



GARDEN CITY, IDAHO

Stabilized NNN Investment — Priced Below Market

104–108 W 31st Street

A fully renovated, 100% leased mixed-use investment on Chinden Boulevard — seven suites of retail, office, and warehouse space leased to a diverse roster of local operators, all under NNN structures with built-in 3% annual escalations.



\$2,750,000

PRICE

100%

OCCUPANCY

6.6%

IN-PLACE CAP RATE

7

NNN SUITES

In connection with the offering of The Art Block (104–108 W 31st Street), Garden City, Idaho 83714 (the “Property”), for sale, the undersigned (“Interested Party”) has requested copies of this investment offering package (the “Investment Package”) and certain other information for purposes of evaluating a potential purchase of the Property (the “Potential Transaction”). The Investment Package, together with all other documents, communications, or information furnished by those offering the Property or their agents, Diana Anderson and Shari Minton of Silvercreek Realty Group, to the Interested Party — including without limitation rent rolls, financial statements, expenses, and service contracts — shall be collectively referred to herein as “Protected Information.”

In consideration of the foregoing, the Interested Party agrees that Protected Information, in whatever form or media received, shall be deemed confidential. The Interested Party shall not directly or indirectly disclose Protected Information to any person or entity, provided the Interested Party may disclose Protected Information to its legal counsel, prospective lender, and partners for purposes of evaluating the Potential Transaction, so long as such persons have agreed in writing to be bound by terms at least as restrictive as those herein. The Interested Party shall (i) treat Protected Information as strictly confidential, (ii) use it solely to evaluate the Potential Transaction, and (iii) exercise no less than a reasonable degree of care in its protection.

Neither Owner nor Silvercreek Realty Group makes any representation or warranty, express or implied, as to the accuracy or completeness of the Protected Information or any other information provided, and the Interested Party assumes all risk associated with reliance on the same, waiving any claim or recourse against Owner or Silvercreek Realty Group. The Interested Party agrees to defend, indemnify, and hold harmless Owner, Silvercreek Realty Group, and their affiliates, agents, employees, successors, and assigns from any claims, damages, losses, liabilities, and expenses, including reasonable attorneys’ fees, arising from a breach of this agreement. This document may be executed and delivered electronically, with such signature having the effect of an original.



37,500 VPD • Immediate I-84 Access • 5 Minutes to Downtown Boise

<1 min

I-84 ON RAMP

5 min

DOWNTOWN BOISE

6 min

BOISE TOWNE SQUARE

11 min

BOISE AIRPORT

16 min

THE VILLAGE, MERIDIAN



7-Suite NNN
Investment

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LISTING BROKERS

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CHINDEN BOULEVARD & I-84 CORRIDOR

A Finished Asset, with Upside

Property Investment Idaho is pleased to present The Art Block, a fully renovated, 100% leased mixed-use investment in Garden City, one of the Boise metro's fastest-growing submarkets. Seven suites of retail, office, and warehouse space are leased to a diverse roster of local operators, all on NNN leases with built-in 3% annual escalations.

The property has seen substantial capital investment in recent years. A new roof was installed in 2019, followed by a comprehensive 2022 renovation that included new windows, HVAC, electrical, and restrooms, along with a custom mural by local artists that has become a neighborhood landmark. Most recently, Suite 108 received a full gut renovation completed in 2026, and five of the building's seven HVAC units have been replaced since 2022. A detailed CapEx history is available upon request.

The Art Block sits directly off Chinden Boulevard (37,500 VPD) with immediate I-84 access, is five minutes from downtown Boise, and is within walking distance of the Boise River Greenbelt. It is positioned in a corridor where land values are rising as Garden City transitions from industrial to creative-commercial use.

Please do not disturb tenants. Call agent to schedule a showing.



