

**NEIGHBORHOOD RETAIL SHOPPING CENTER FOR SALE NOVEMBER 2024
RANDOLPH ROBERTSON CENTER**

6200 THROUGH 6326 W. OVERLAND RD. BOISE ID 83709



- **AREA:** BOISE BENCH
- **AVAILABLE:** NOW
- **PARCEL SIZE:** 2.19 ACRES
- **IMPROVEMENTS:** 19,277 SF
- **ZONING:** MX -1 / MX-2
- **HIGHEST AND BEST:** RETAIL

- **PAD:** *POSSIBLE ROOM TO ADD +/- 3,000 SF BUILDING ON VACANT PAD*

- **PRICE:** \$2,824,000.00 NOI: \$176,508 (Based on 2023 rents – Higher in 2024) 5% 50-50

COMMENTS: FIRST TIME EVER OFFERED FOR SALE / NO 1031 REQUIREMENT

RANDOLPH AND ROBERTSON ORIGINALLY DEVELOPED THIS CENTER AND THE RESIDENTIAL SUBDIVISION TO THE NORTH STARTING IN THE 1950's

MOSTLY NNN LEASES

100% OCCUPANCY – LONG TERM TENANTS

ROGER W. WOOD

Off: (208) 345-8100

Cell: (208) 440-5000

Fax: (208) 345-8100

E-Mail: roger@winstoncommercial.com

Winston

COMMERCIAL
REAL ESTATE SERVICES

350 E. LAKE RIM LN.
BOISE IDAHO 83716

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RANDOLPH ROBERTSON CENTER**

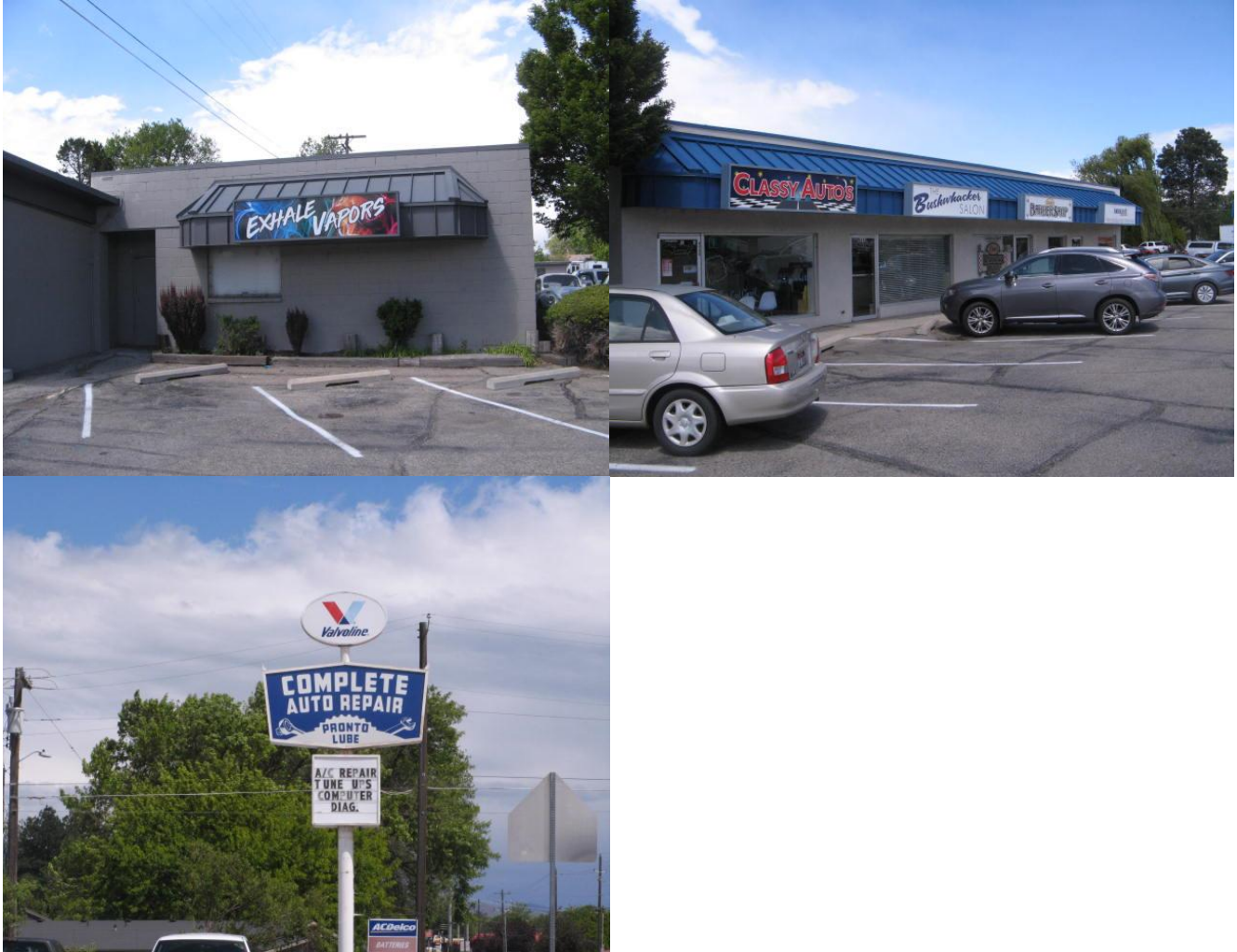
NOVEMBER 2024

6300 W. Overland	R7335510032	MX-1	0.51	2,066 SF
6316 / 6314 / 6312 / 6310 W. Overland	R7335510040	MX-1	.925	12,040 SF
6226 / 6224 / 6222 / 6218 W. Overland	R7335500392	MX-1	.26	2,753 SF
6200 W. Overland	R7335500262	MX-2	.375	2,418 SF
1516 S. Empire Wy	R7335500265	MX-2	.12	
			2.19	19,277 SF



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RR LEASES w/ rents

Pronto Lube:	6200	3 year lease. Extended through October 31, 2025 2,350 SF \$2,670 PM INCLUDES T&I – Tenant pays own maintenance
Americana Est	6218	1 year lease expires end of Mar 2025 900 SF \$930 PM INCLUDES NNN
Don's:	6222	1 year lease. Expires end of Dec 2025 360 SF \$439 PM – INCLUDES NNN
Bushwhacker:	6224	1 year lease renewal expires March 31, 2025 700 SF \$689 PM – INCLUDES NNN
Classy Autos-	6226:	2 year lease extension through May 2025 555 SF \$545 PM + NNN
Explore Vapors –	6300:	2 year lease extension through March 2026 2,100 SF \$1,912 PM + NNN
Safelite:	6310	Expires August 31, 2025 1,860 SF \$1,860 PM + NNN
CRTO:	6312	2 nd 5 year Lease option expires October 31, 2025 6,475 SF \$4,660 PM + NNN
K-9:	6314	New 5 year Lease expiration: 3-31-2029 1,856 SF \$1,780 PM + NNN
Aloha Spa:	6316	5 YEARS: Expires October 31, 2028 1,856 SF \$2,280 pm + NNN