

HIGH-VISIBILITY COMMERCIAL OPPORTUNITY



1749 S COLE RD, BOISE, ID 83709



FOR MORE INFORMATION CONTACT US:

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FOR SALE OR LEASE

- Owner-User, Investment or Redevelopment Opportunity
- Recent Capital Improvements

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CornerPoint Commercial Real Estate is pleased to present a rare opportunity to purchase or lease a highly visible commercial property in one of Boise's premier retail corridors. The existing 8,038 SF building is currently configured as a turnkey restaurant with significant recent capital improvements, but the property also offers exceptional potential for adaptive reuse, owner-user occupancy, or redevelopment.

Positioned near the intersection of Cole Rd and Overland Rd with immediate access to I-84, the property benefits from strong traffic counts, dense surrounding retail, and a highly active daytime population.

PROPERTY DETAILS

Building Size: 8,038 SF

Lot Size: 1.416 Acres

Opportunity: Available For Sale or Lease

Existing Improvements: Fully built-out restaurant, potential for adaptive use

Roof & HVAC: Recent capital improvements

FF&E: Negotiable

Zoning: MX-3

Parking: Abundant on-site parking

Outdoor Area: Large patio space

Sale Price: Contact Broker

Lease Rate: \$24.00 psf + NNN



PROPERTY HIGHLIGHTS

- ▶ Available for Sale or Lease
- ▶ Excellent owner-user, investment, or redevelopment opportunity
- ▶ Existing restaurant improvements provide immediate occupancy or adaptive reuse potential
- ▶ Recent roof, HVAC, and kitchen capital improvements
- ▶ Significant savings compared to new construction or major retrofit costs
- ▶ Prominent location with excellent visibility and easy access to I-84
- ▶ High-traffic retail corridor with strong consumer activity
- ▶ Surrounded by major national retailers including Costco, Walmart, and Lowe's
- ▶ Strong daytime population and central Treasure Valley location with convenient access from Downtown Boise and surrounding submarkets.

