

NNN INVESTMENT FOR SALE

7 UNITS | RETAIL + OFFICE + WAREHOUSE

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



\$2,600,000 | MIXED USE | \$190 / PSF

6.84% 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

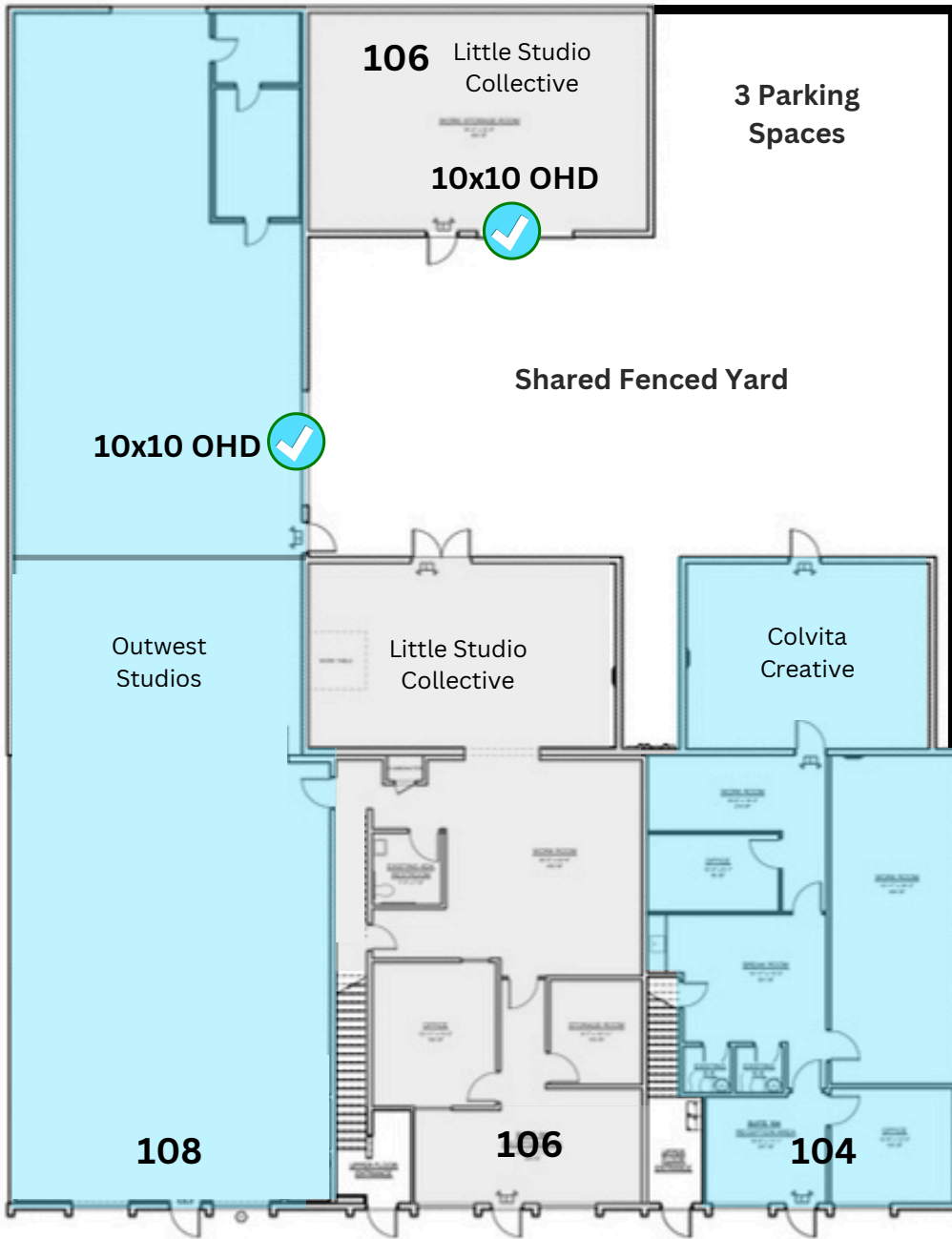


Suite 106

PROPERTY DETAILS

Address	104 - 108 W 31st St Garden City, ID
Building Name	The Art Block
Offering Price	\$2,600,000
Stabilized NOI	\$177,937
In-place CAP Rate	6.84%
Price Per Square Foot	\$190
Occupancy	100%
Total Building SF	13,673
Rentable SF	13,113
Property Type	Mixed Use
Lot Size	0.35 Ac
Zoning	C-2
Year Built	1989 / Renovated 2022
Parking	13 + Ample Street Parking
Tenancy	7 Suites
OH Doors	Two 10x10 Grade Level OHD
Yard	Fully Fenced & Secured Yard

