

1620 N SHAMROCK AVE, BOISE, ID 83713



FOR GROUND LEASE

1620 N Shamrock Ave, Boise
AVAILABLE: 0.69 Acres

PROPERTY HIGHLIGHTS

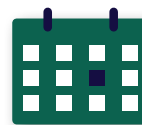
- **Available Now**
- 29,500 VPD on Fairview
- Close Proximity to The Village at Meridian
- Great Visibility on Major Corridor
- Zoned City of Boise - MX-3 (Mixed Use)
- Close Proximity to Walmart, Albertsons, Winco & The Boise Co-Op



AVAILABLE SPACE
0.69 Acres



ASKING RATE
Contact Agent



LEASE TERM
Negotiable



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.

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Prime Retail Location

EXECUTIVE SUMMARY

Available: **0.69 Acres**

Zoning: **MX-3**

Lease Rate: **Contact Agent**

Market: **West Boise/Meridian**

Lease Type: **Ground Lease**



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	13,820	104,525	270,651
Median Age:	36.7	38.9	38.8
Average Household Income:	\$95,692	\$119,346	\$127,248

2026

WHY BOISE?

Boise Valley Economic Partnership

Boise Chamber of Commerce

Boise Zoning Code



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SITE PLAN