Address	104-108 W 31 st Street Garden City, ID 83714
Offering Price	\$2,750,000
NOI (November 2026)	\$181,928
November 2026 Cap Rate	6.6%
Price Per Square Foot	\$201
Occupancy	100% Occupied
Total Building SF	13,673 SF
Rentable SF	13,113 SF
Property Type	Flex — Retail / Office / Warehouse
Lot Size	0.35 AC
Zoning	City of Garden City C-2
Year Built / Renovated	1989 / 2022 / 2026 Suite 108
Parking	13 Surface + Ample Street Parking
Tenancy	7 Suites
OH Doors	Two Grade-Level Overhead Doors
Yard	Fully Fenced & Secured Yard - Shared between first floor tenants

\$2,750,000

OFFER PRICE

100%

OCCUPANCY

7

TENANTS

6.6%

CAP RATE

\$201

PRICE PER SQFT

WHY THIS DEAL, WHY NOW

STABILIZED

Zero Vacancy, Staggered Terms

100% occupied with staggered lease expirations (2026–2031) — no single point of re-leasing risk.

NNN STRUCTURE

Minimal Landlord Exposure

Tenants reimburse taxes, insurance, and CAM under NNN leases across all seven suites.

DILIGENCE NOTE

Full Renovation Complete

New roof, windows, paint, lights, doors, HVAC, electrical, and bathrooms throughout. Full list available

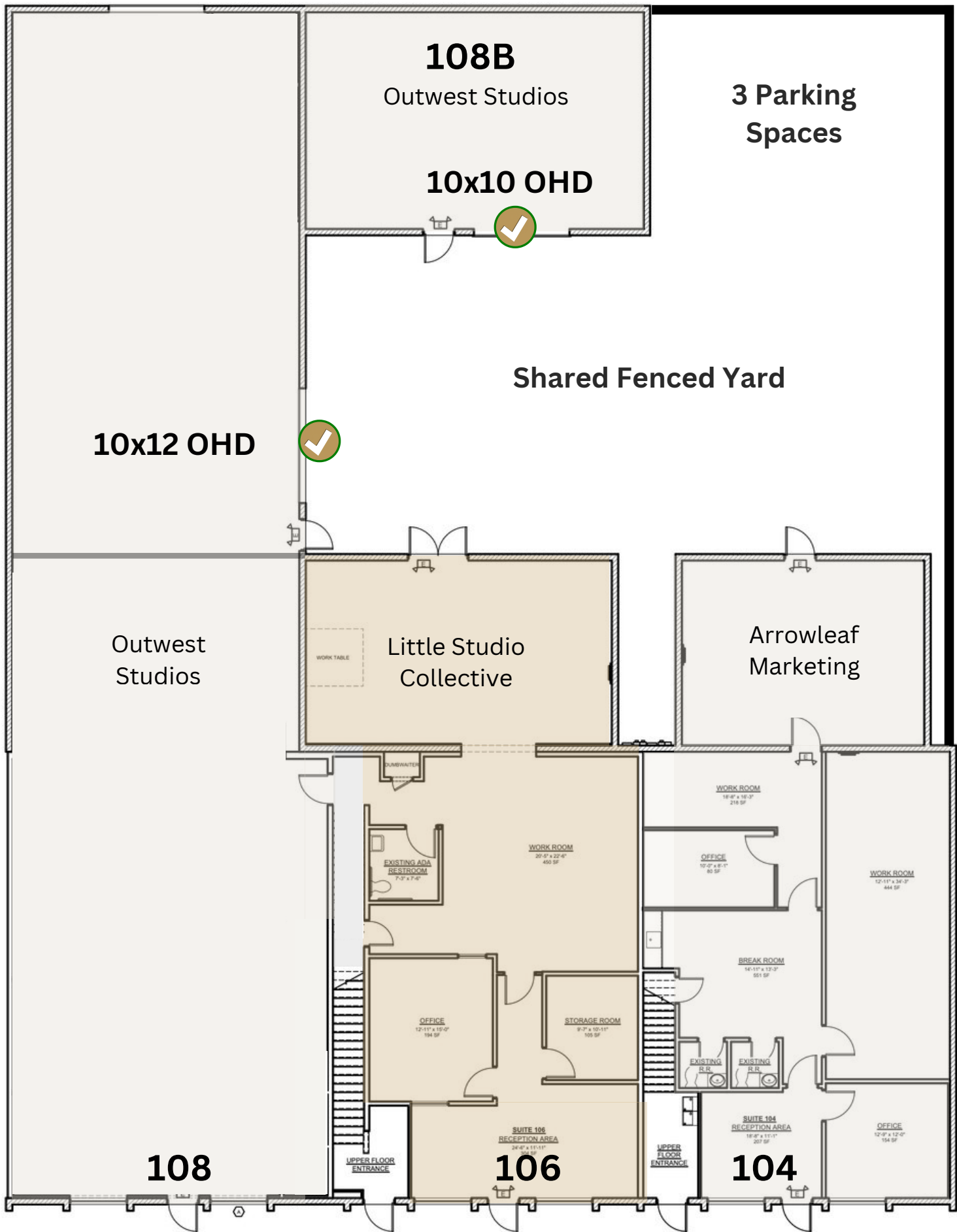
BUILDING	AREA	FINANCIAL
7 Suites · 13,113 SF	Prime Location on Chinden Blvd	Price \$2,750,000
Built 1989 · Renovated 2022 & 2026	37,500 VPD Traffic Count	\$201 / SF
Complete Renovation	Rapid-Growth Submarket	100% NNN Reimbursement
Fully Fenced & Secured Yard	5-Min Walk to Greenbelt	3% Annual Rent Escalations