WEST VIEW



EAST VIEW

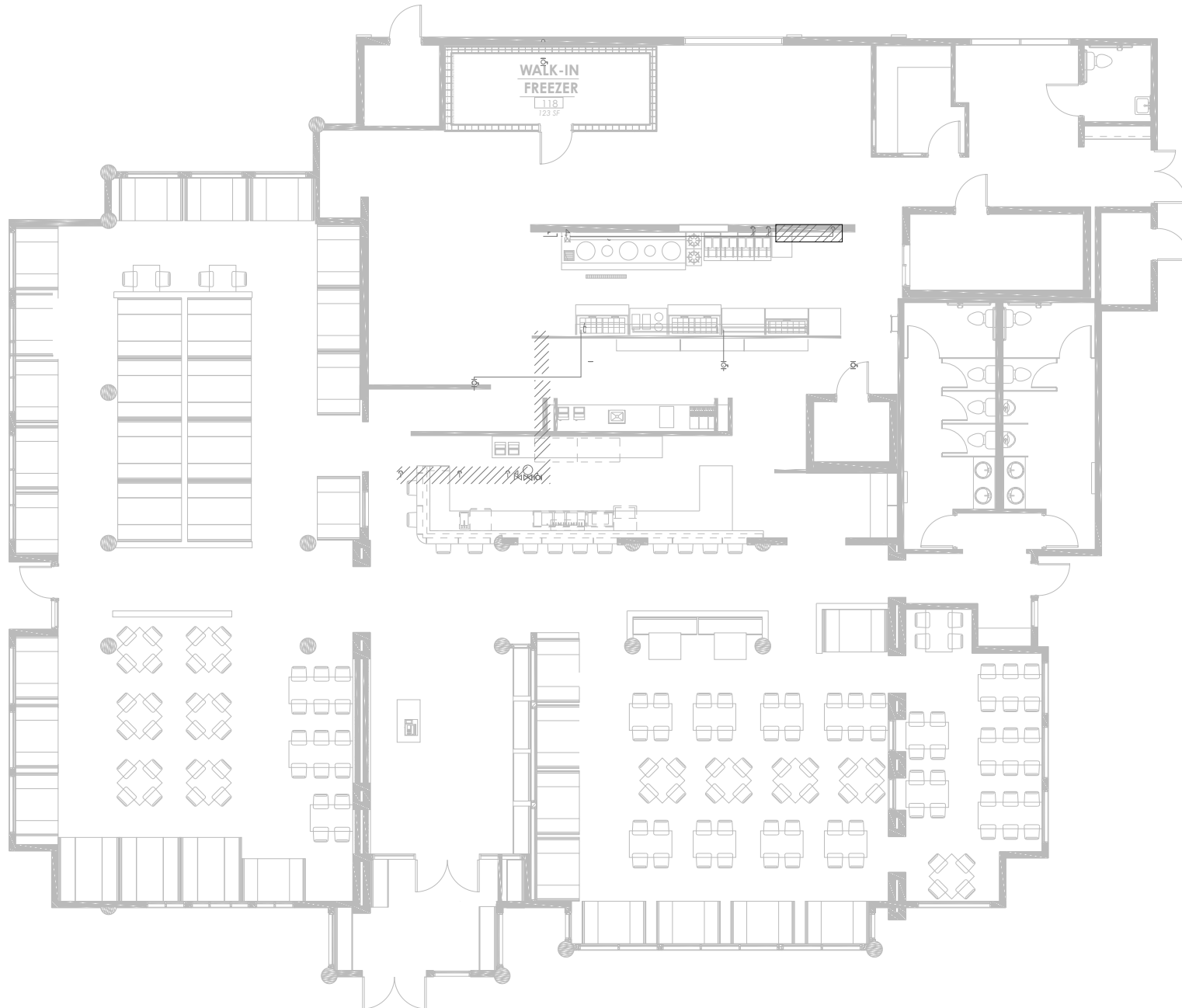


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SOUTH VIEW



FLOOR PLAN

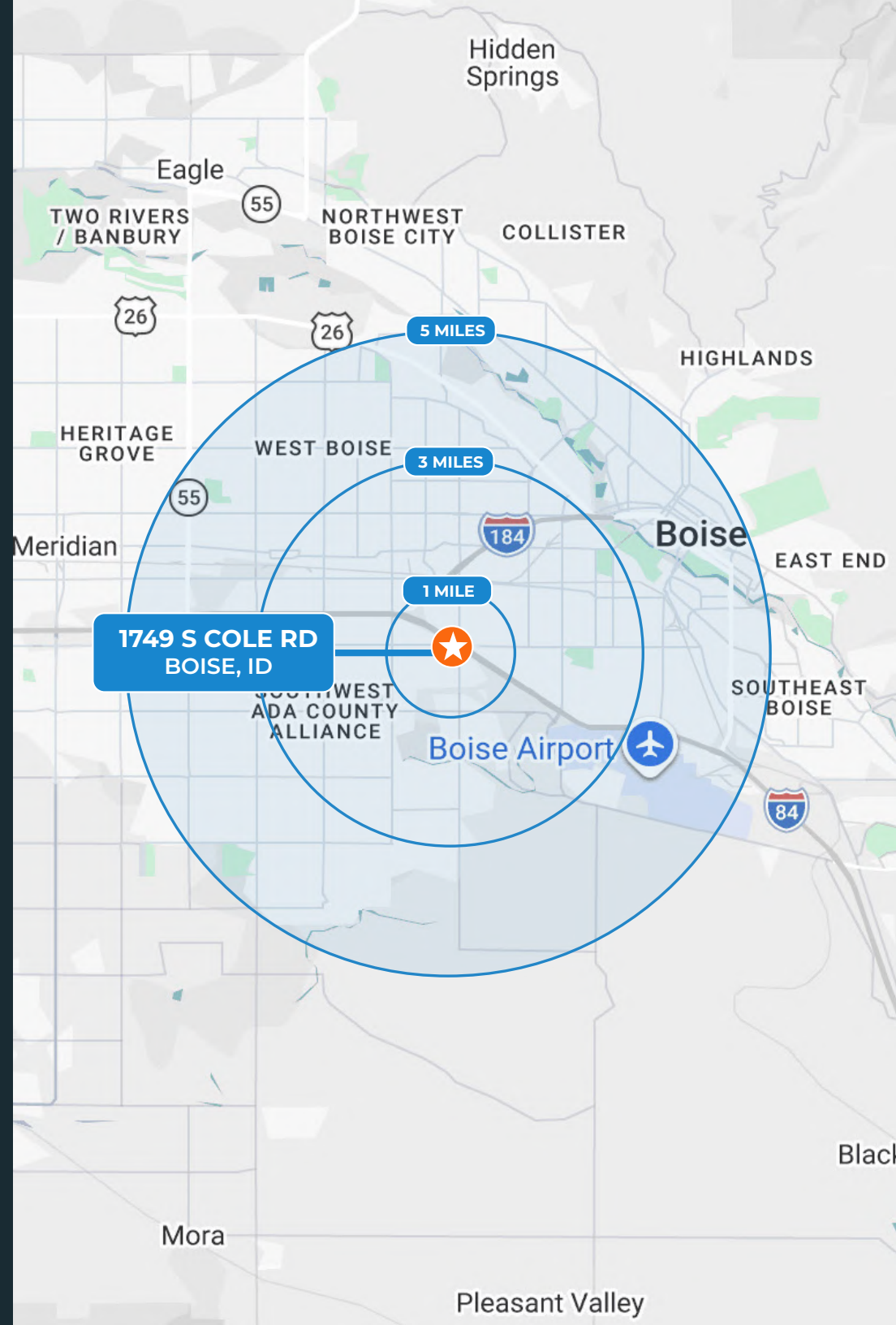


DEMOGRAPHICS

| Population | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| Population (Current) | 6,924 | 96,387 | 244,998 |
| Population (5 Yr. Forecast) | 7,255 | 100,950 | 256,563 |
| Population (2020) | 6,467 | 91,004 | 230,325 |
| Population (2010) | 6,059 | 83,074 | 198,375 |

| Household Income | 1 mile | 3 miles | 5 miles |
|--------------------------|-----------|----------|-----------|
| Median Household Income | \$74,181 | \$70,259 | \$73,317 |
| Average Household Income | \$101,074 | \$87,491 | \$93,421 |
| Avg Family Income | \$115,098 | \$98,983 | \$110,784 |

| Households | 1 mile | 3 miles | 5 miles |
|-----------------------------------|--------|---------|---------|
| Total Households (Current) | 2,676 | 39,838 | 101,288 |
| Total Households (5 Yr. Forecast) | 2,836 | 42,227 | 107,383 |





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