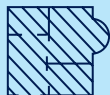


Colliers

Accelerating success



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

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**FOR SALE**

## Property Information

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

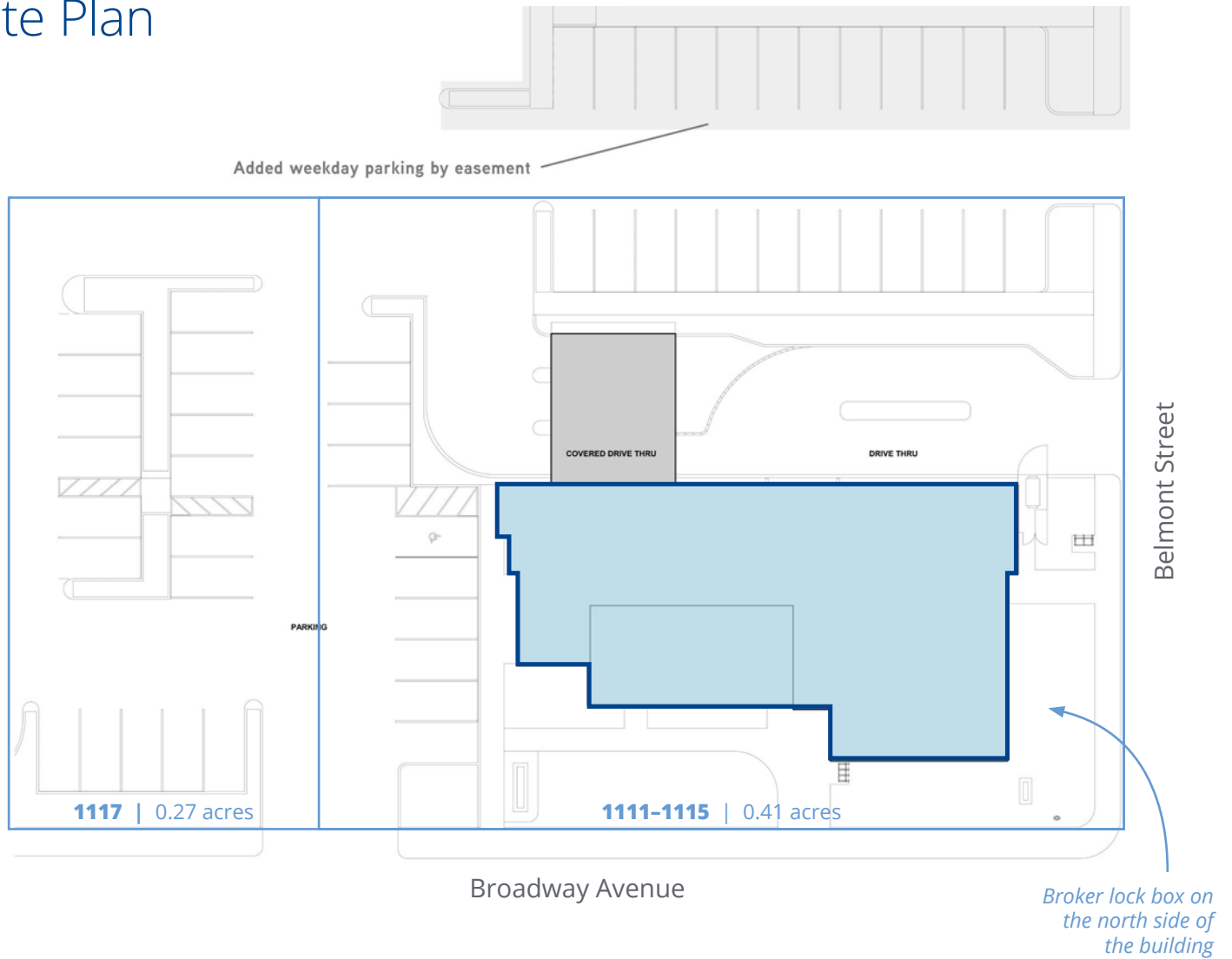
### HIGH TRAFFIC AREA

- 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*





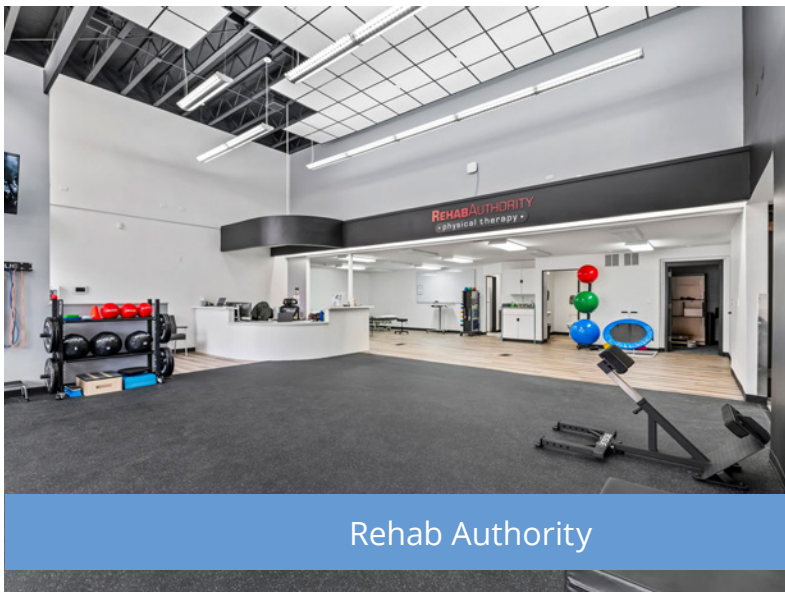
# Main Floor Photos



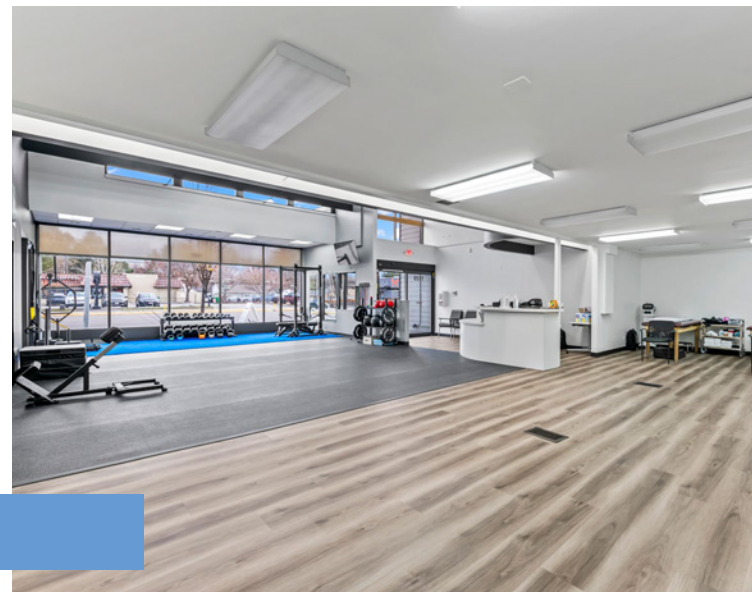
Tropical Smoothie Cafe - Rare Double Lane Drive-Thru on Broadway



