

620 W IDAHO STREET | BOISE, IDAHO

Lower level Suite Available!



Join:

**THICK AS
THIEVES**



El Gaucho

TRADE AREA HIGHLIGHTS

- Boise ranks #1 for population growth nationwide.
- Boise is tied for the 5th lowest unemployment rate at 2.8%.
- It is the fastest-growing metro area in the United States.
- The Boise metro area has a population of nearly 900,000, encompassing Boise, Nampa, Meridian, and Caldwell.
- Boise is the 18th most populous state capital in the U.S.
- 75% of new residents are 34 years old or younger.
- A section of 8th St Marketplace (BODO) was recently remodeled, featuring a new 29,000 sq. ft. food hall called "The Warehouse," which will include over 20 restaurants and retail tenants.
- Downtown Boise has added over 1,000 new apartments in the past five years.
- More than 1,000 additional units are either planned or currently under construction.

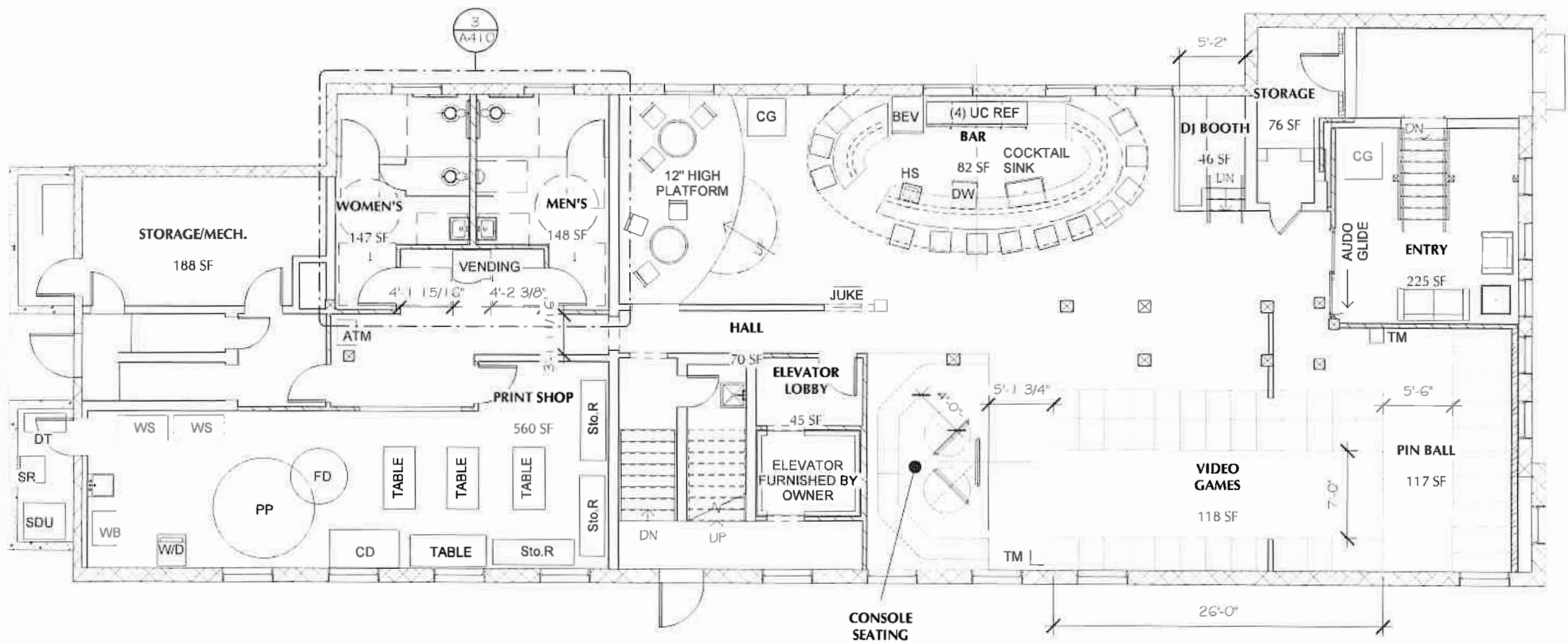


BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Ryan Gaston
Senior Vice President - Mountain West
480.296.4286 Cell
RGaston@BarclayGroup.com

