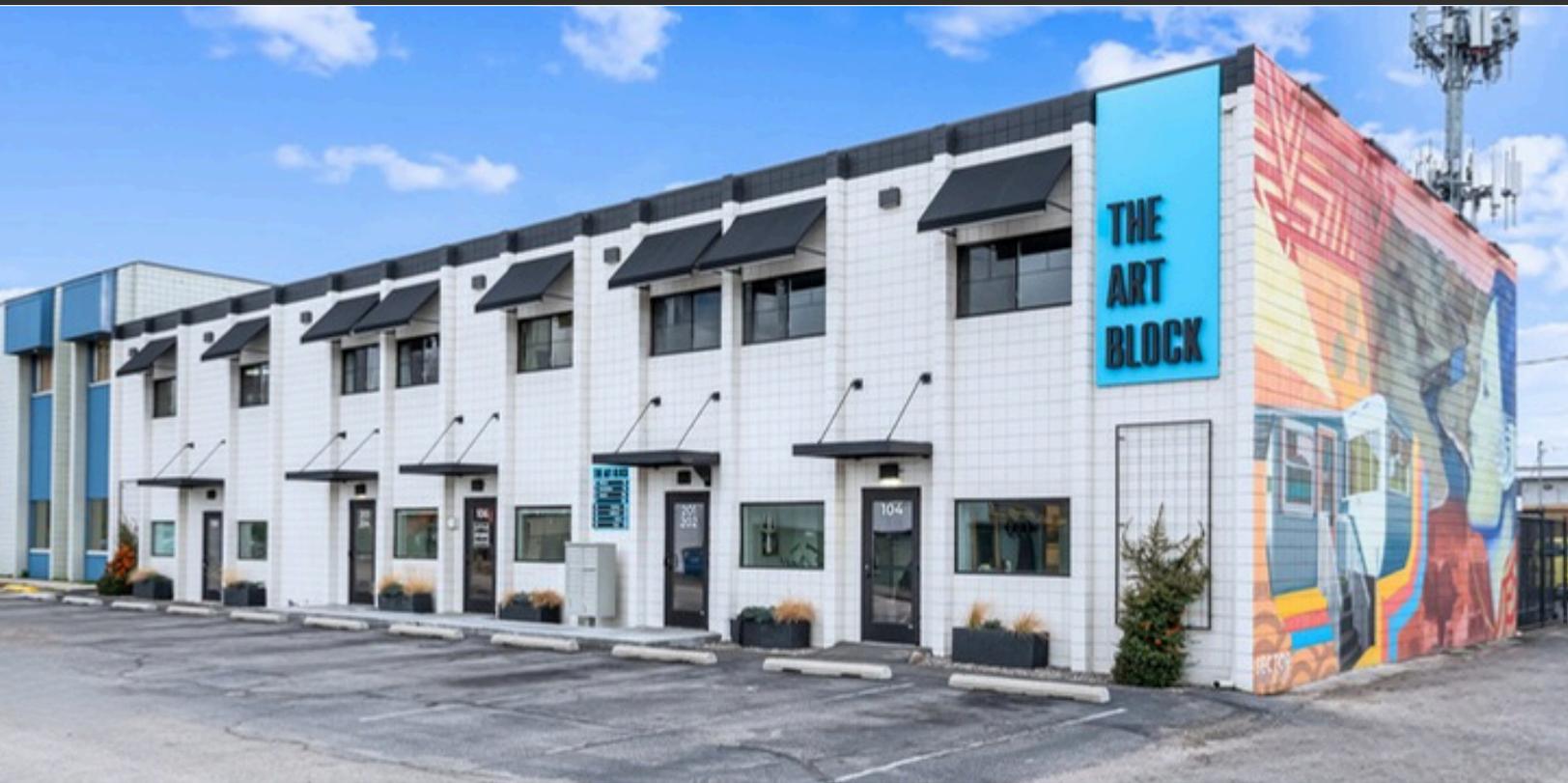


# NNN INVESTMENT FOR SALE

## 7 UNITS | RETAIL + OFFICE + WAREHOUSE

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



GARDEN CITY | MIXED USE | \$183 / PSF

6.71% CAP



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### FULLY RENOVATED

Investment or Owner/User



# THE OFFERING

Property Investment Idaho is pleased to present The Art Block, an exceptional investment opportunity in Garden City, Idaho. This completely renovated mixed-use property, formerly housing two tenants, now offers seven versatile units seamlessly blending retail, office, and warehouse spaces. Positioned off Chinden Boulevard with 37,500 VPD, The Art Block boasts prime accessibility to Downtown Boise and the I-84 connector, appealing to a diverse range of tenants. Under market rent provide attractive upside potential. The Art Block stands as a solid investment choice in this high-demand location.

