**Retail & Office****FOR SALE/LEASE**

1111 S. Broadway Avenue
Boise, Idaho

**90%
IN PLACE
INCOME****Quality
Property**

- Newly remodeled interior and exterior
- Monument & building signage

**Convenient**

- Prominent corner location with Broadway frontage
- Abundant Parking: 5/1,000

**High Traffic
Area**

- Complimentary businesses with high volume foot traffic
- Average daily vehicle traffic volume 44,700 vehicles

Scott Raeber, MBA, CCIM
+1 208 472 2817
scott.raeber@colliers.com

755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

FOR SALE

Property Information

Property Type	Retail, Office, Medical
Parking	5.0/1,000 SF
Offer Price	\$3,074,500 (\$350 PSF) / 6.5% CAP
Offering Details	Inquire

Property Highlights

QUALITY PROPERTY

- Join tenants – Tropical Smoothie Café, Exten Hydration, Hello Sugar and Rehab Authority
- All suites renovated since 2019

CONVENIENCE

- Corner location with multiple ingress/egress options
- Prominent Broadway frontage
- Walking distance to Boise State and Greenbelt
- Abundant Parking. Cross access beyond 5/1,000 SF

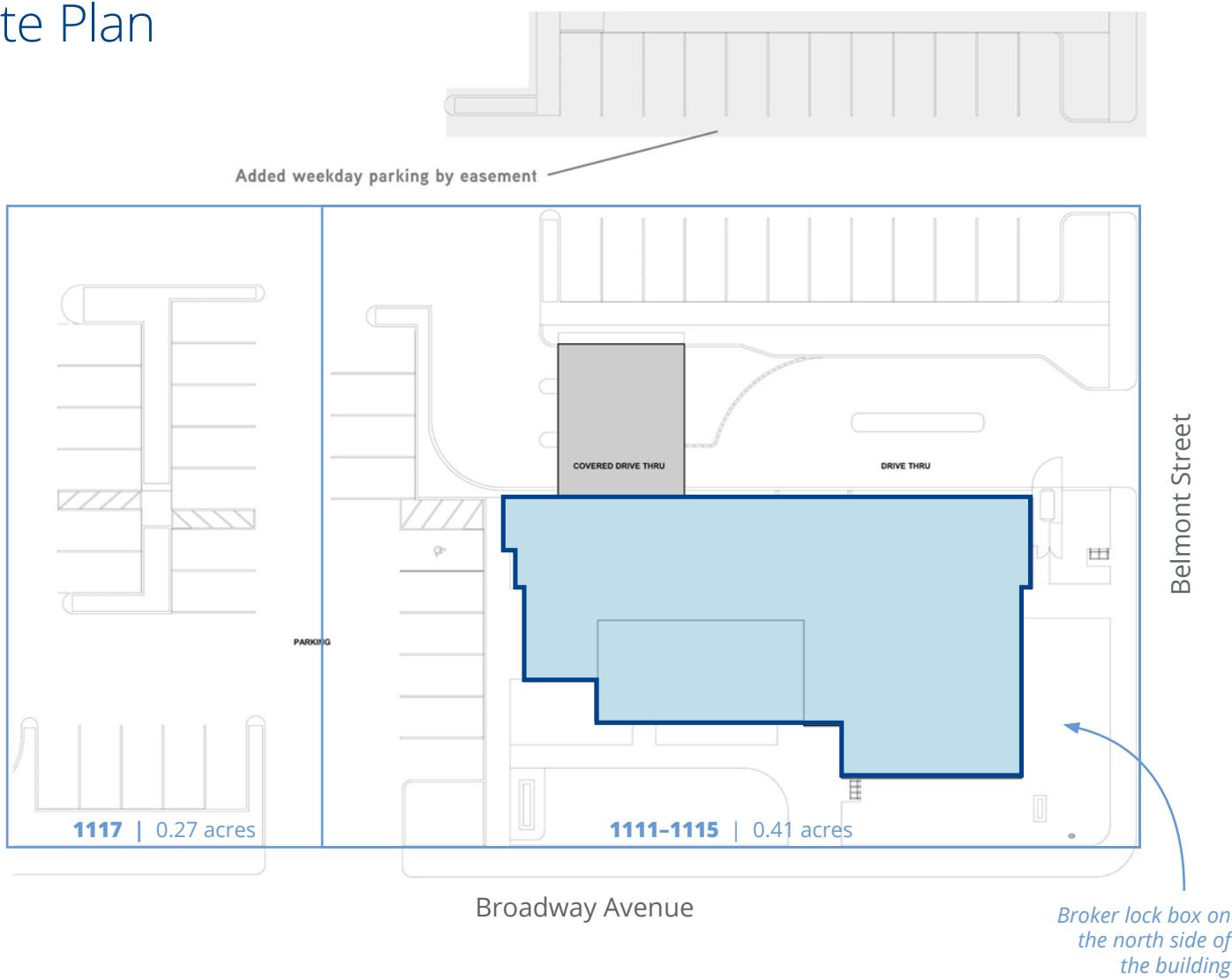
HIGH TRAFFIC AREA

- Boise State campus – over 22,000 undergraduate students
- Near the #2 Albertsons Grocery in the State with over 1.7M annual visitors
- Average daily traffic volume 44,700 vehicles



FOR SALE

Site Plan



Main Level Floor Plan

RETAIL, OFFICE & MEDICAL

Suite	Size
Rehab Authority	3,078 SF
Exten	893 SF
Tropical Smoothie Cafe	1,565 SF
5,536 SF Total	