FIRST FLOOR



FIRST FLOOR

- 104 - Colvita Creative
- 106 - Little Studio Collective
- 108 - Outwest Studios

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.




Outwest Studios
Modern workspace designed for entrepreneurs and creatives who need a professional setting to work.


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.

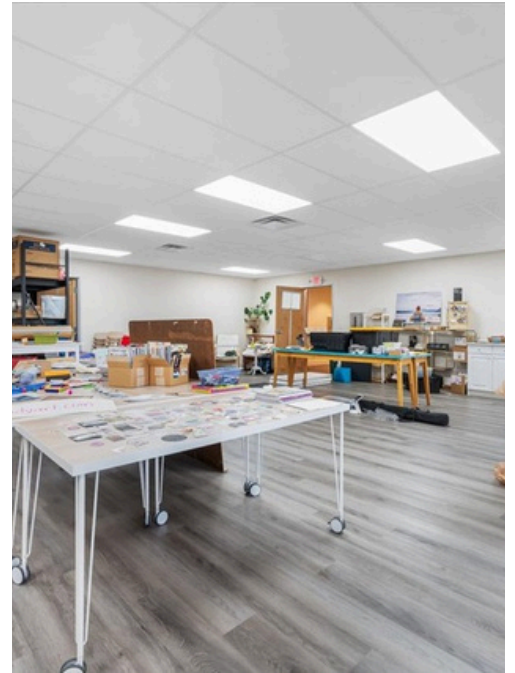
Suite	Tenant	Size
104	Colvita Creative	1,898 SF
106	Little Studio Collective	2,820 SF
108	OutWest Studios	3,905 SF
201	BTG Distribution	1,458 SF
202	Kindness Ai	793 SF
203	The Studio	778 SF
204	8-bit Barber	1,461 SF

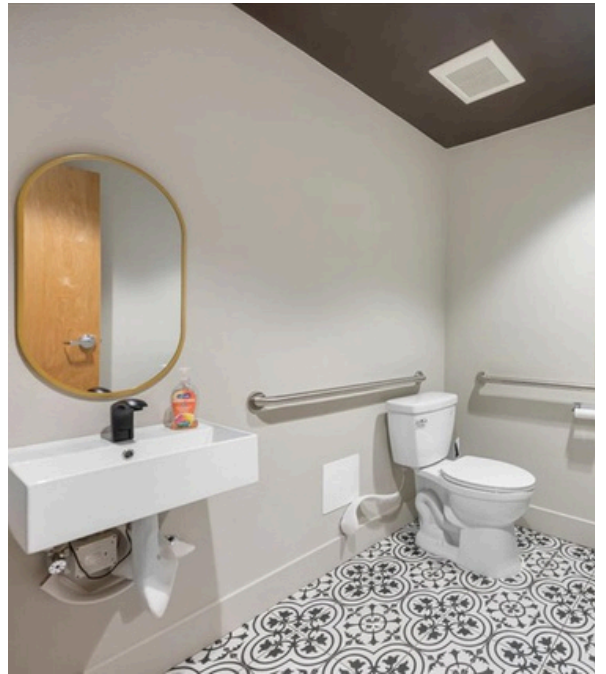
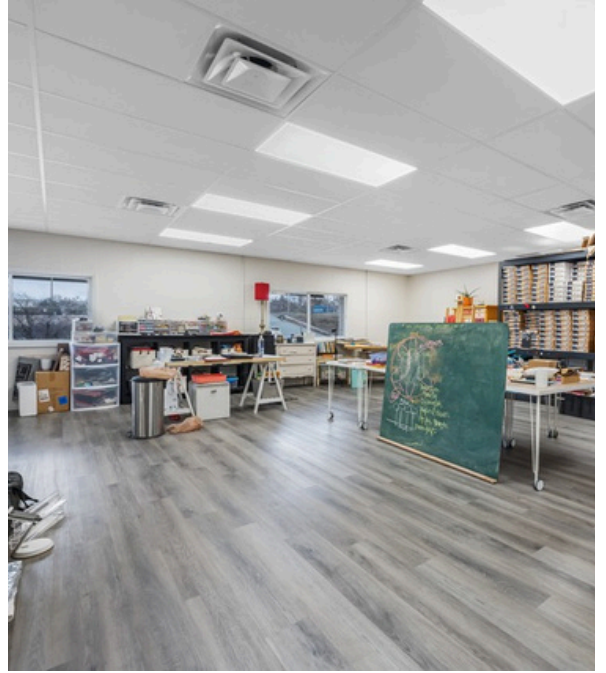
Net Rentable SF 13,113