CAP RATE IN CONTEXT — TREASURE VALLEY STABILIZED PRODUCT

The Art Block (this offering) **6.6%** Stabilized market range **5.5–6.5%**



FIRST FLOOR



FIRST FLOOR

- 104 - Arrowleaf Marketing
- 106 - Little Studio Collective
- 108 - OutWest Studios

First floor suites 104, 106 & 108 open onto a shared fenced yard with two grade-level overhead doors. Second floor suites 201-204 are accessed via two interior stairwells on the front of the building.

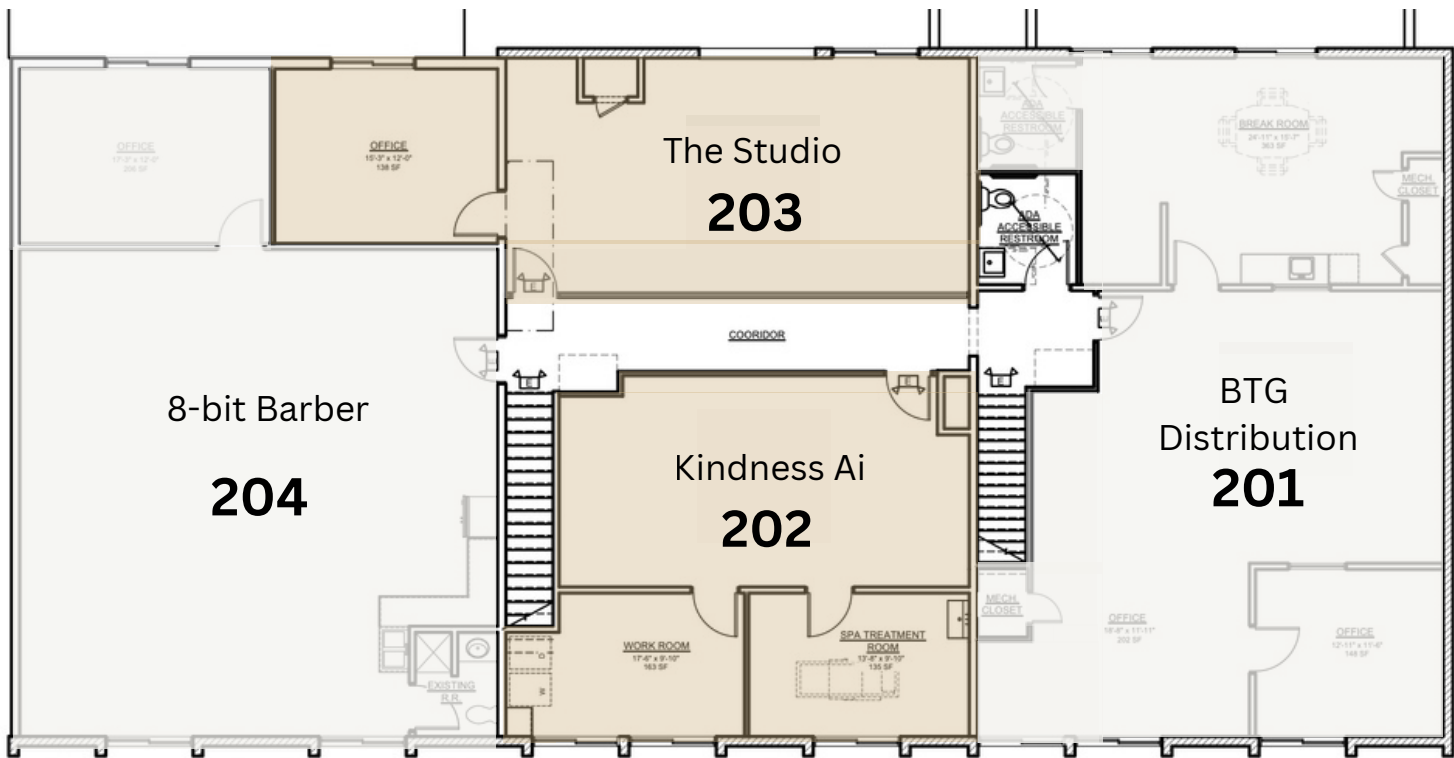
The common stairwells offer access to drinking fountains and a shared upstairs bathroom.