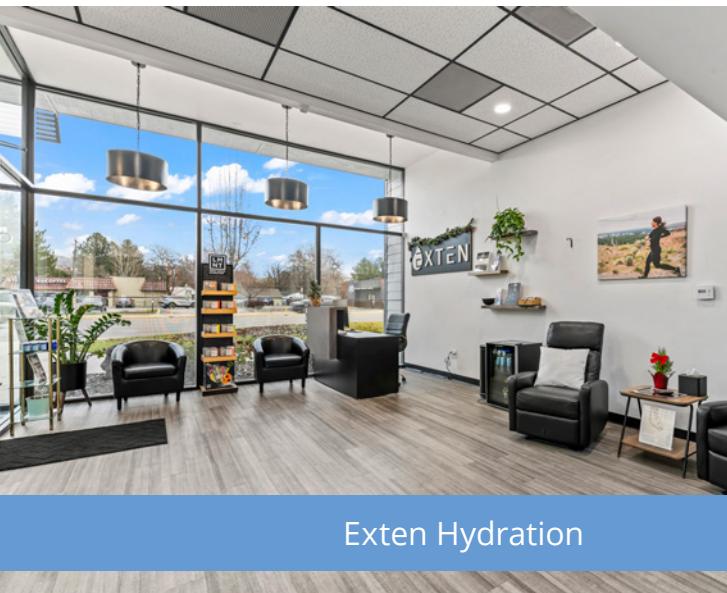
* Inquire for building proforma



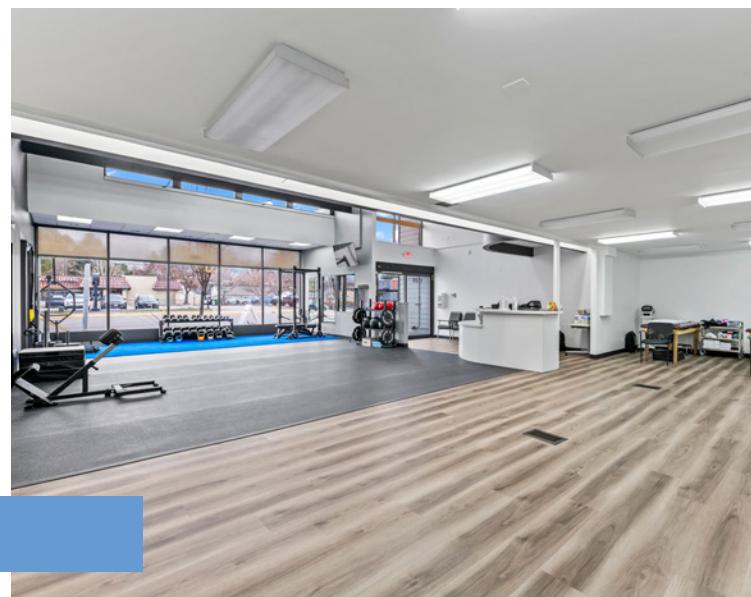
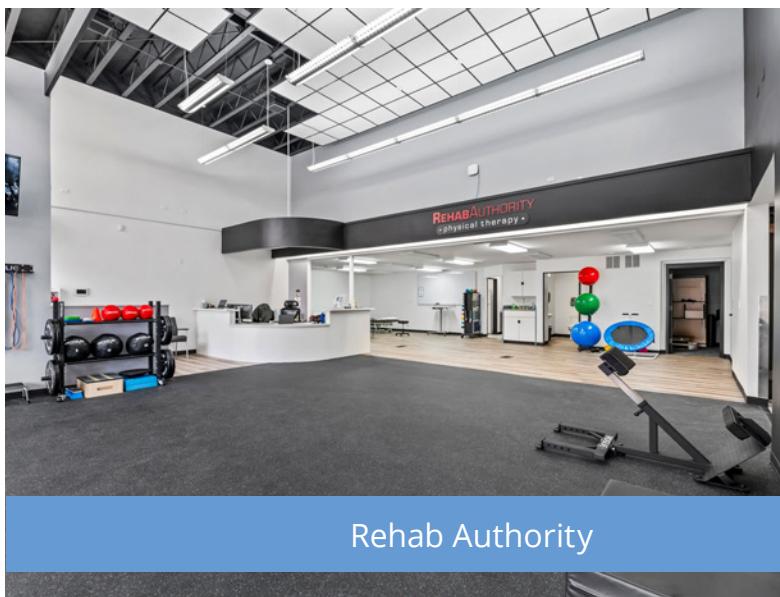
Main Floor Photos



