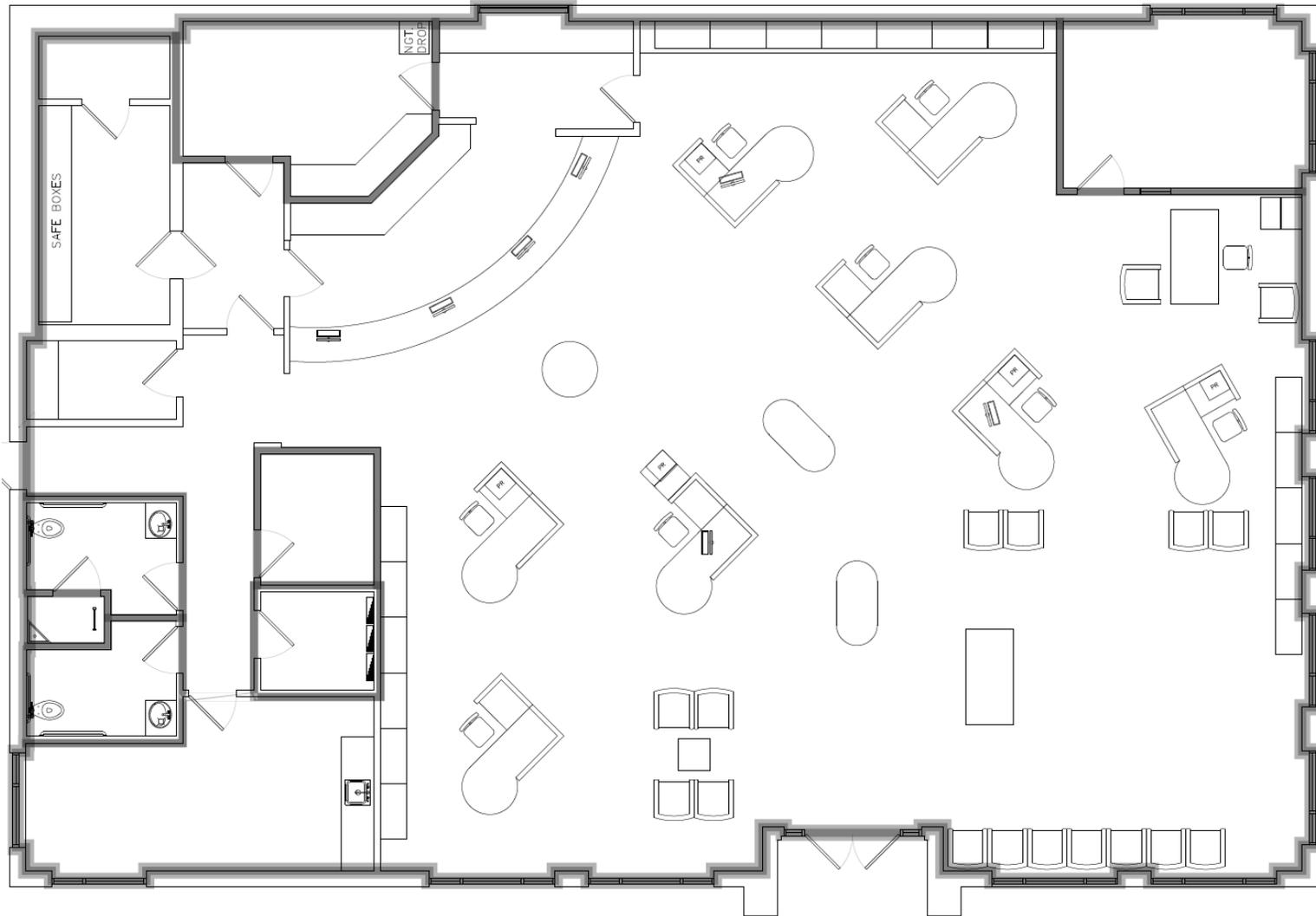


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# Short Term Office Floor Plan



