

AVAILABLE

# FREESTANDING RESTAURANT OPPORTUNITY

1700 S ENTERTAINMENT AVENUE • BOISE, ID 83709

CBRE







# PROPERTY OVERVIEW







## PRIME RETAIL LOCATION

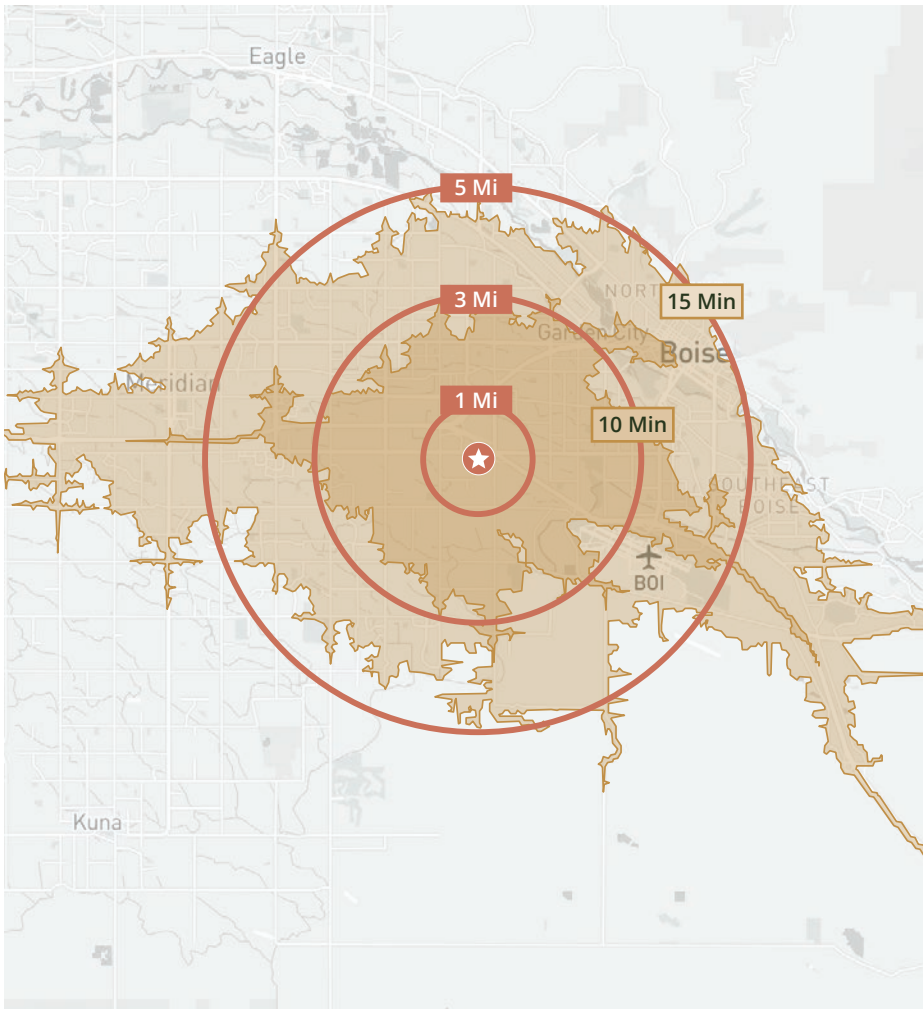
The west Boise area is a mature submarket with Overland Road being a heavy retailer corridor. Being a popular commuter route, residents travel east to west to and from Downtown Boise, out to the suburbs of Meridian. The Boise metro area has consistently ranked among the fastest-growing regions in the nation. According to U.S. Census data, the population of the Boise metropolitan area grew by nearly 25% between 2014 and 2024. Site highlights include:

- Former restaurant: 6,474 sq. ft on 1.34 acres
- Built in 2000
- Parcel #S1124120690
- Can be combined with the adjacent parcel for 2.85 acres
- Zoning: [MX-3 \(Mixed-Use: Active\)](#)
- Site is cross parked
- Ground is flat and well maintained.
- Easy ingress/egress off of Entertainment Ave.
- Boise Spectrum Shops attracts over 800,000 visitors monthly.
- Close to the state's top-performing Walmart Supercenter and Costco



# DEMOGRAPHICS

 2025 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	6,857	21,154	\$82,991	2,717	38.7
3 Miles	89,406	117,300	\$78,617	36,542	37.9
5 Miles	242,801	320,319	\$81,593	100,041	36.9
5 Minutes	17,457	32,095	\$74,107	6,664	37.9
10 Minutes	129,880	186,498	\$79,156	54,174	37.2
15 Minutes	321,472	408,692	\$86,536	132,331	37.2



## BUSINESSES (3 MI)

- 4,784

## EMPLOYEES (3 MI)

- 73,955

## MAJOR EMPLOYERS

- St. Luke's Healthcare System
- Saint Alphonsus Healthcare System
- Micron Technology

## MAJOR TRAFFIC GENERATORS

- Boise Spectrum Shops
- Boise Towne Square
- Franklin Towne Plaza

## AREA HOTELS

- 12 Hotels / 1,239 Rooms



# TRADE AREA





# AVAILABLE COMMERCIAL DEVELOPMENT OPPORTUNITY

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