Exten Hydration



Rehab Authority

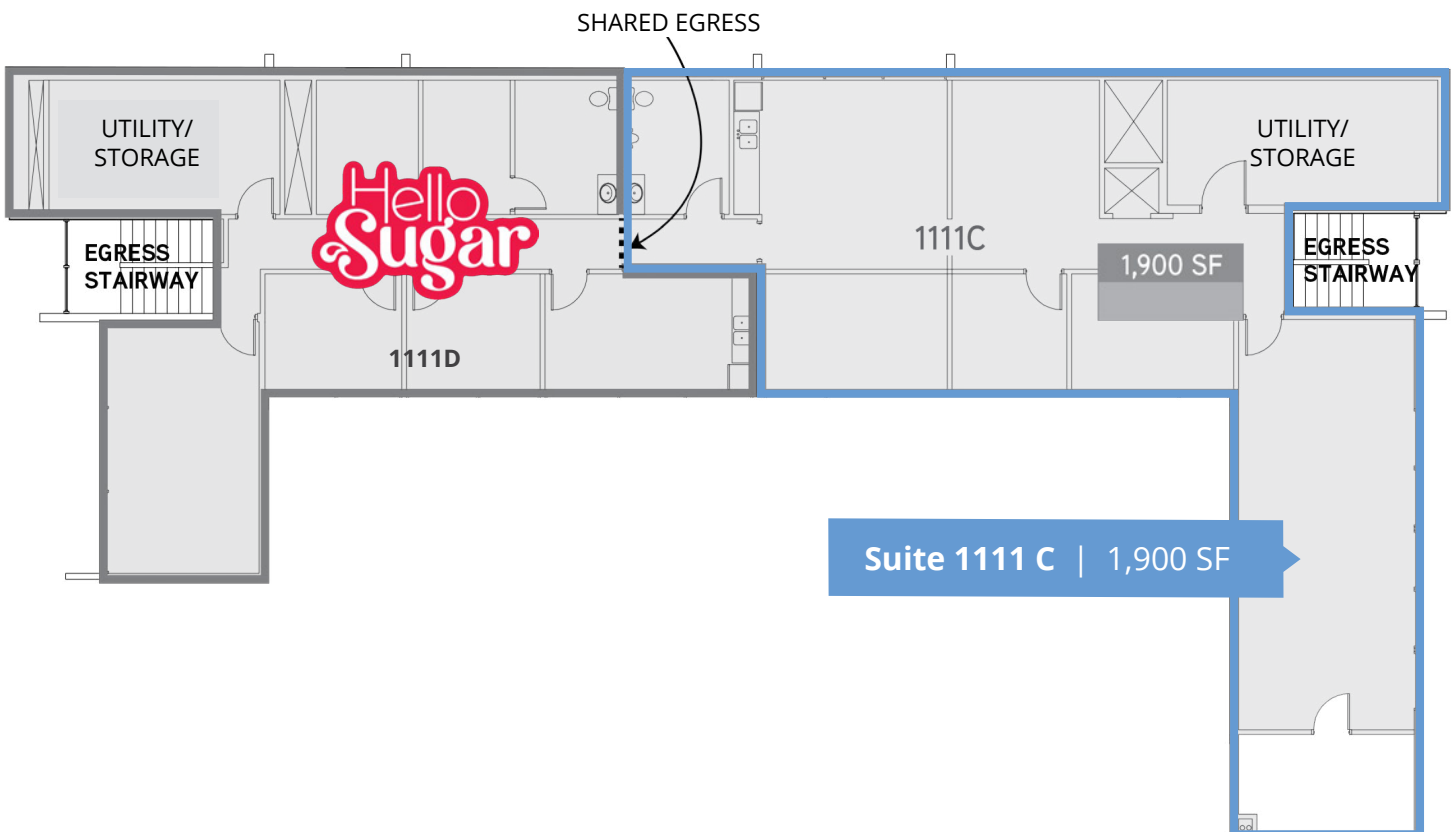


**FOR LEASE**

## 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*

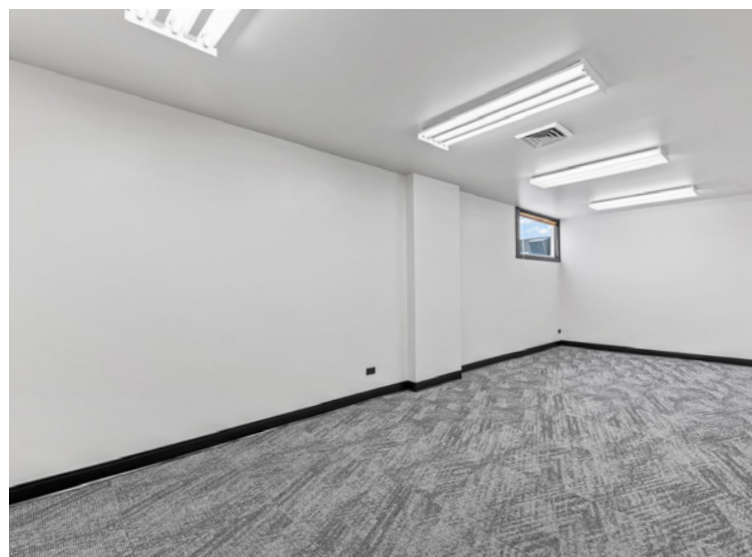




