

VISTA FREE STANDING BUILDING

2636 SOUTH VISTA AVENUE, BOISE, ID 83705
FOR SALE & LEASE - 2,400 SF



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1517 WEST HAYS STREET

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LISTING DETAILS

AVAILABLE:	2,400 SF
PRICE & RATE:	Negotiable - Contact Agents
LEASE TERMS:	Contact Agents
LOT SIZE:	0.28 Acres
PARCEL NUMBER:	R1100000030
ZONING:	City of Boise-MX3
ACCESS:	Full-Turn Access - Vista Avenue
TRAFFIC COUNTS:	28,000 ADT
PARKING:	9 Stalls - 3.75/1,000 SF
POTENTIAL USES:	Retail, Office, Medical, Service, Sales
LOCKBOX:	No, Contact Agents to Schedule Tours



LISTING HIGHLIGHTS



FREE-STANDING BUILDING



LOW MAINTENANCE CONSTRUCTION



MULTI-PURPOSE - RETAIL - OFFICE



SHOWROOM, OFFICES, STORAGE AREAS



80 FEET OF VISTA AVE FRONTAGE



HIGH VISIBILITY & TRAFFIC COUNTS



ON-SITE PARKING



FULL-TURN ACCESS IN & OUT OF SITE



MULTI-DOOR LOADING AREA



BUILDING SIGNAGE AREAS



BACK-LIT MONUMENT SIGNAGE ON VISTA



JUST OFF INTERSTATE 84 AT EXIT 53



MINUTES TO DOWNTOWN BOISE



EXPLOSIVE POPULATION GROWTH



GENTRIFYING NEIGHBORHOOD



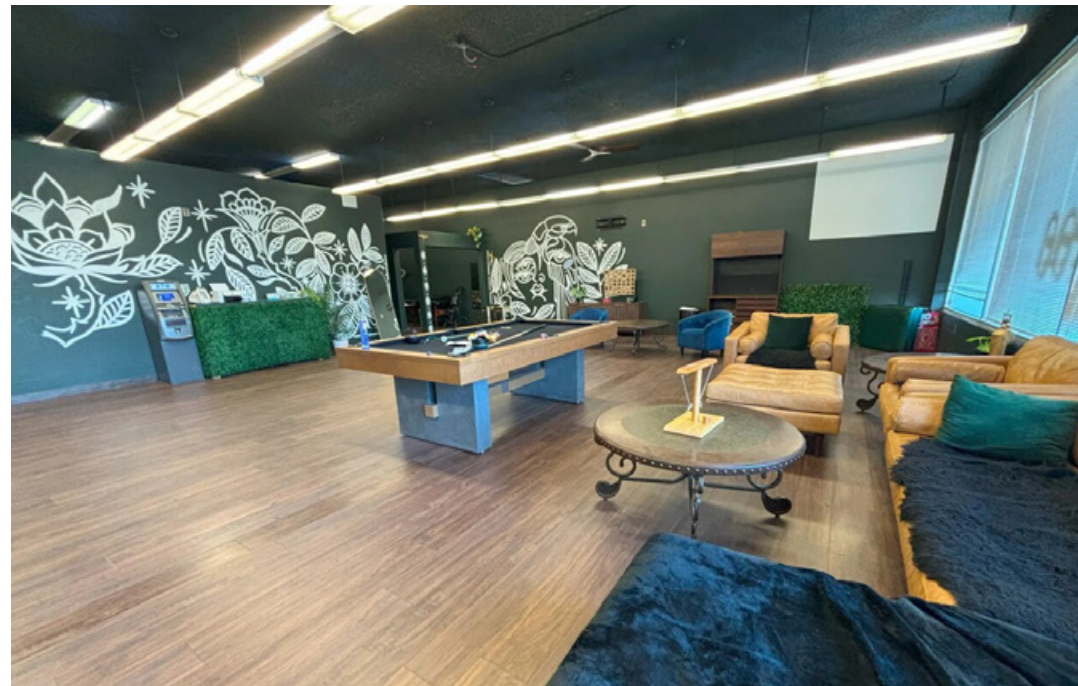
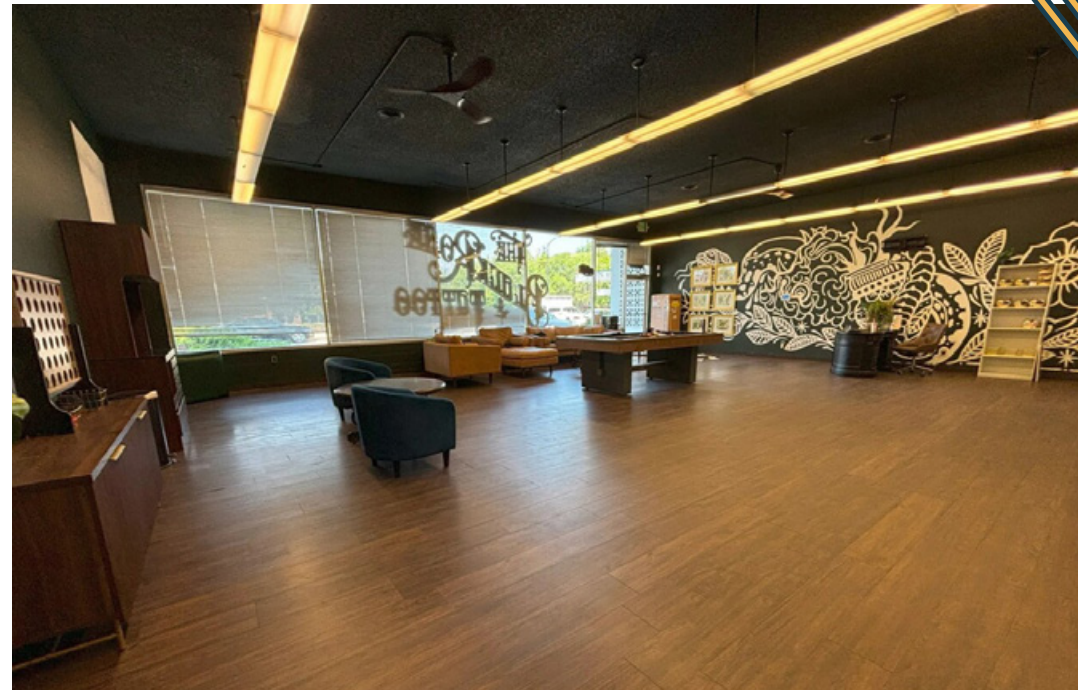
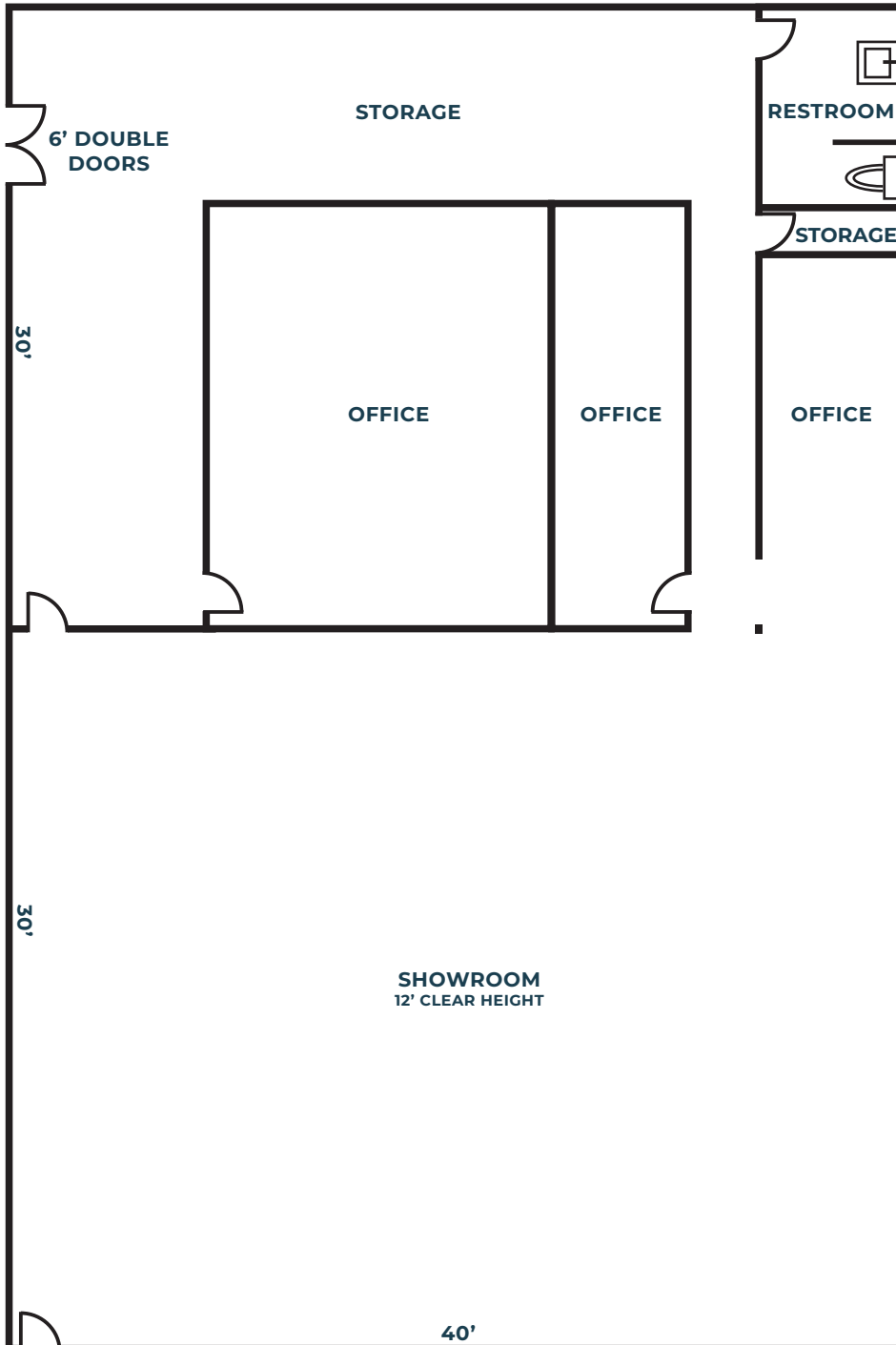
**SURROUNDED BY RETAIL, HOSPITALITY,
OFFICE, & MEDICAL USERS**