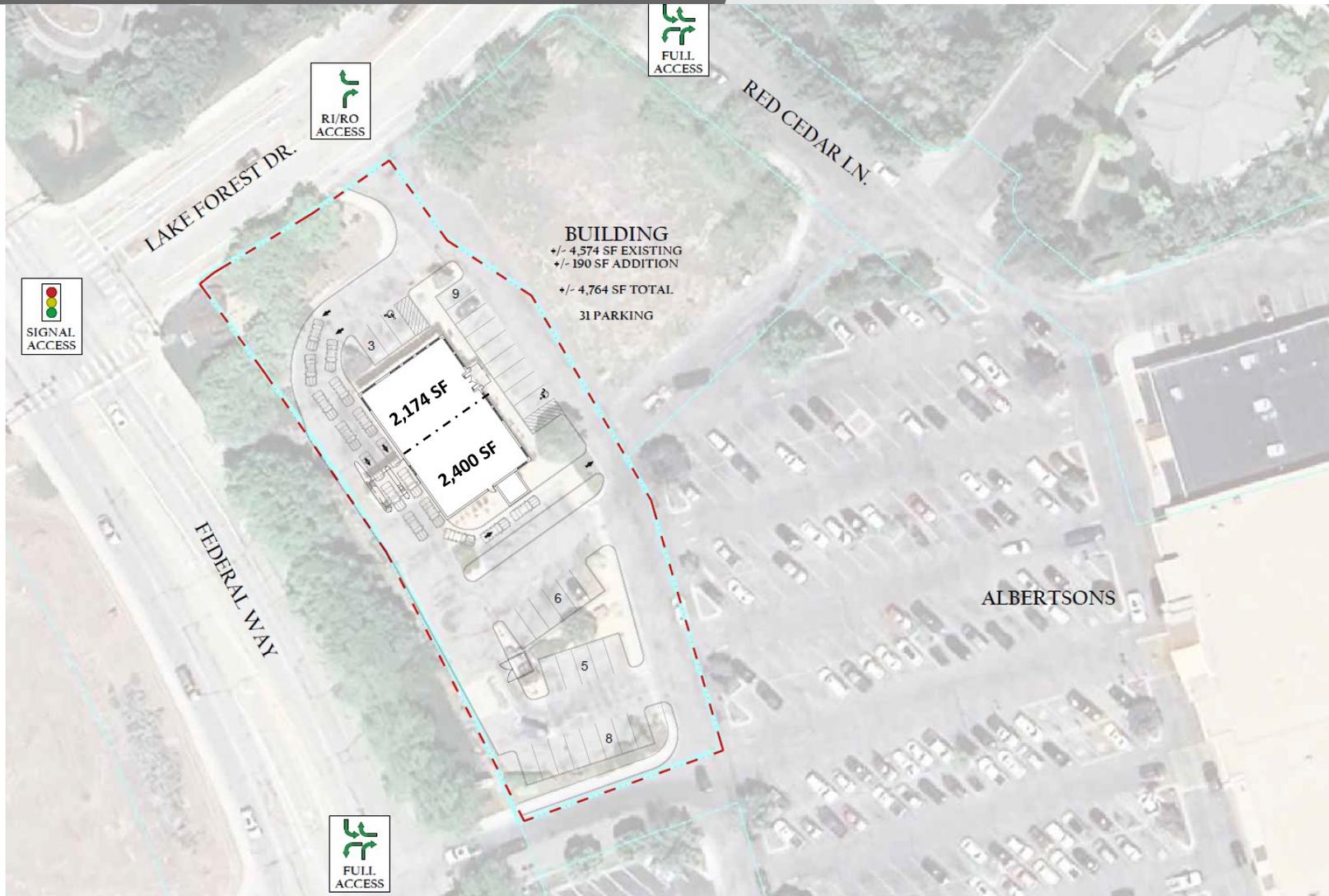
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# Drive Thru Retail Site Plan



