



For Sale



Site

# 2600 W. Fairview

Boise, Idaho 83702

Asking Price:

**\$6,800,000**

1.06 Acres

### Highlights:

- Great development opportunity in Boise Downtown's West End
- MX-5 Zoning (Highest allowed density)

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# For Sale

## Property Information

<b>Property Type</b>	Land
<b>Land Size</b>	1.06 Acres
<b>Existing Building SF</b>	±22,950 SF Gross (Approximate)
<b>Location</b>	Fairview Avenue between 25th & Shoreline
<b>Parcel #</b>	R2734252070
<b>Zoning</b>	MX-5
<b>Sale Price</b>	\$6,800,000
<b>Access</b>	Contact agents; please do not disturb existing

Property contains a fully operating 44 unit hotel and a restaurant. Site was part of a proposed larger multiparcel multifamily project which is entitled.

## Demographics

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	12,647	109,208	196,464
Households	6,362	49,344	85,465
Avg. HH Income	\$88,293	\$101,559	\$105,829





# Gallery





# 30TH STREET DISTRICT

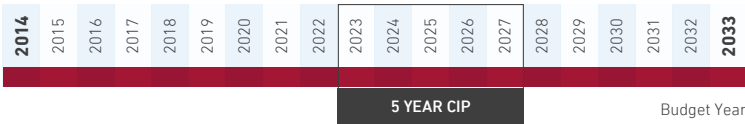
est.  
**2013**

The 30th Street district was envisioned as a premier urban place celebrating its unique location between the Boise River Corridor and downtown. Once home to many auto-oriented businesses including several car dealerships, large parcels of land were vacated when a new direct east-west route from downtown, the I-184 Connector, was opened in 1992. The reduced traffic affected the area's commercial prospects and large tracts of empty commercial lots are still vacant today. With a focus on the surrounding neighborhoods, the 30th Street master plan seeks to enhance the area to allow for revitalization that broadens the range of housing, employment, neighborhood-oriented services and amenities, transportation options, and arts and culture in the area while honoring and strengthening the existing character of the neighborhoods.