READY FOR IMMEDIATE OCCUPANCY

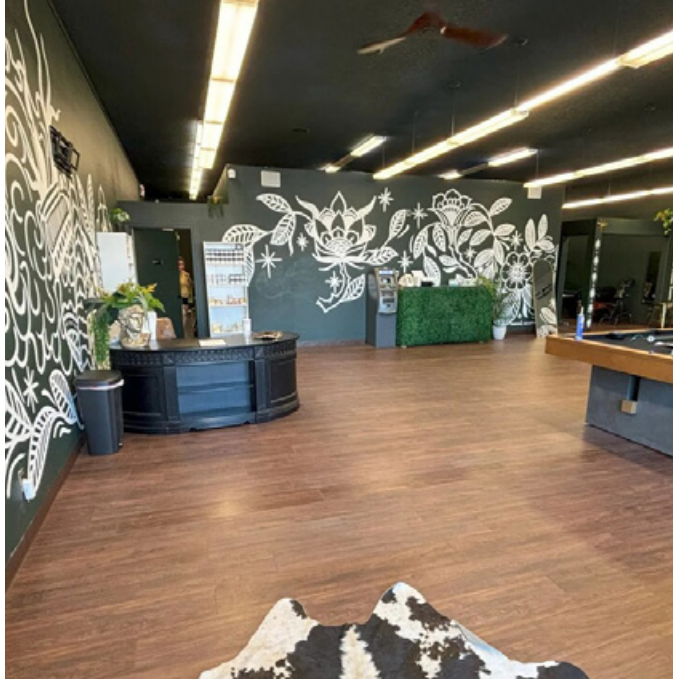


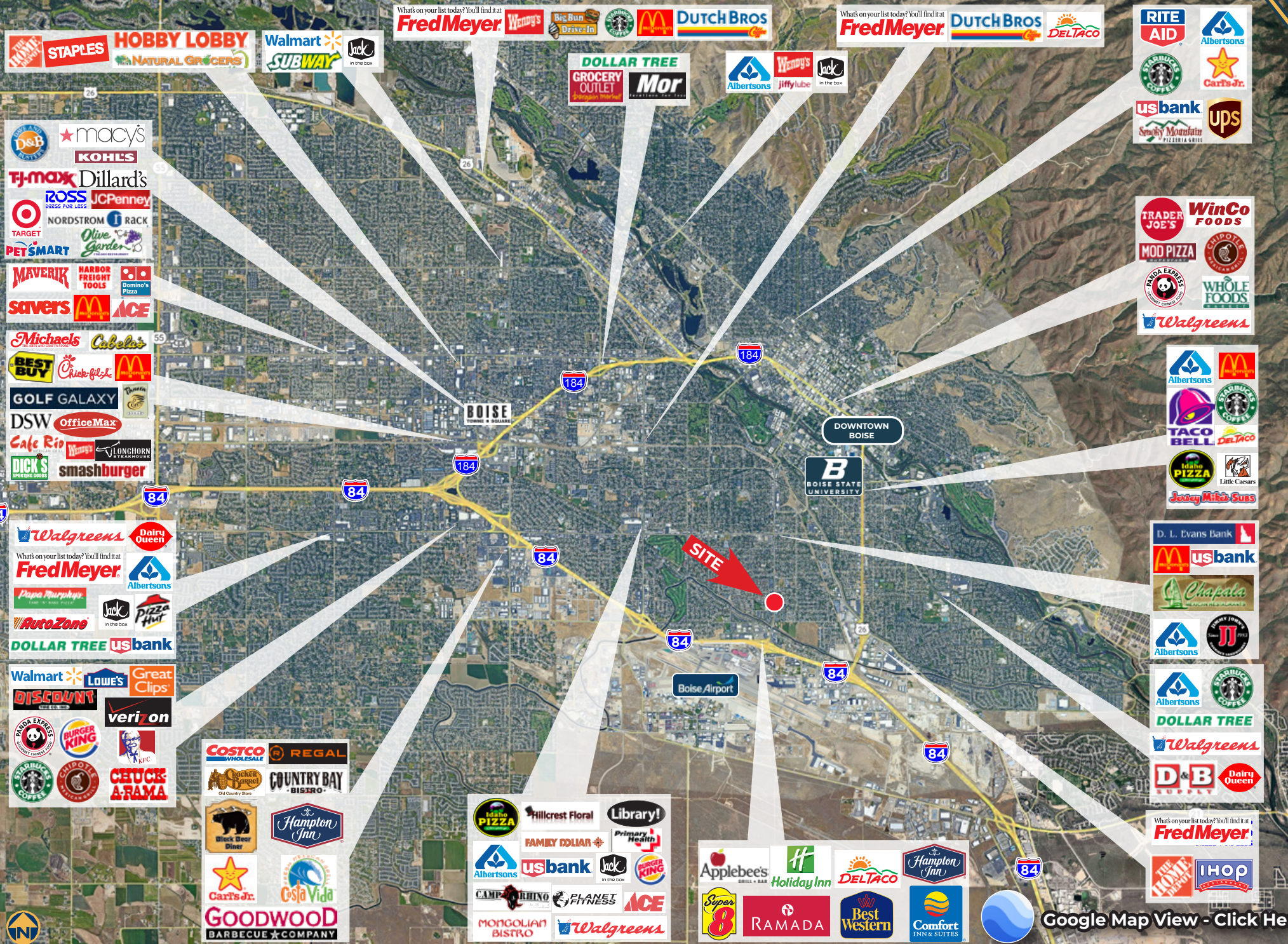
NEGOTIABLE SALE PRICE & TERMS



FOR SALE & LEASE - 2,400 SF

VISTA FREE STANDING BUILDING





STAPLES
HOBBY LOBBY
Walmart
SUBWAY
Jack in the Box

What's on your list today? You'll find it at
Fred Meyer Wendy's Big Bun Drive In Starbucks McDonald's DUTCH BROS

What's on your list today? You'll find it at
Fred Meyer DUTCH BROS DELTACO

RITE AID
Albertsons

macy's
KOHLS
TJ-maxx Dillard's
ROSS JCPenney
TARGET NORDSTROM RACK
PET SMART Olive Garden
MAVERIK HARBOR FREIGHT TOOLS Domino's Pizza
savers McDonald's ACE

DOLLAR TREE
GROCERY OUTLET
Mor

Albertsons
Wendy's
jiffy lube
Jack in the Box

Starbucks Coffee
Carls Jr.
us bank
Smoky Mountain Pizzeria Grill
UPS

Michaels Cabela's
BEST BUY Chick-fil-de McDonald's
GOLF GALAXY
DSW OfficeMax
Cafe Rio Wendy's LONCHORN STEAKHOUSE
DICK'S SPORTING GOODS smashburger

DOWNTOWN BOISE



TRADER JOE'S WinCo FOODS
MOD PIZZA
PRADA EXPRESS
WHOLE FOODS
Walgreens

Walgreens Dairy Queen
What's on your list today? You'll find it at
Fred Meyer Albertsons
Papa Murphy's Jack in the Box Pizza Hut
AutoZone

Albertsons McDonald's
TACO BELL DELTACO