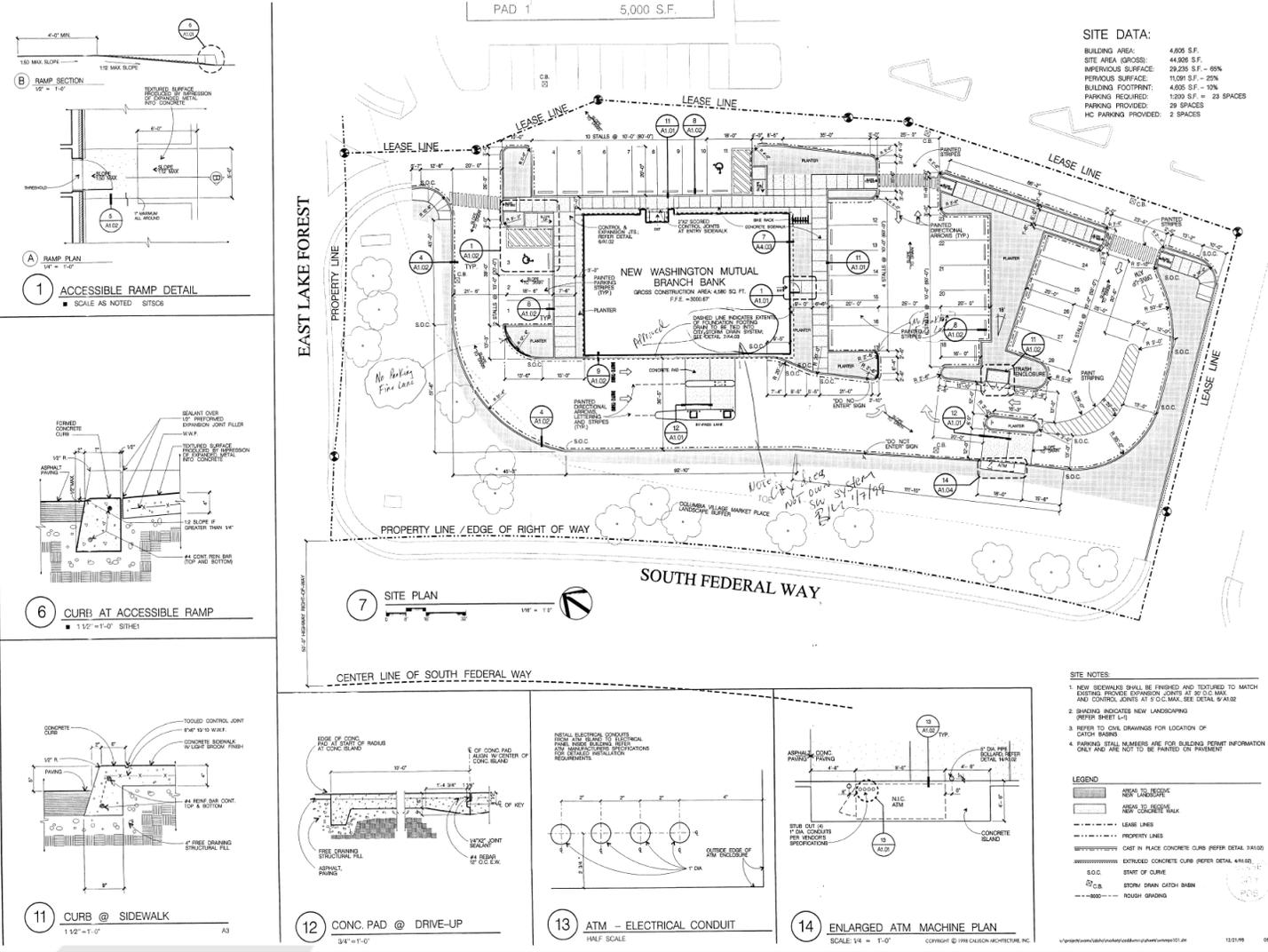
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# Existing Site Plan



**Washington Mutual**  
Columbia Village Branch

Client: Washington Mutual Savings Bank  
1217 23rd Street  
Tacoma, WA 98402  
(253) 468-8000

Contractor: ARQUITECTURA



Project No: 1918187  
Date: May 4, 2015

Site Plan

A1.01

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# Exterior Photos



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# Interior Photos



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# Boise Zoning Code Conversion