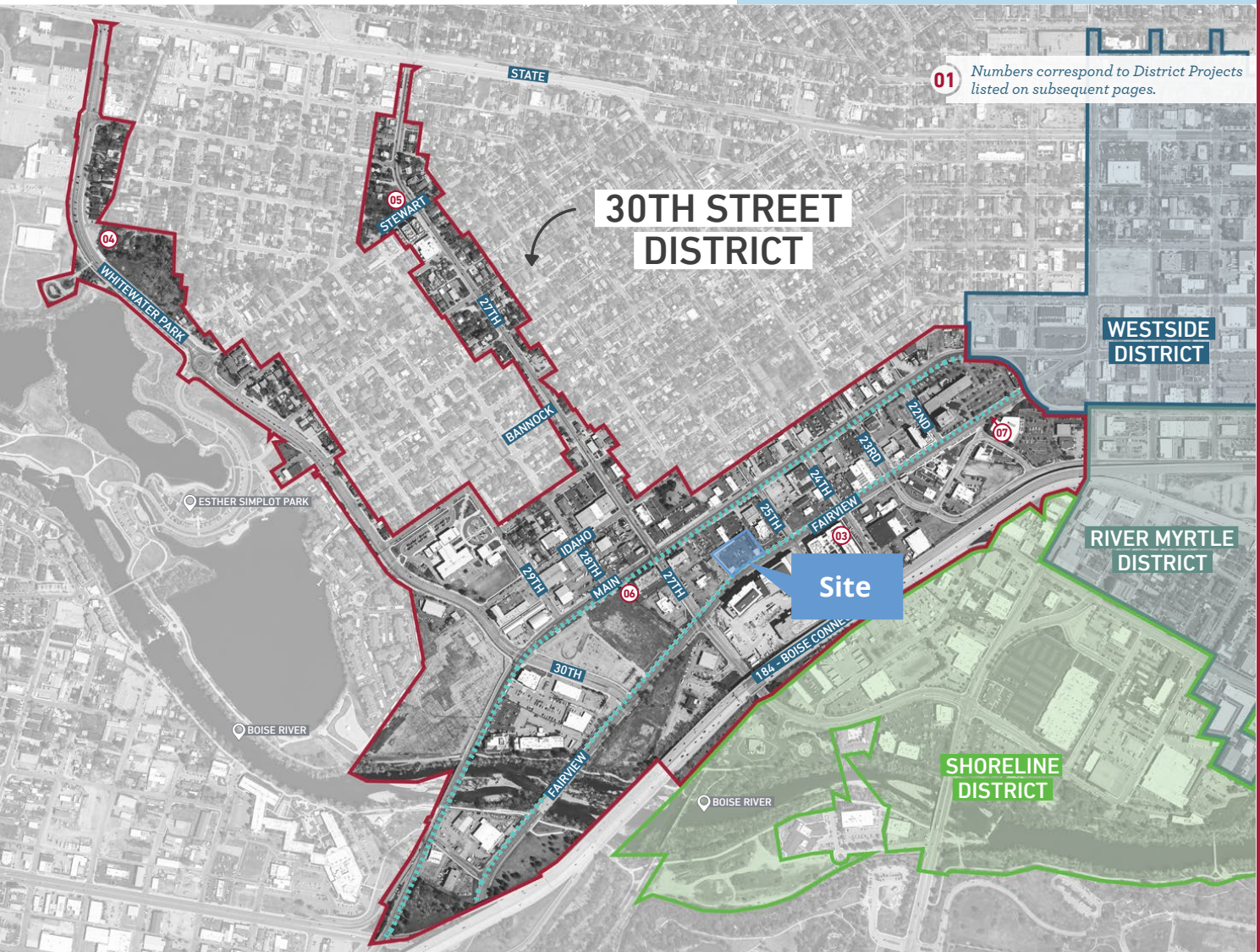
## PRIMARY STRATEGIES FOR THE DISTRICT

- Create an authentic identity and sense of place for each of the sub-districts by drawing upon the natural setting and history of the area, creating place names, and developing design parameters that result in a distinctive character
- Focus on the neighborhood and the Boise River corridor's exceptional value for visitors and residents and encourage redevelopment on underdeveloped parcels that positively interfaces with the Boise River and surrounding neighborhoods
- Expand workforce housing options across a range of incomes and support multi-modal transportation choices.
- Remove barriers to redevelopment caused by aging and missing infrastructure. Invest public resources in to improving and expanding infrastructure, transit, parking, storm drainage, and brownfields.
- Attract people who bring diversity and creativity to the area by strengthening the community through arts, culture, history and community gathering places.

## CURRENT 5 YEAR CIP TIMELINE



BASE VALUE: \$60 MILLION  
 2023 TOTAL INCREMENT VALUE: \$156 MILLION  
 2023 ANNUAL INCREMENT REVENUE: \$1.4 MILLION



# 30TH STREET DISTRICT PROJECTS

30TH STREET DISTRICT ("30th" or "30th District")		FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
<b>Participation Program</b>							
01	Housing Partnerships and Real Estate Acquisitions Public-Private partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.				1,000		\$1,000
02	Streetscape Grant - One Time Assistance - Type 1 Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar-for-dollar match of private investment, up to \$200K; projects are awarded on a first-come, first-served basis.	400	400	400	400	400	\$2,000
03	2419 W. Fairview Ave. - Adare Apartments - Type 2 Agreement with Adare Manor, LLC Adare; Mixed use apartment building with ground floor commercial; 134 units, some serving as low as 30% AMI; \$27M total development costs; \$285K reimbursement for public utility and streetscape improvements.	87	24				\$111
04	3205 W. Moore St. - Whitewater Townhomes - Type 1 Agreement with ESP Property Investments, LLC Whitewater Townhomes: Nine multilevel townhomes; \$5.3M total development costs; \$166k Reimbursement for associated streetscapes, utility improvements and the extension of Moore Street.	167					\$167
05	901 N. 27th St. - 27th Street Crossing - Type 1 Agreement with Prentiss Properties 21, LLC 27th Street Crossing; 65 apartments and 6k sf commercial space; \$12M total development costs; \$200k reimbursement for streetscape and public right of way improvements.	200					\$200
<b>Total 30th Street Estimated Expenses</b>		<b>\$929</b>	<b>\$2,424</b>	<b>\$400</b>	<b>\$1,400</b>	<b>\$400</b>	<b>\$5,553</b>

\*Dollars are in Thousands

## Mixed-Use Downtown

### MX-5 District

#### LOT STANDARDS

Lot Area (minimum)	N/A
Street Frontage (minimum)	N/A

#### SETBACKS (MINIMUM)

A Front	Min 0 ft. Max 20 ft.
Side Street	Min 0 ft. Max 20 ft.
B Interior Side	Min 0 ft.
C Rear Yard	Min 0 ft.

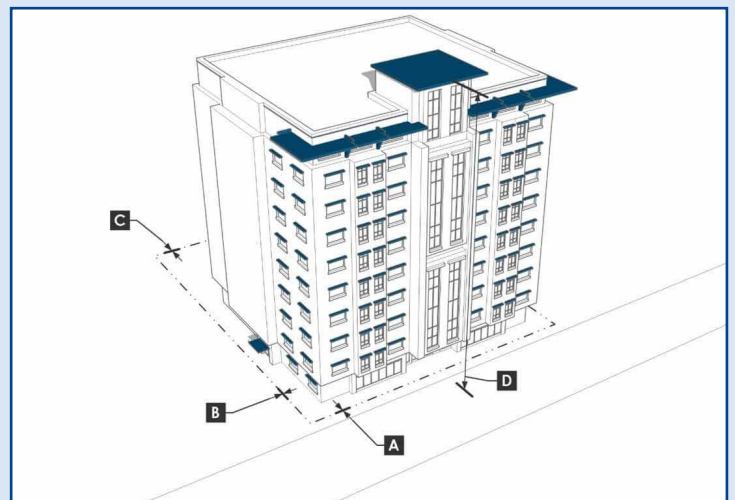
#### PARKING SETBACKS (MINIMUM)

Front	10 ft.
Side Street	10 ft.
Interior Side	5 ft.
Rear	5 ft.
Any Yard Adjacent to Interstate (I-84 & I-184)	10 ft.