Please do not disturb tenants  
Call agent to schedule showing



Suite 202

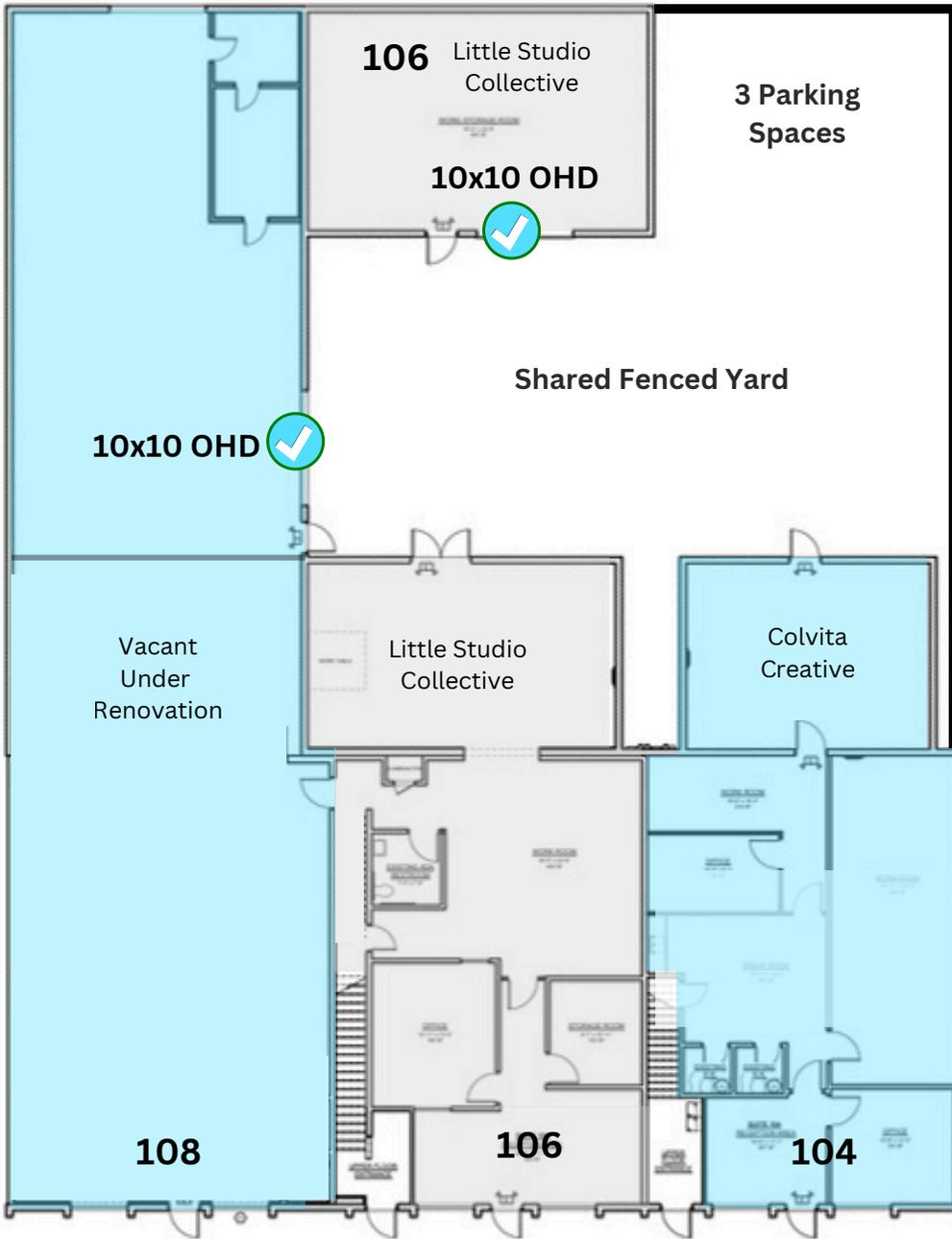


Suite 106

# PROPERTY DETAILS

Address	<b>104 - 108 W 31st St Garden City, ID</b>
Building Name	<b>The Art Block</b>
Offering Price	<b>\$2,500,000</b>
Stabilized NOI	<b>\$167,649</b>
In-place NOI	<b>\$105,607</b>
Stabilized CAP Rate	<b>6.71%</b>
Price Per Square Foot	<b>\$183</b>
Occupancy	<b>70%</b>
Total Building SF	<b>13,673</b>
Rentable SF	<b>13,113</b>
Property Type	<b>Mixed Use</b>
Lot Size	<b>0.35 Ac</b>
Zoning	<b>C-2</b>
Year Built	<b>1989 / Renovated 2022</b>
Parking	<b>13 + Ample Street Parking</b>
Tenancy	<b>7 Suites</b>
OH Doors	<b>Two 10x10 Grade Level OHD</b>
Yard	<b>Fully Fenced &amp; Secured Yard</b>

# FIRST FLOOR



## FIRST FLOOR

- 104 - Colvita Creative
- 106 - Little Studio Collective
- 108 - Vacant Under Renovation

# SECOND FLOOR



## SECOND FLOOR

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