CAP-EX IMPROVEMENTS

- Demised building into 7 units
- New Roof 2018
- Added two front exterior entrances
- Brought building up to code
- All suites have been fully remodeled
- All new windows & exterior doors
- Added five new 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
- Custom mural by local artists
- Full list upon request







CASH FLOW

Cash Flow

		In-place	
RSF		13,113	
Occupancy		100.0%	
		\$ Amt	\$/SF
Gross Potential Rent		\$177,937	\$13.57
Reimbursements		\$37,865	\$2.89
Vacancy		\$0	0.0%
Net Rental Income		\$215,802	\$16.46
Real Estate Taxes		\$17,886	\$1.36
Insurance		\$6,030	\$0.46
Repairs & Maintenance		\$1,750	\$0.13
Contract Services		\$5,650	\$0.43
Management Fee		\$4,347	2.0%
CAM Utilities		\$1,202	\$0.09
General & Administrative		\$1,000	\$0.08
Total Operating Expenses		\$37,865	\$2.89
<i>Reimb Ratio</i>		<i>100.0%</i>	
Net Operating Income		\$177,937	\$13.57

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.



GARDEN CITY POPULATION	12,936
BOISE POPULATION	237,963

BOISE METRO AREA 10 YR PROJECTED GROWTH	28.2%
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GARDEN CITY MEDIAN AGE	44
BOISE MEDIAN AGE	38.2

GARDEN CITY MEDIAN HOUSEHOLD INCOME	\$66,859
BOISE MEDIAN HOUSEHOLD INCOME	\$81,102

GARDEN CITY EMPLOYED POPULATION	57%
BOISE EMPLOYED POPULATION	66.4%

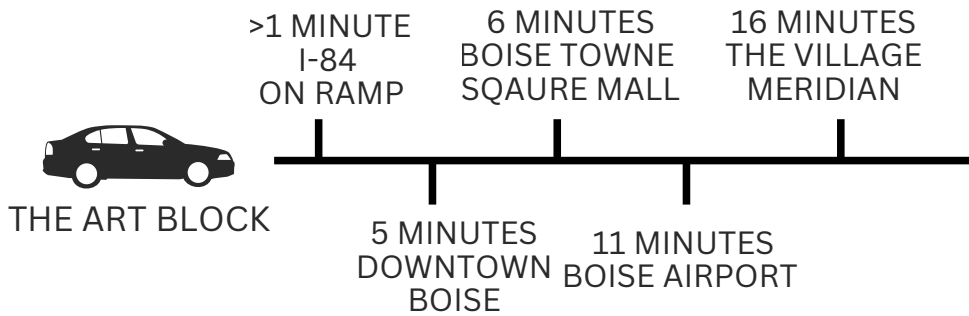
GARDEN CITY HOMEOWNERSHIP	66.4%
BOISE HOMEOWNERSHIP	65.7%

LOCATION HIGHLIGHTS

Garden City, Idaho



THE ART BLOCK



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