620 IDAHO | SITE PLAN

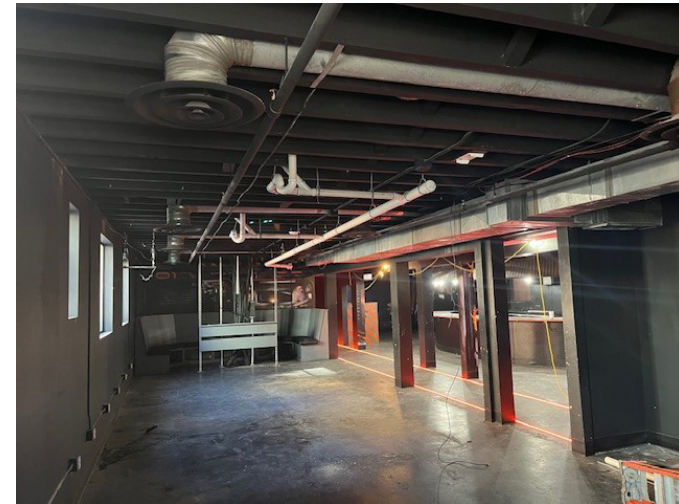
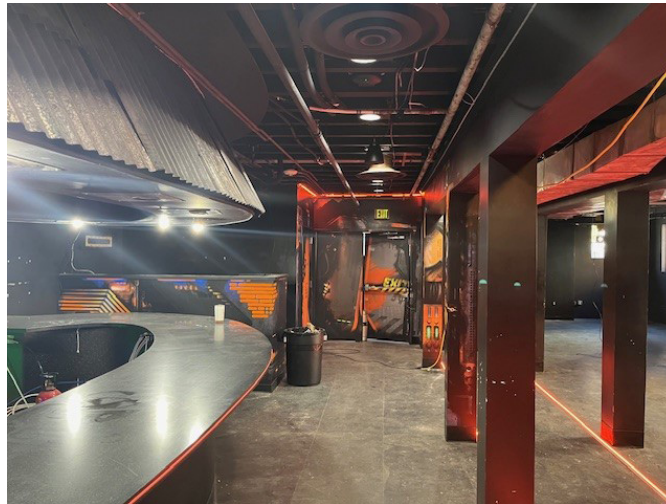