# TENANT MIX & HIGHLIGHTS

## FIRST FLOOR



**Colvita Creative**  
Marketing & Brand management company offering research, PR, social media, branding and more



**Little Studio Collective**  
Artist Studio with five artists retail merchandise, pottery, painting, plants, textiles.

**SUITE 108**  
**Coming Soon**  
Under renovation to become vanilla shell flex space with office & warehouse

## SECOND FLOOR



**BTG Distribution**  
Business to business e-commerce and shipping office headquarters



**The Studio**  
Photography studio specializing in lifestyle, portraits, and personalized photoshoots.



**Kindness Ai**  
Ai based customer support services and innovative software company.



**8-bit Barber**  
Specialty men's barber shop offering traditional and contemporary services for hair and beards.

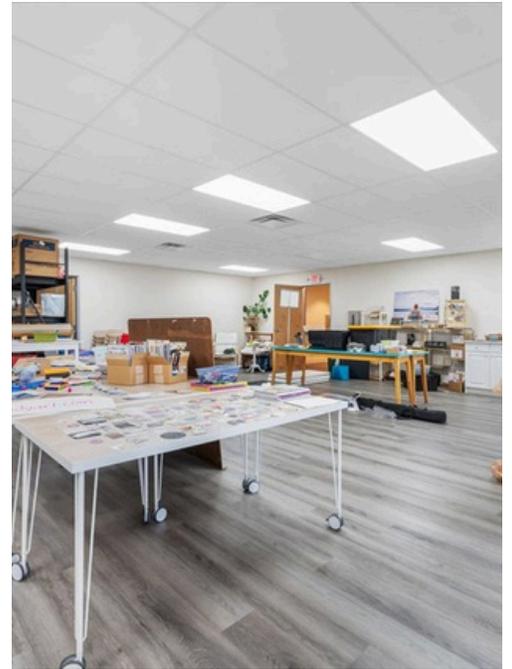
Suite	Tenant	Size
104	Colvita Creative	1,898 SF
106	Little Studio Collective	2,820 SF
108	Vacant - Under Renovation	3,905 SF
201	BTG Distribution	1,458 SF
202	Kindness Ai	793 SF
203	The Studio	778 SF
204	8-bit Barber	1,461 SF