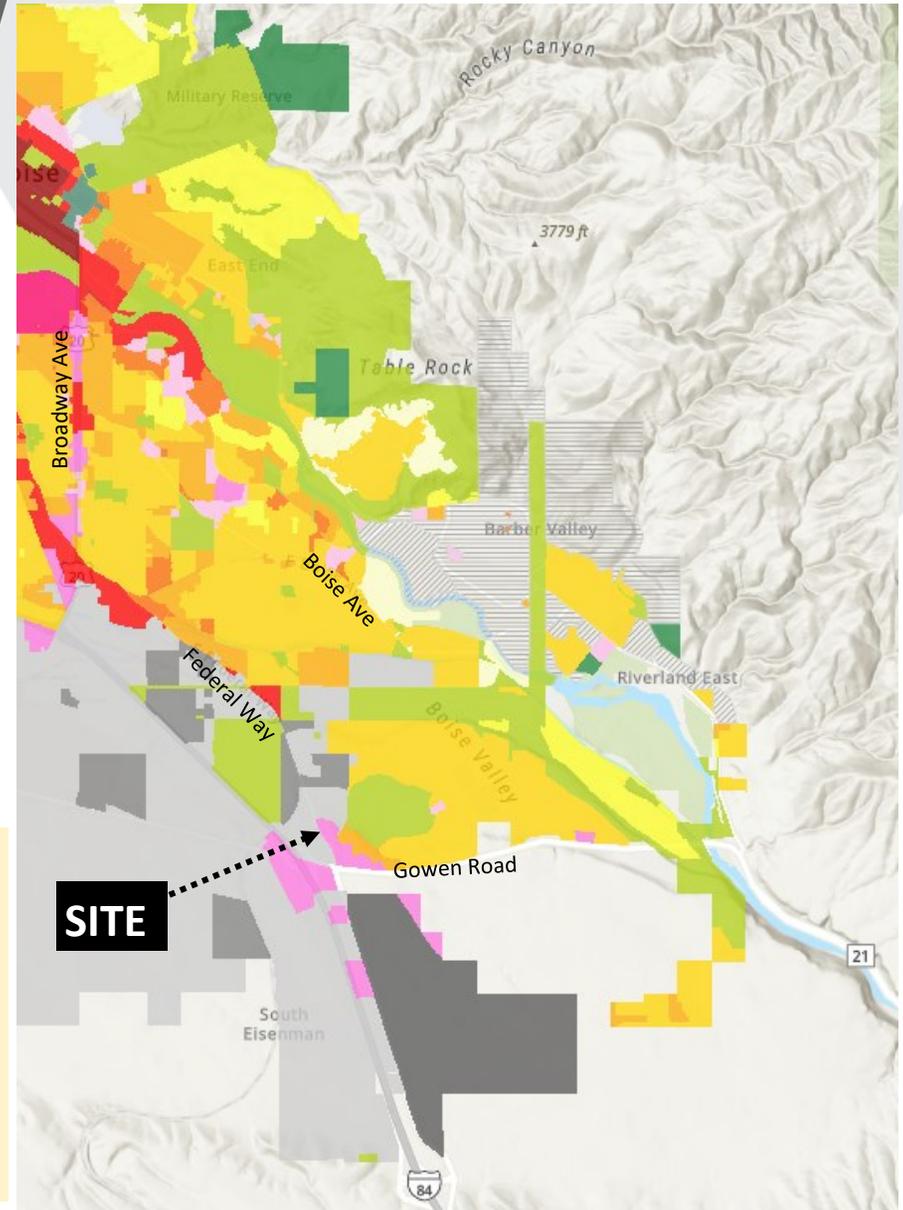
## Zoning Conversion Map

 A-1 - Open Land Very Low Density	 MX-5 - Mixed Use: Downtown
 A-2 - Open Land Reserve	 MX-H - Mixed-Use: Health
 I-1 - Industrial: Light	 MX-U - Mixed Use: University
 I-2 - Industrial: Heavy	 R-1A - Residential: Large Lot
 I-3 - Industrial: Technology	 R-1B - Residential: Suburban
 MX-1 - Mixed Use: Neighborhood	 R-1C - Residential: Traditional
 MX-2 - Mixed Use: General	 R-2 - Residential: Compact
 MX-3 - Mixed Use: Active	 R-3 - Residential: Urban
 MX-4 - Mixed Use: Transit Oriented Development (TOD)	 SP-01 - Harris Ranch Specific Plan District
	 SP-02 - Barber Valley Specific Plan District