#### HEIGHT (MAXIMUM)

D Building Height	N/A
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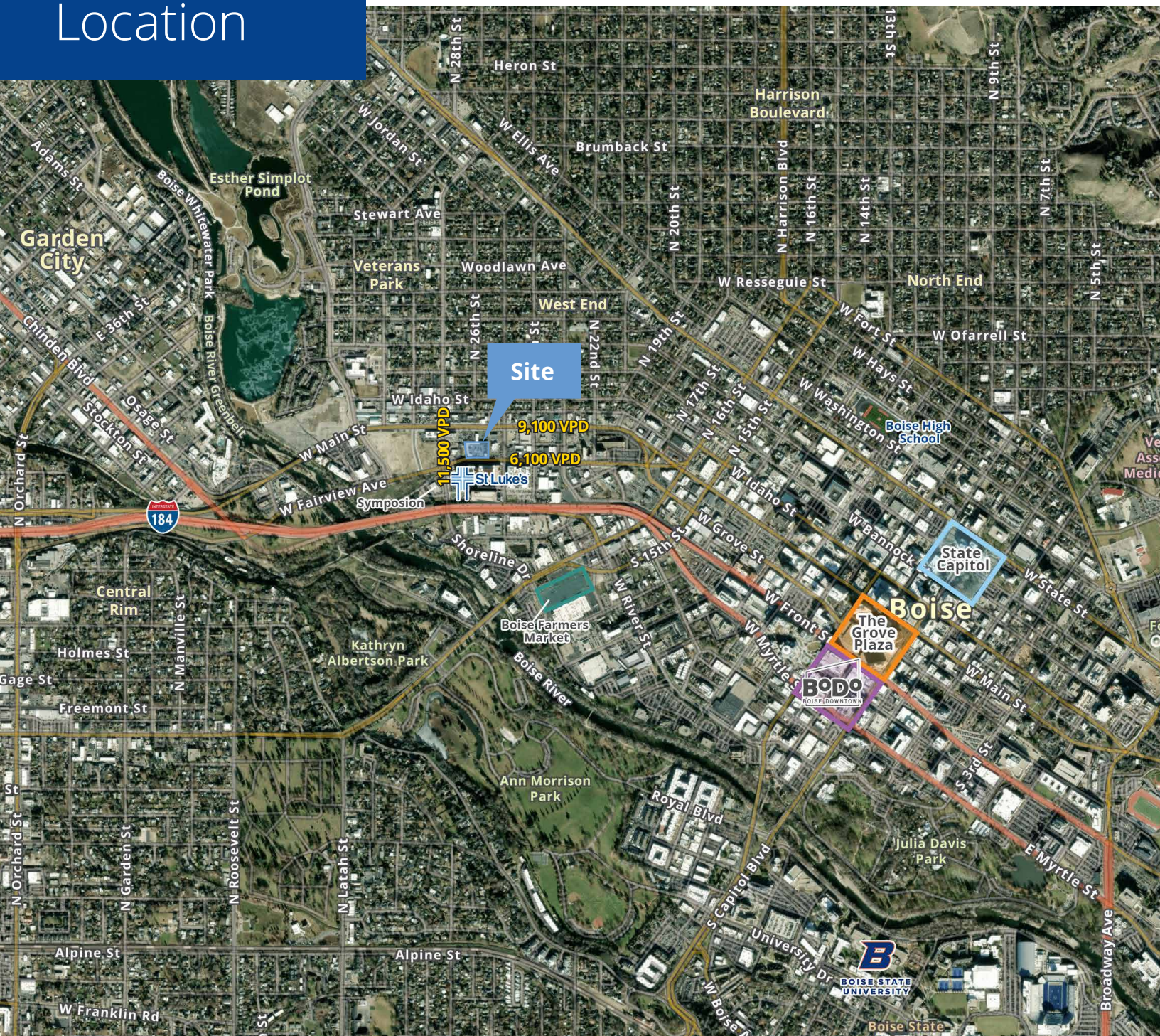
The MX-5 district is intended to provide opportunities for a mix of higher intensity office, commercial, institutional, and residential uses. The MX-5 district is intended to accommodate the needs of the city's Downtown Planning Area as defined in the Comprehensive Plan and to provide for activities conducive to a compact, concentrated, and walkable urban downtown mixed-use center.



View [cityofboise.org](http://cityofboise.org)



# Location



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