The only suites without private bathrooms are suite 202 and 203.

SECOND FLOOR

- 201 - BTG Distribution
- 202 - Kindness Ai
- 203 - SJ Hair Studio
- 204 - 8-bit Barber

SECOND FLOOR



SECOND FLOOR PLAN
SCALE N.T.S.
NORTH

A CURATED MIX — SEVEN TENANTS, ZERO VACANCY

A mix that reflects Garden City’s creative-economy growth — from product marketing and photography to specialty retail and e-commerce distribution. Staggered terms protect owners from vacancy between leases.

Arrowleaf Marketing

SUITE 104

Marketing & brand management company offering research, PR, social media, and branding.

1,898 SF · 14.5% of building

Little Studio Collective

SUITE 106

Artist studio with five artists — retail merchandise, pottery, painting, plants, textiles.

1,994 SF · 15.2% of building

OutWest Studios

SUITE 108 & 108B

Modern workspace & warehouse designed for entrepreneurs and creatives who need a professional setting.

4,731 SF combined · 36.1% of building

BTG Distribution

SUITE 201

Business-to-business e-commerce and shipping office headquarters.

1,458 SF · 11.1% of building

Kindness AI

SUITE 202

AI-based customer support services and innovative software company.

793 SF · 6.0% of building

8-Bit Barber / SJ Hair Studios

SUITE 203 & 204

Suite 204 Specialty men’s barber shop for hair and beards.
Suite 203 Hair styling and cutting, no bleach or coloring

2,239 SF combined · 17.1% of building





FULL RENOVATION

A Finished Product – Not a Punch List

Ownership has invested in a full building repositioning:

- Demised building into 7 units (2022)
- New roof (2019)
- All suites fully remodeled
- All new windows & exterior doors
- Added four new ADA Bathrooms
- 5 New HVAC units out of 7
- New insulation / grid ceiling upstairs
- New halo-lit building sign & directory
- New Exterior entry to upstairs suites
- Warehouse HVAC & new lighting
- New fence & gate for yard
- Custom mural by local artists

Full capX list available upon request



CHINDEN BLVD CORRIDOR

Garden City’s creative-commercial corridor

Industrial-to-creative and use conversion continues to reprice the Chinden corridor upward, with breweries, wineries, and destination retail anchoring the trade area.