# Second Floor Photos



Hello Sugar





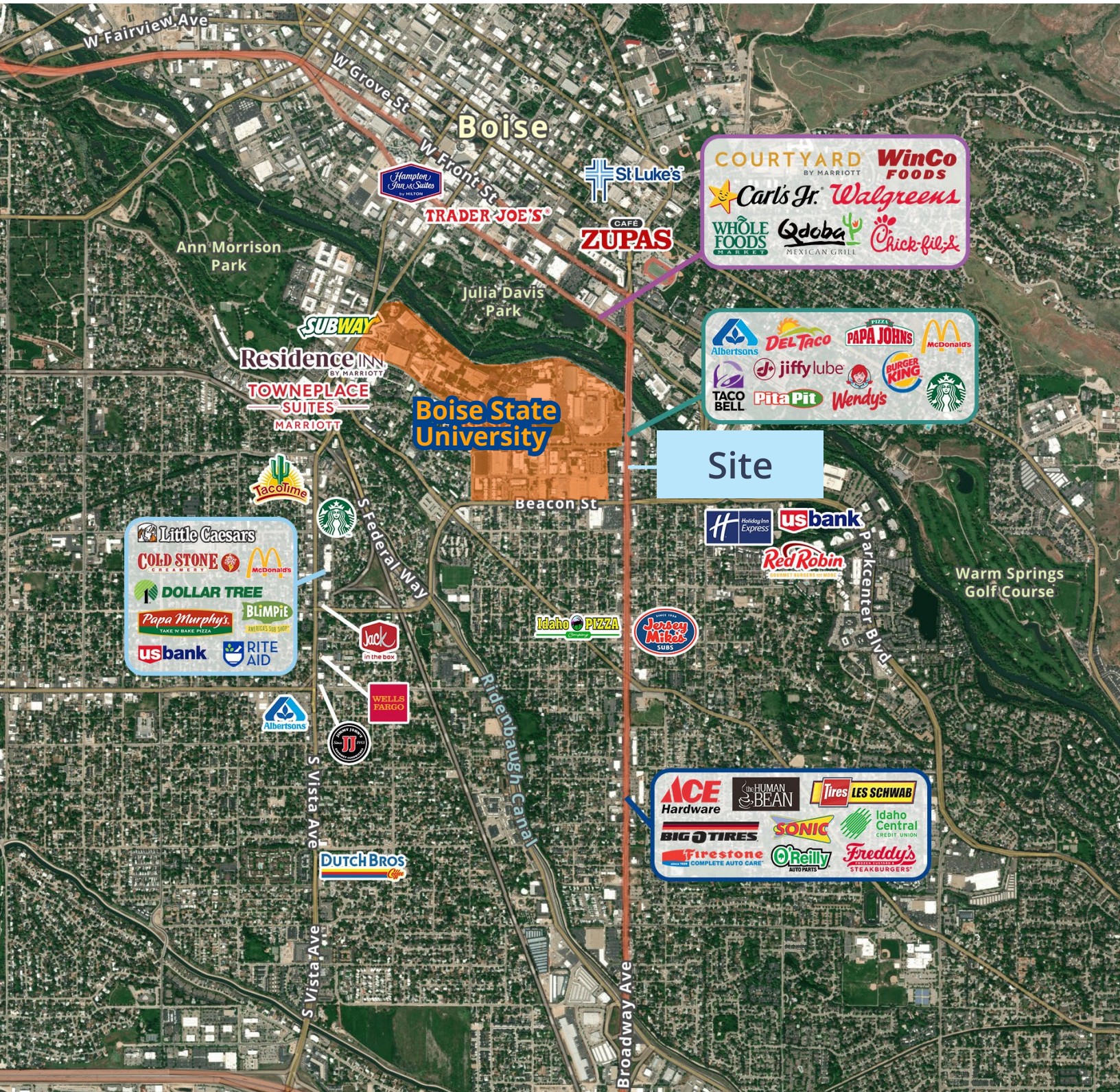
# Location



Google Map



Street View



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