Idaho PIZZA Little Caesars
Jewey Mike Suss

Walmart LOWE'S Great Clips
DISCOUNT verizon
PRADA EXPRESS BURGER KING KFC
Starbucks Coffee CHUCCA RAMA

D. L. Evans Bank
us bank
Chapala
Albertsons JJ

COSTCO WHOLESALE REGAL
BUCKER BANGERS COUNTRY BAY BISTRO

Black Bear Diner
Hampton Inn
Carls Jr. Costa Vida
GOODWOOD BARBECUE COMPANY

Idaho PIZZA Hillcrest Floral Library!
Albertsons FAMILY DOLLAR Primary Health
us bank Jack in the Box BURGER KING
CAMP MARIANO PLANET FITNESS ACE
MONGOLIAN BISTRO Walgreens

Applebee's Holiday Inn DELTACO Hampton Inn
Super 8 RAMADA Best Western Comfort INN & SUITES

Albertsons Starbucks Coffee
DOLLAR TREE
Walgreens
D & B Dairy Queen

What's on your list today? You'll find it at
Fred Meyer
Home Depot IHOP

1, 3 & 5 MILE DEMOGRAPHICS

5 MILE SNAPSHOT

171,225
POPULATION

73,592
HOUSEHOLDS

\$79,468
MEDIAN HH INCOME

\$111,716
AVERAGE HH INCOME

182,118
DAYTIME POPULATION

In the identified area, the current year population is 171,225. In 2020, the Census count in the area was 164,455. The rate of change since 2020 was 0.95% annually. The five-year projection for the population in the area is 182,413 representing a change of 1.27% annually from 2024 to 2029.