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620 IDAHO | PHOTOS

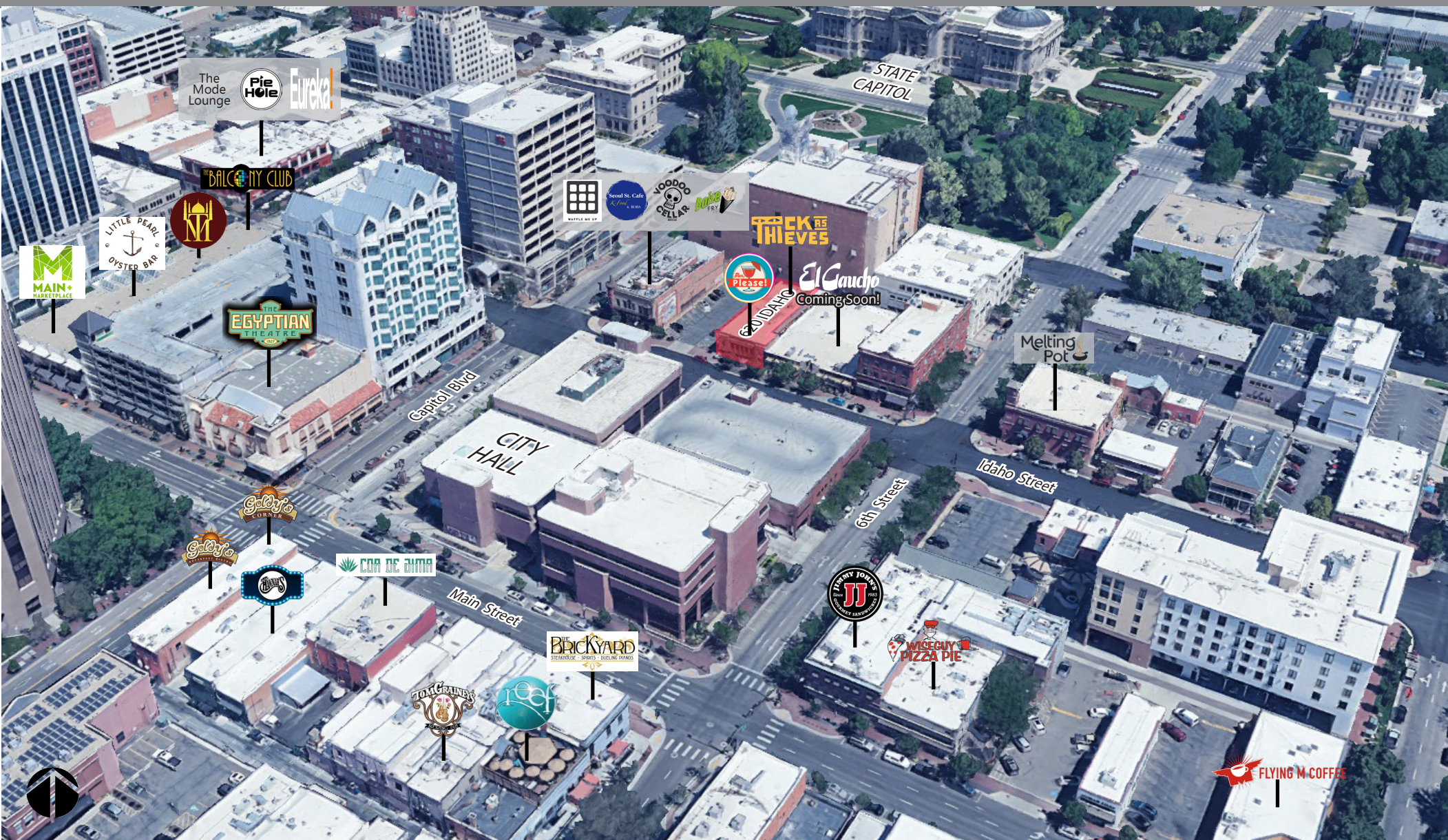


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620 IDAHO | SITE



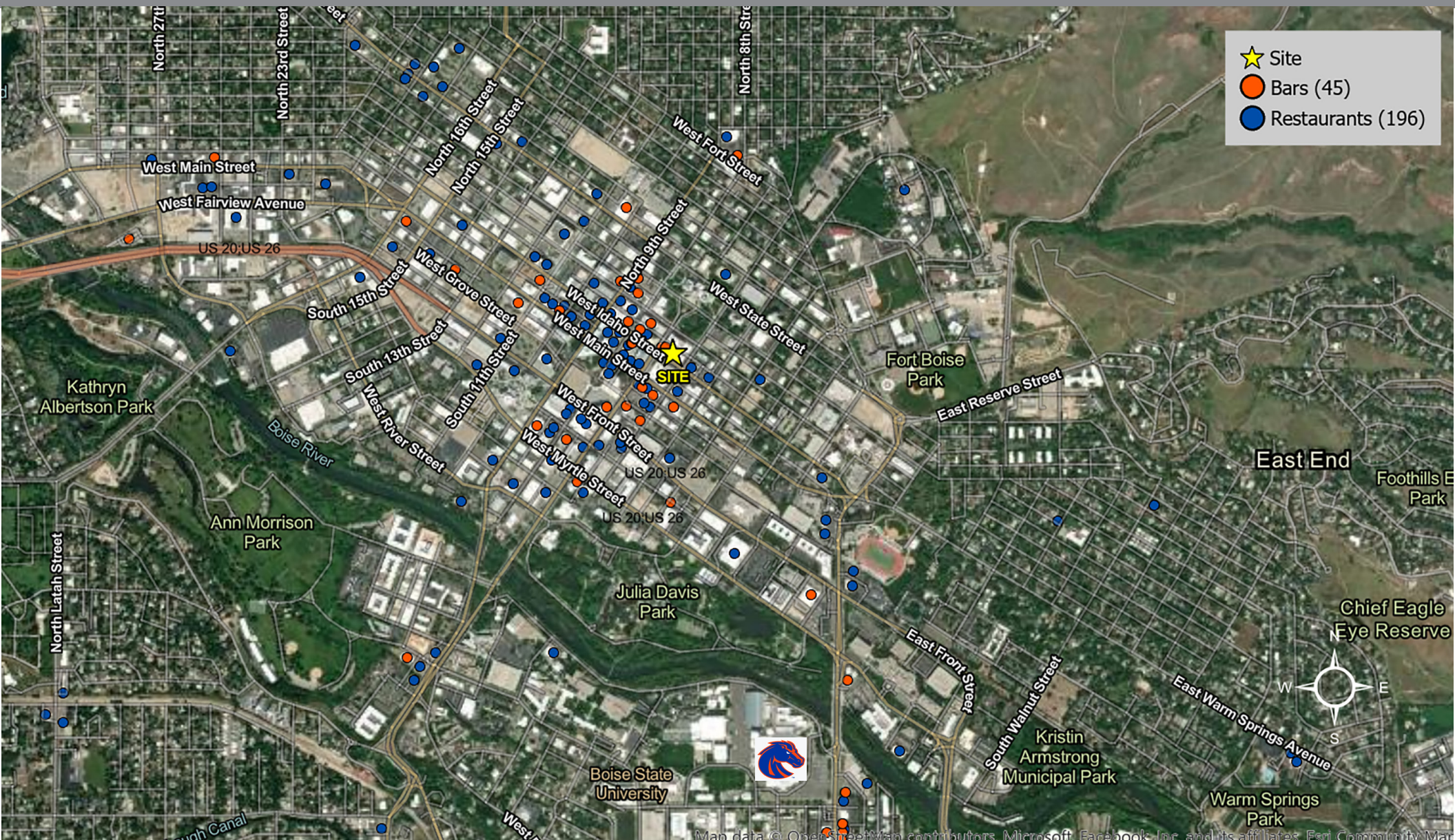
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620 IDAHO | AERIAL