Tropical Smoothie Cafe - Rare Double Lane Drive-Thru on Broadway



Exten Hydration



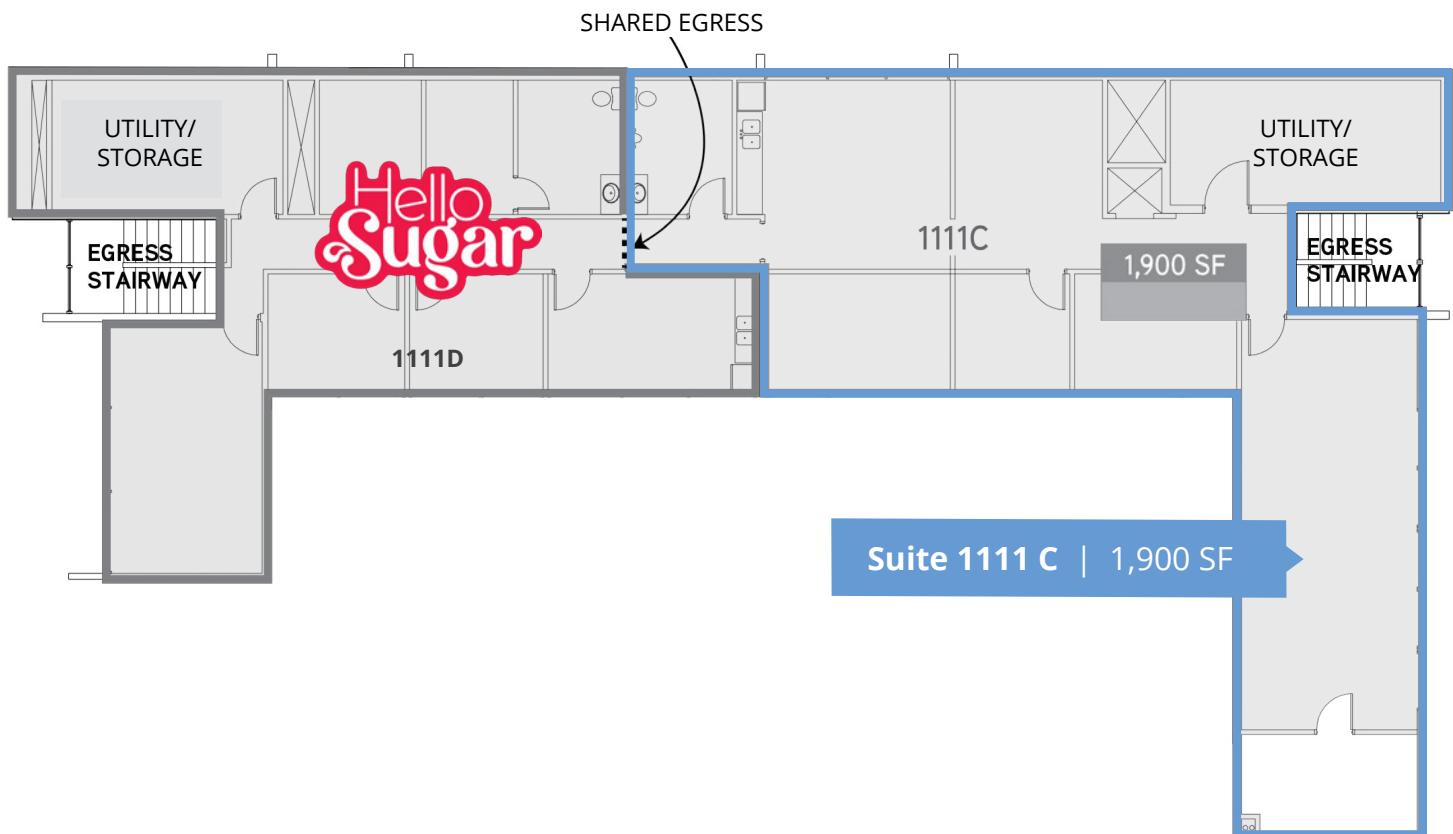
