

A+ LOCATION | LIGHTED INTERSECTION | HUGE TRAFFIC COUNTS OF 38,500 VPD



Available For Sublease

UP TO 9 YEARS OF TERM REMAINING
WITH OPTION TO EXTEND

3602 W CHINDEN BLVD, GARDEN CITY, ID 83714

LEW GOLDMAN

208.867.0189

lew@goldmanryden.com

Licensed with Silvercreek Realty Group

MATT RYDEN

208.608.4089

matt@goldmanryden.com

Licensed with Silvercreek Realty Group





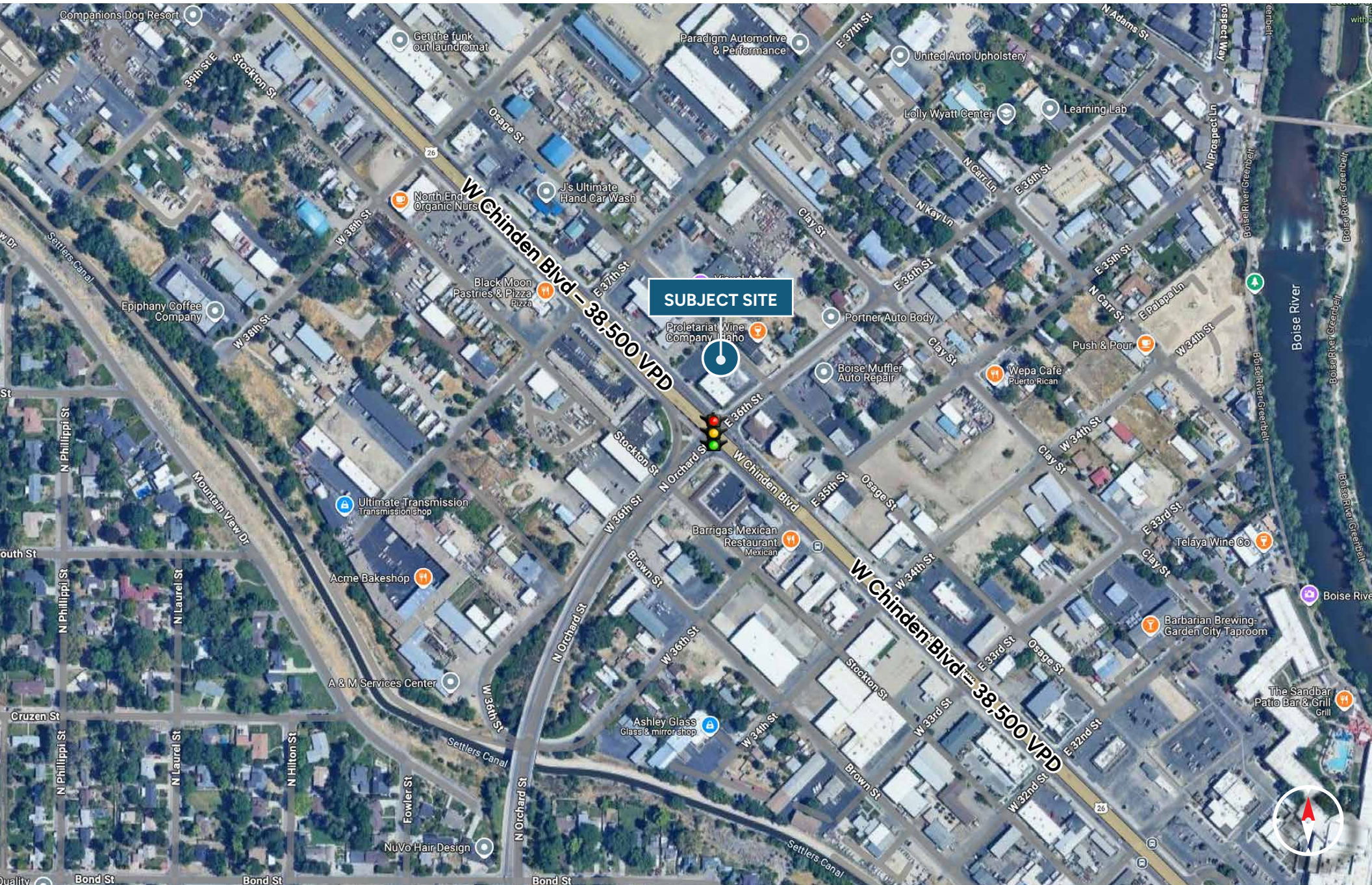
FOR SUBLEASE

Property Highlights

- ◆ Single Tenant Building Available Immediately For Lease.
- ◆ **Rent is grossly under-market at just \$8.75psf NNN!**
- ◆ Premier setting in one of Boise’s most desirable submarkets.
- ◆ Endless Branding Opportunities to showcase your business.
- ◆ Set on a lighted intersection with huge traffic counts.
- ◆ 38,500 vehicles per day pass by the location.
- ◆ Incredible frontage directly onto Chinden Blvd, one of the Valleys busiest roads.
- ◆ Giant Pylon Sign Available for your use.
- ◆ Conveniently located minutes from Downtown Boise and the Connector.
- ◆ Remaining Lease Term 4 years plus 5 year option.
- ◆ 2 Roll Up Doors.
- ◆ Contact Agent for Showing.