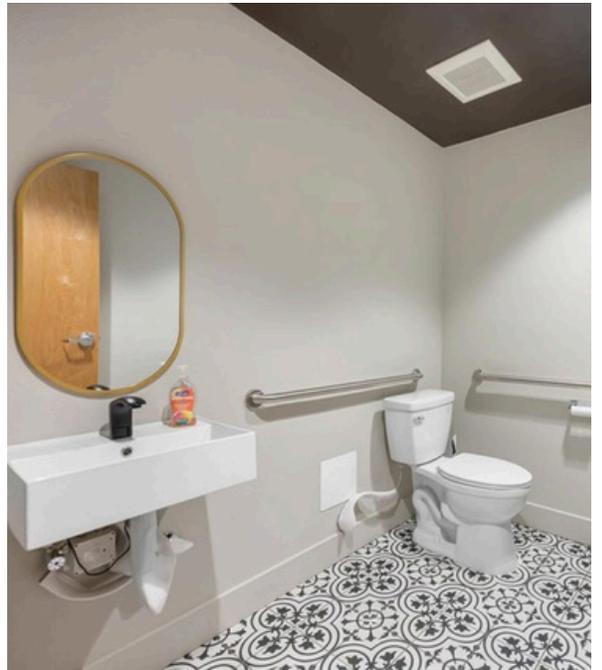
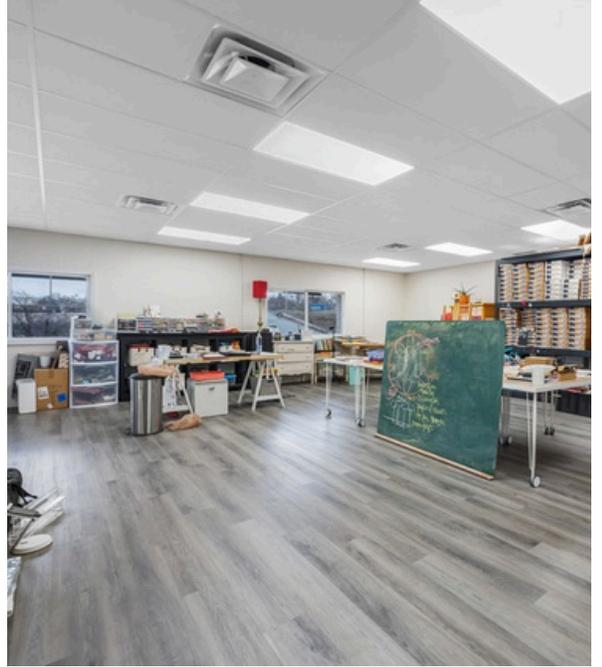
**Net Rentable SF 13,113**

# CAP-EX IMPROVEMENTS

- Demised building into 7 units
- Added two front exterior entrances
- Brought building up to code
- All suites have been fully remodeled
- All new windows
- All new exterior doors
- Added four new ADA bathrooms
- Exterior paint 2022
- Landscaping & irrigation
- New insulation / grid ceiling upstairs
- New interior lights
- New halo lit building sign & directory
- Fab keyless entry for upstairs suites
- Warehouse with HVAC & new lights
- New exterior lights
- New exterior and interior paint
- New fence & gate for yard
- Remodeled bathrooms
- New metal awnings
- New roof 2018
- Custom mural by local artists
- Full list upon request







# LOCATION & DEMOGRAPHICS

## Garden City & Boise, Idaho

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, Garden City 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. It is home to a large number of wineries/breweries, annual events, artists & local businesses. Garden City is also known for its beautiful parks, whitewater surf park, paddle boarding, and walking/biking trails, which make it a popular destination for outdoor recreation. The proximity to Boise, flexible city restrictions, and outdoor amenities has greatly impacted its commercial and residential desirability, resulting in rapid growth.



<b>GARDEN CITY POPULATION</b>	12,936
<b>BOISE POPULATION</b>	237,963

<b>BOISE METRO AREA 10 YR PROJECTED GROWTH</b>	28.2%
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<b>GARDEN CITY MEDIAN AGE</b>	44
<b>BOISE MEDIAN AGE</b>	38.2

<b>GARDEN CITY MEDIAN HOUSEHOLD INCOME</b>	\$66,859
<b>BOISE MEDIAN HOUSEHOLD INCOME</b>	\$81,102

<b>GARDEN CITY EMPLOYED POPULATION</b>	57%
<b>BOISE EMPLOYED POPULATION</b>	66.4%

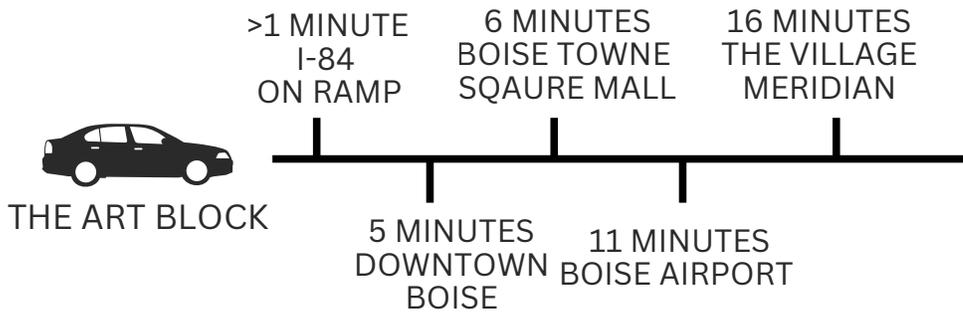
<b>GARDEN CITY HOMEOWNERSHIP</b>	66.4%
<b>BOISE HOMEOWNERSHIP</b>	65.7%

# LOCATION HIGHLIGHTS

## Garden City, Idaho



**THE  
ART  
BLOCK**



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