The household count in this area has changed from 69,950 in 2020 to 73,592 in the current year, a change of 1.20% annually. The five-year projection of households is 79,356, a change of 1.52% annually from the current year total. Average household size is currently 2.25, compared to 2.27 in the year 2020. The number of families in the current year is 38,127 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW



U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

DRIVE-TIME DEMOGRAPHICS

15 MINUTE SNAPSHOT

241,985
POPULATION

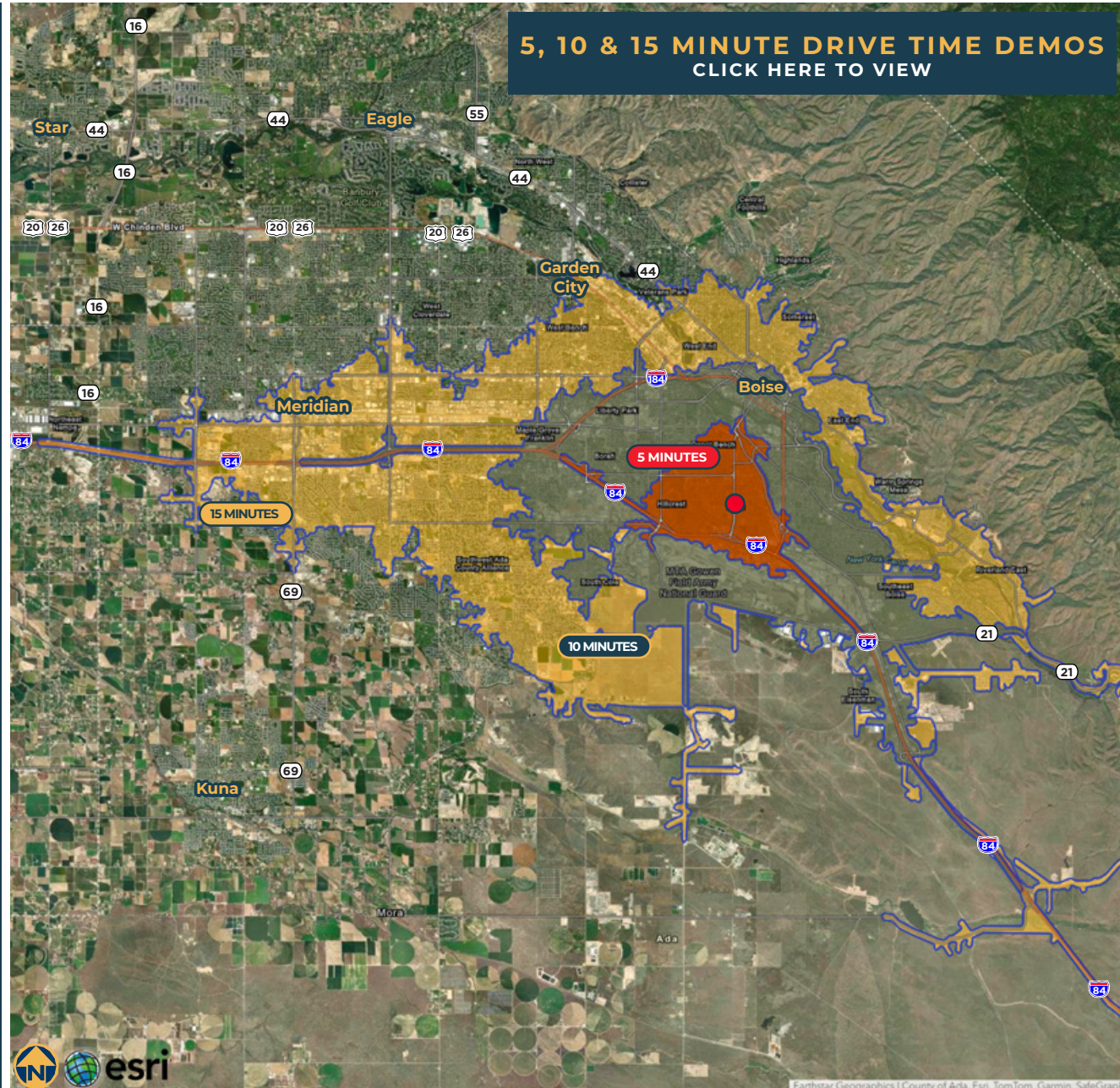
100,049
HOUSEHOLDS

\$82,026
MEDIAN HH INCOME

\$112,936
AVERAGE HH INCOME

230,563
DAYTIME POPULATION

5, 10 & 15 MINUTE DRIVE TIME DEMOS
CLICK HERE TO VIEW



Earthstar Geographics | County of Ada, Esri, TomTom, Garmin, SafeGraph

BOISE METRO INFORMATION



OPPORTUNITY, MEET AMBITION

The Boise Valley is an ideal setting for companies looking for an affordable, pro-business environment and a superior quality of life for current and prospective employees.

What's more, the Boise Valley hasn't rested on its laurels, satisfied with the successes of the past. It consistently ranks among the top 10 locations for business and family in the U.S. by the Wall Street Journal, Kiplinger's and Forbes, among others.

It truly stands out from the other mid-sized metros. Take a minute to walk through the downtown and experience the big city feel and small town friendliness. Become immersed in the local adventure opportunities. It's obvious that the Boise Valley is one-of-a-kind.

Boise Metro consistently ranks among the top 10 metros for net migration, making it a prime destination for relocation. Whether you're a recent graduate, a young family, or anyone seeking a great place to live, Boise offers a good life for all.

Each community in the Boise Metro has a flavor and personality of its own, yet the connectivity of the region allows you to live in one and work and play in another without sacrificing family time for commute time. We call it the 5-mile lifestyle. From urban living in a vibrant downtown to homes nestled in a cozy community surrounded by open farmland, there are many ways to live in the Boise Metro.