The MX-2 district is intended to provide opportunities for a mix of office, commercial, institutional, and residential at a scale designed to serve community needs broader than those of nearby neighborhoods.

The MX-2 district is the only district where a *single-tenant, one-story drive thru* is an Allowed Use.

[CLICK HERE](#) for the Allowed Use Table



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# Micron Expansion

## Expansion Details:

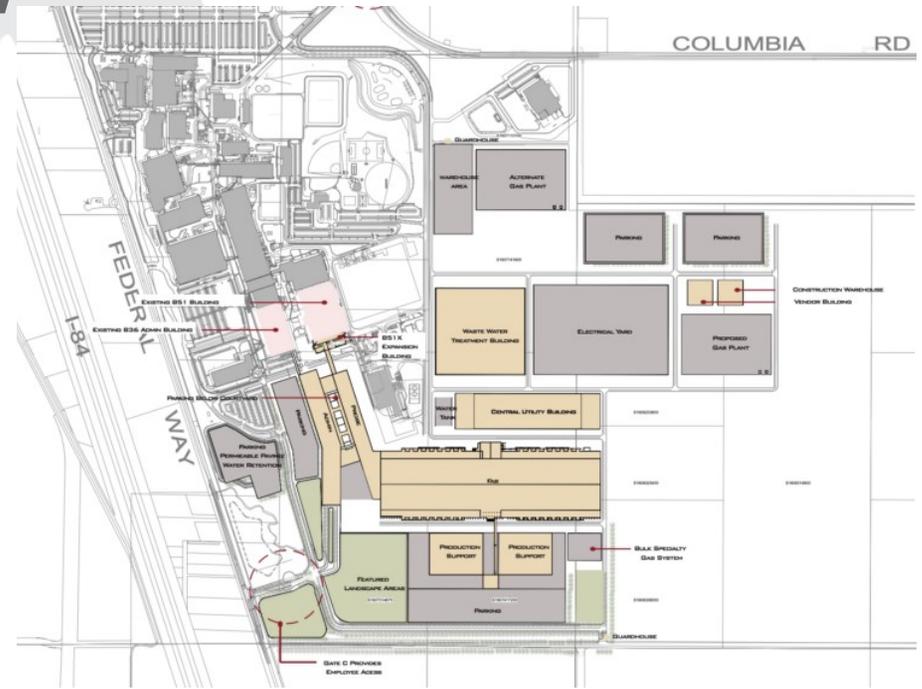
- ⇒ Micron will directly infuse **\$15.3 billion** into the Idaho economy bringing leading edge memory manufacturing to the U.S. which will create over **17,000 community jobs**, including **2,000 direct Micron jobs**.
- ⇒ **6.5 Million SF of new facilities** (same size as the Pentagon) will be built on Micron's Campus east of Boise **by 2030**.
- ⇒ Micron's Idaho Fab Plant will support an annual average of **15,355 Idaho jobs paying \$1.2 billion in wages**.
- ⇒ For every **1 Micron job**, an average of nearly **10 additional jobs** will be supported in Idaho.
- ⇒ Micron's Idaho Fab Plant will generate an annual average of **\$2 billion in Idaho Gross State Product (GSP)**.

## What Does This Mean for Boise & Surrounding Towns?

- ⇒ More people will move to the area to support the construction, operations, and the community.
- ⇒ More residential and commercial needed to support the major influx of people moving here.

Source: [Micron Press Release](#)

Project Update: <https://youtu.be/0hs4ySzi4C0>



The expansion is represented by the colored structures. The light gray is Micron's existing campus.



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