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620 IDAHO | 3-MILE DEMOGRAPHICS

ANNUAL HOUSEHOLD SPENDING



KEY FACTS

94,109

Population

34.9

Median Age

43,004

Households

\$60,365

Median Disposable Income

EDUCATION

4%

No High School Diploma



16%

High School Graduate



23%

Some College



57%

Bachelor's/Grad/Prof Degree

INCOME



\$73,169

Median Household Income



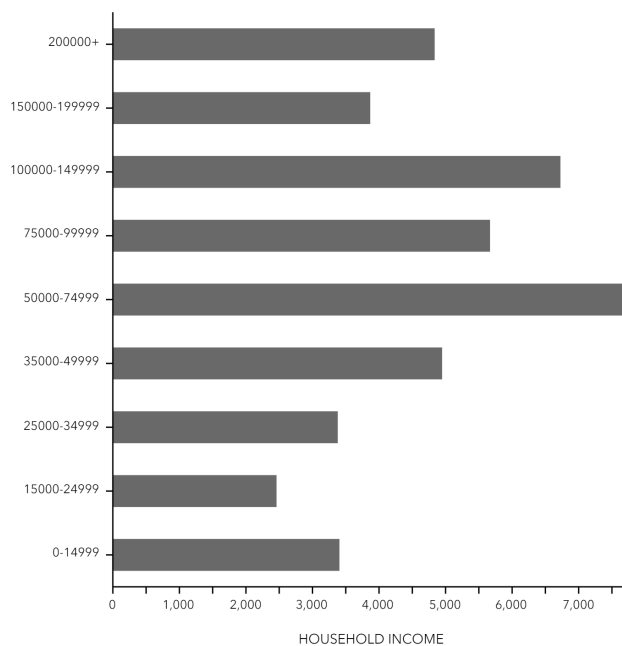
\$49,445

Per Capita Income



\$128,177

Median Net Worth



2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (17.9%)

The smallest group: \$15,000 - \$24,999 (5.7%)

Indicator ▲	Value	Diff	
<\$15,000	7.9%	+3.4%	
\$15,000 - \$24,999	5.7%	+2.1%	
\$25,000 - \$34,999	7.9%	+3.0%	
\$35,000 - \$49,999	11.5%	+2.2%	
\$50,000 - \$74,999	17.9%	+0.5%	
\$75,000 - \$99,999	13.2%	-1.4%	
\$100,000 - \$149,999	15.6%	-5.3%	
\$150,000 - \$199,999	9.0%	-1.9%	
\$200,000+	11.2%	-2.8%	

Bars show deviation from Ada County

Average Household Size

for this area

2.09

which is less than the average for United States

Area	Value ▼	0.00	4.00
Idaho	2.64		
Ada County	2.56		
United States	2.53		
This area	2.09		

EMPLOYMENT

71%

White Collar

14%

Blue Collar

15%

Services

3.0%

Unemployment Rate



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