Click here to download the complete Boise Valley Regional Overview:
<https://bvcp.org/why-boise/>

BOISE METRO INFORMATION

NATIONAL ACCOLADES

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. Click the tiles below to view - View All Accolades Here: <https://bvpep.org/>

#1 Nampa & #7 Meridian Top Cities for Economic Growth under 250K <hr/> Coworking Cafe July 2024	#3 Meridian, #5 Boise, #16 Nampa Best Places To Live Out West <hr/> Livability July 2024	Top 15 Cities for Young Professionals <hr/> Pheabs May 2024	Tech Workers Ditching big city for Boise <hr/> Wired January 2024	#3 Best Performing Cities <hr/> Milken Institute 2024	Top 25 Metro for Economic Growth <hr/> Area Development Q4 2023
#4 Overall On Talent Attraction Card <hr/> Lightcast 2023	#7 Overall Cutting Edge Cities Boise <hr/> WSJ October 2023	Top 20 Best Mid Size City in US <hr/> HGTV September 2023	Top 20 Safest Cities <hr/> WalletHub October 2023	#5 Best Performing Cities <hr/> Milken Institute 2023	Blue Turf Biggest Attraction for Sports Fans <hr/> USA Today 2023
#6 Best Large Cities to Start a Business <hr/> WalletHub April 2023	Next Great Food City <hr/> Food & Wine April 2022	#5 Top Emerging Industrial Markets <hr/> CommercialEdge February 2022	#1 Most Promising US City <hr/> RocketHomes December 2021	#2 Nampa, #3 Meridian Top Boomtowns in America <hr/> Smart Asset November 2021	#8 Best Places for Outdoor Enthusiasts to Live & Work <hr/> Smart Asset October 2021
#10 Best City for Young Professionals <hr/> Smart Asset June 2021	Safest Cities in America <hr/> Smart Asset April 2021	#5 Best State <hr/> US News Report March 2021	Best-Performing Cities <hr/> Milken Institute February 2021	#4 Best Place to Find a Job <hr/> WalletHub February 2021	Top 5 Metros for First Time Homebuyers <hr/> Move.org January 2021

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