Rehab Authority

FOR LEASE

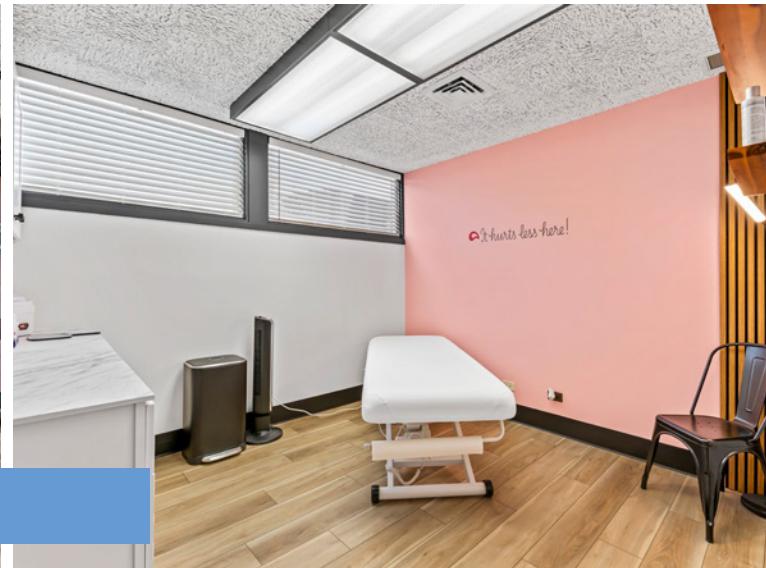
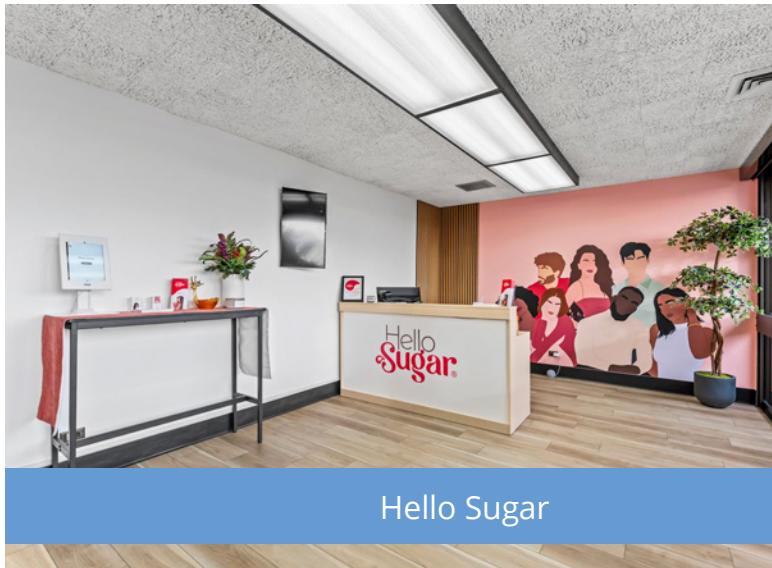
Second Level Floor Plan OFFICE