PROPERTY INFORMATION

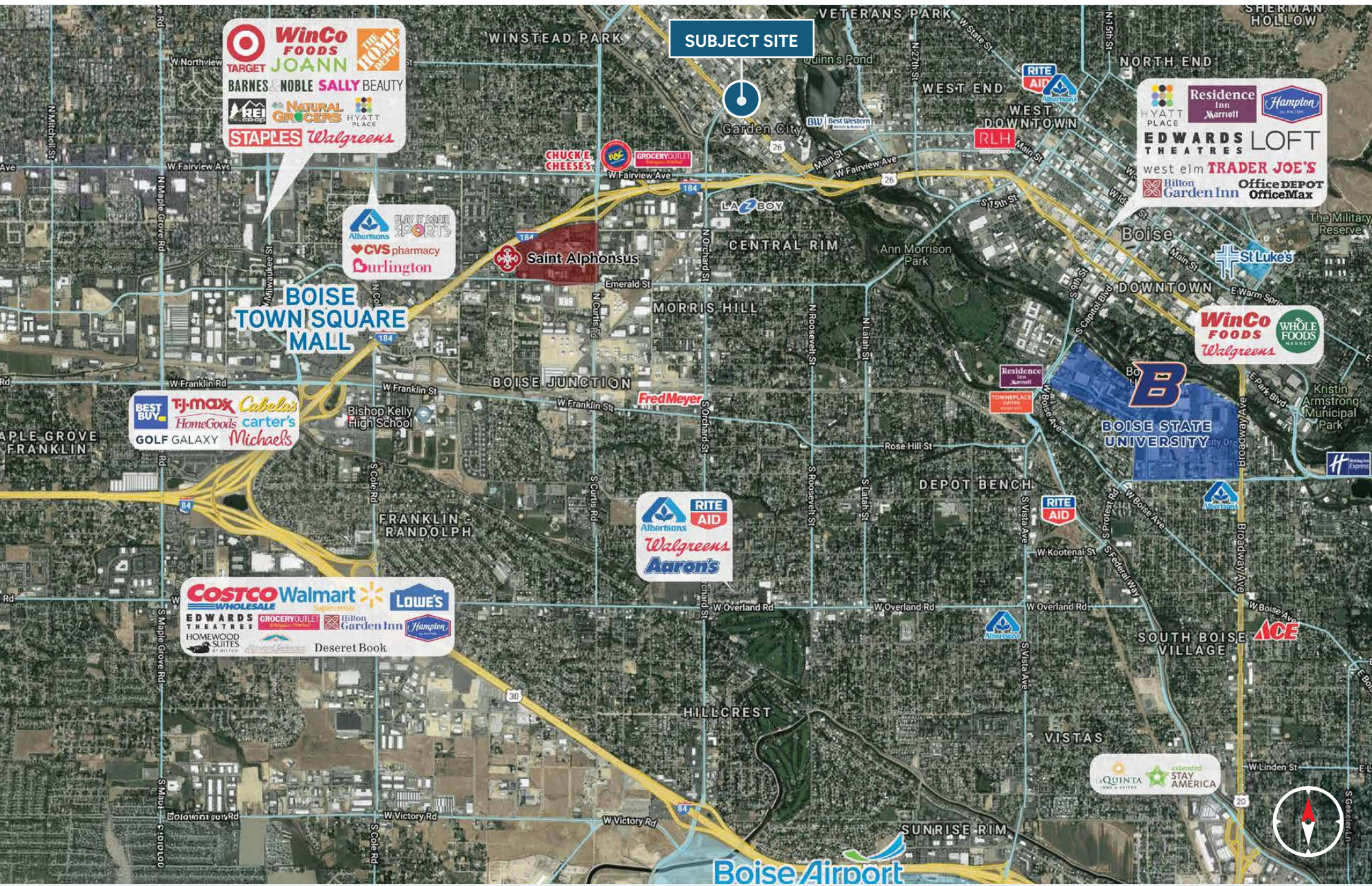
ADDRESS	3602 W Chinden Blvd, Garden City, ID 83714
BUILDING TYPE	Retail, Showroom Retail
SIZE OF BUILDING	+/- 13,456 SF
LEASE RATE	\$8.75 PSF NNN
LEASE TYPE	Triple Net
OPTIONS	1 for 5 years at rate not to exceed 5% increase over previous years rent
ESTIMATED NNN's	Contact Agent
PARKING SPACES	21
SIZE OF LOT	0.65 Acres
ROLL UP DOORS	2



SUBJECT SITE

W Chinden Blvd - 38,500 VPD

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SUBJECT SITE

WinCo Foods
TARGET
JOANN
BARNES & NOBLE
SALLY BEAUTY
REI
NATURAL GROCERS
HYATT PLACE
STAPLES
Walgreens

ALBERTSONS
PLAY IT AGAIN SPORTS
CVS pharmacy
Burlington

BOISE TOWN SQUARE MALL

BEST BUY
TJ-maxx
Cabela's
HomeGoods
carter's
GOLF GALAXY
Michaels

Bishop Kelly High School

BOISE JUNCTION

Fred Meyer

FRANKLIN-RANDOLPH

COSTCO WHOLESALE
Walmart
LOWE'S
EDWARDS THEATRES
HOMewood SUITES
GROCERY OUTLET
Hilton Garden Inn
Hampton
 Desert Book

ALBERTSONS
RITE AID
Walgreens
Aaron's

HILLCREST

VISTAS

SUNRISE RIM

SOUTH BOISE VILLAGE

LA QUINTA
extended STAY AMERICA





Available For Sublease

4 YEARS OF TERM REMAINING
UNDER MARKET RENT

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