104-108 W 31ST STREET | GARDEN CITY, ID 83714

The Art Block sits directly off Chinden Boulevard (37,500 VPD), immediately adjacent to Garden City’s creative- commercial corridor, with breweries, wineries, and destination retail all within the immediate trade area.

LOCAL CHARACTER & DRAW

- Boise CrossFit
- Surrell Mitchell Live-Work-Create District
- Northend Organic Nursery
- Boise Whitewater Park
- Riverfront District
- Boise Greenbelt
- Ester Simplot Park
- Artist & Creator Studios

DINING & HOSPITALITY

- The Riverside Hotel
- Arcadia Hotel Garden City
- Bardenay Distilling Co.
- Pracero Wine Bar
- Barbarian Brewing
- Telaya Winery
- Flourish Bakery
- Black Moon Pizza & Coffee
- Push & Pour Coffee
- Stagecoach Inn
- Coiled Wines
- Splitrail Winery
- Western Collective

REGIONAL ACCESS

<1 min I-84 ON-RAMP	5 min DOWNTOWN BOISE	11 min BOISE AIRPORT	16 min THE VILLAGE, MERIDIAN
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Boise State University (~20,000 students), St. Luke’s Health System, and Downtown Boise’s employment base all sit within a ten-minute drive, reinforcing daytime demand from both creative-economy tenants and their customers.

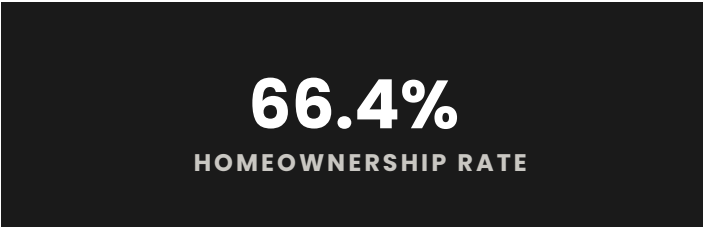
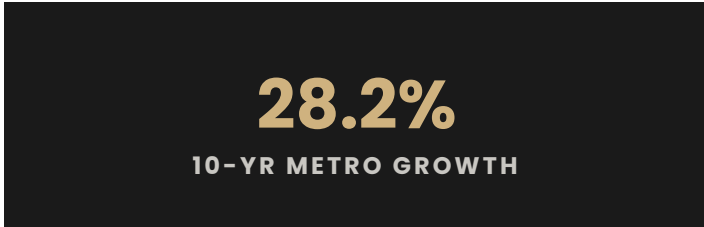
Garden City is a fast-growing suburb of Boise nestled along the Boise River and surrounded by Boise Proper on all sides. The two cities are so closely connected that Garden City is often considered part of Boise; however, it is a separate municipality with its own government, police department, and school district.

Garden City has its own unique character and strong sense of community — home to a large number of wineries and breweries, annual events, artists, and local businesses, making Art Block a perfect fit within the creative focused community.

Its whitewater surf park, paddle boarding, and walking/biking trails make it a popular destination for outdoor recreation, and its proximity to Boise has greatly impacted commercial and residential desirability, resulting in rapid growth.

DEMOGRAPHICS

Metric	Garden City	Boise
Population	12,936	237,963
Median Household Income	\$70,124	\$81,102
Median Age	44	38.2
Employed Population	57%	66.4%
Homeownership	66.4%	65.7%
Boise Metro 10-Yr Projected Growth	15.6%	28.2%





Priced below market

Stabilized NNN Investment

For financials, a private tour, or to discuss offer structure on The Art Block, contact the listing team below.

LISTING AGENT

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Property Investment Idaho

Silvercreek® Realty Group

Property Investment Idaho, a division of Silvercreek Realty Group, has been engaged as the exclusive listing agent for the sale of The Art Block, 104-108 W 31st Street, Garden City, ID 83714. This Offering Memorandum contains select information about the property and does not purport to be all-inclusive or contain all information a prospective purchaser may require. The information is provided subject to errors, omissions, and change of terms without notice, and no legal liability is assumed by the agent or ownership as to its accuracy. Prospective purchasers should conduct their own independent investigation and verify all information.