Suite	Size
1111 C – Available	1,900 SF \$13.00 NNN (6 mo rent guarantee)
Hello Sugar	1,327 SF
3,227 SF Total	

** Inquire for building proforma*



Second Floor Photos



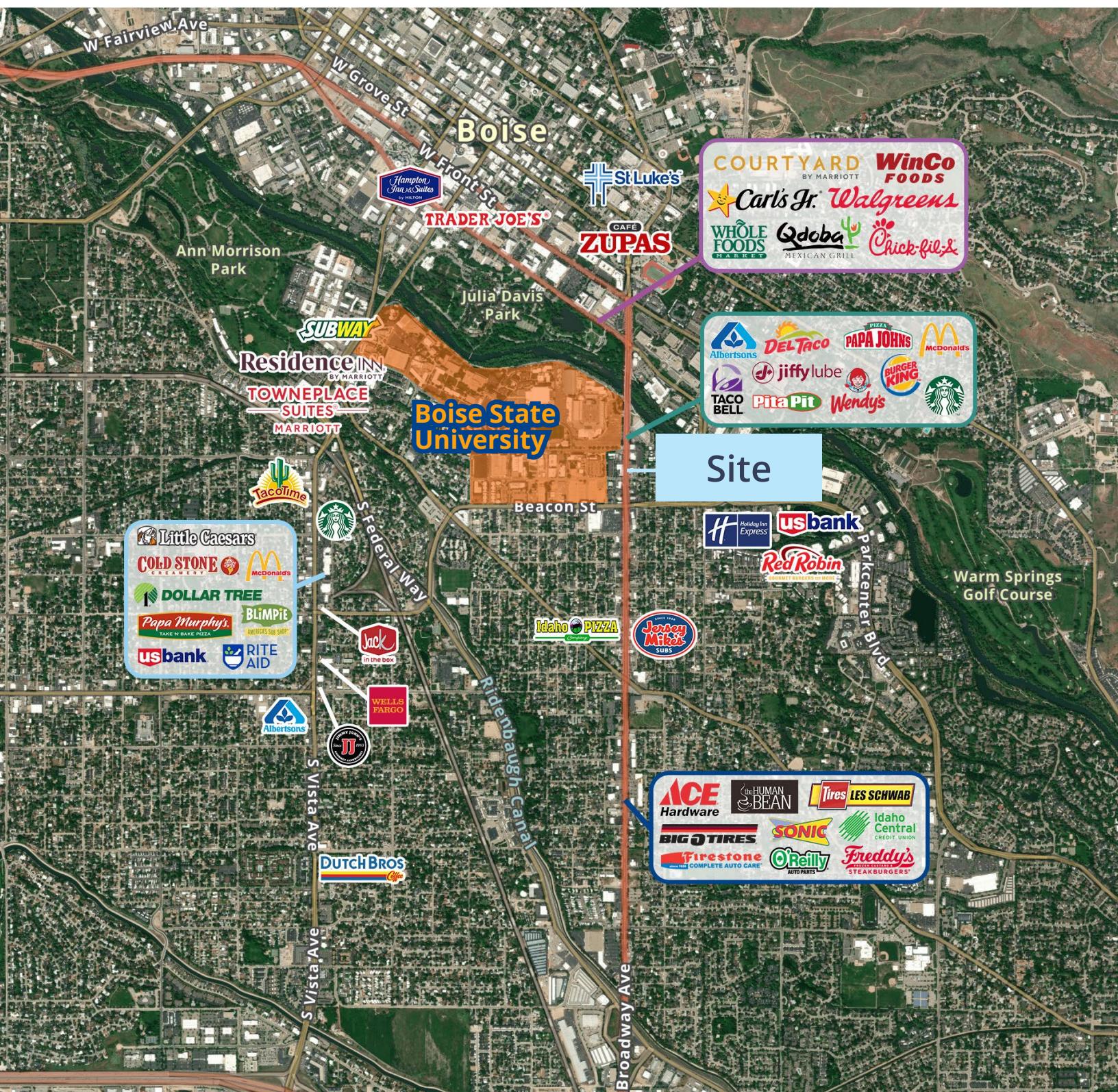
Location



Google Map



Street View



755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and / or its licensor(s), © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.