



**FOR SALE**  
~~\$7,350,000~~ **\$6,499,000**  
**PRICE REDUCED!**

PREMIER DOWNTOWN BOISE OPPORTUNITY

**304 AMERICANA**

BOISE, IDAHO 83702

**MICHAEL BALLANTYNE** SIOR, CCIM

mjb@tokcommercial.com | 208.947.0831

**DEVIN PIERCE** SIOR

devin@tokcommercial.com | 208.947.0850

**DAN MINNAERT** SIOR, CCIM

dan@tokcommercial.com | 208.947.0845





**OFFERING PRICE**  
**\$6,499,000**

# OFFERING SUMMARY

## PROPERTY SIZE

1.73 ACRES

## BUILDING SIZES

BUILDING 1: 49,621 SF [COLD STORAGE, PRODUCTION, RETAIL]

BUILDING 2: 12,348 SF [OFFICE, WAREHOUSE]

## ZONING

MX-5DD | MIXED-USE, DOWNTOWN DESIGN & DEVELOPMENT

## TENANTS

DISTILLED SPIRITS USA, INC.

AMERICANA PIZZA LLC

BOISE COLD STORAGE, LLC

## LEASE TYPE

TRIPLE NET (NNN)

## EXCELLENT PROPERTY FUNDAMENTALS

- 100% occupied with three tenants.
- Active Artesian well serving the property.
- First year NOI of \$517,200.
- Exceptional visibility to I-184 Connector traffic.
- Close proximity to downtown Boise employers, retailers, services, medical and Boise State University.

This property delivers the hard-to-come-by opportunity to purchase a prime commercial property directly outside the downtown core and off of Boise's I-184 connector.

This **prominent west downtown location**, currently an office/warehouse and cold storage facility, sits on a 1.73-acre parcel. The property delivers unique visibility, **fronting the high-traffic freeway spur**, as one of the first visible buildings to traffic inbound to Boise's downtown amenities, major employers, and educational institutions.

304 Americana is **ideally located** just between downtown and the **major wave of development happening in the West Boise submarket** — including the future CWI campus, St. Luke's new Orthopedic Care Center, and a variety of major multifamily developments.

The property is **easily accessed** and **interconnected** with the most populous areas of the Treasure Valley. The property sits within minutes of **Boise State University, I-84, the airport**, the Boise River and **Greenbelt**, central Boise, the North End, and the rapidly developing West End.

Zoned for Mixed-Use Downtown Design and Development (MX-5DD), this property is **primed for a large-scale office, commercial, institutional, or residential development** in Boise's River Myrtle - Old Boise Redevelopment District.

The future ownership of the property will benefit from the income of **three in-place leases**, during planning and development, with the ability to terminate with 6 months' notice. The seller, Boise Cold Storage, will sign a lease at closing to remain in place until its new facility is completed and operational in mid-2026.

UPDATED: 9.8.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



<b>PROPERTY ADDRESS</b>	—	304 S. AMERICANA BOULEVARD BOISE, IDAHO 83702
<b>PROPERTY SIZE</b>	—	1.73 ACRES
<b>PROPERTY ZONING</b>	—	CITY OF BOISE, MX-5DD <a href="#">CLICK FOR MORE INFORMATION</a>
<b>PARCEL NO.</b>	—	R7399350437
<b>UTILITIES</b>	—	ALL TO SITE, INCLUDING ARTESIAN WELL

<b>BUILDING TYPE</b>	—	FLEX WAREHOUSE COLD + DRY STORAGE
<b>BUILDINGS</b>	—	2
<b>BUILDING SIZES</b>	—	61,969 ± SF TOTAL
B 1	—	49,621 ± SF
B 2	—	12,348 ± SF
<b>POWER</b>	—	3 PHASE

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# TENANT OVERVIEW

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**DISTILLED SPIRITS USA, INC.**

**LEASE TERM:**

2/1/24 TO 1/31/27

*LEASE CAN BE TERMINATED  
WITH 6 MONTHS NOTICE FROM THE LANDLORD*

**SIZE:**

±8,000 RSF

**RENT (YEAR 1&2):**

\$4,100.00/MO.

2

**AMERICANA PIZZA LLC**

**LEASE TERM:**

11/1/23 TO 10/31/28

*LEASE CAN BE TERMINATED  
WITH 6 MONTHS NOTICE FROM THE LANDLORD*

**SIZE:**

±1,963 RSF

**RENT (YEAR 1):**

\$3,000.00/MO.

3

**BOISE COLD STORAGE, LLC**

**LEASE TERM:**

CLOSING TO ± 5/31/26

**SIZE:**

±52,006 RSF

**RENT (YEAR 1):**

\$36,000.00/MO.

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# PROPERTY SITE LAYOUT

**1.73 ACRES**

TOTAL LOT SIZE



60,000 VPD

BUILDING 1  
49,621 ± SF

BUILDING 2  
12,348 ± SF



AMERICANA BLVD

GRAND AVE

S 15TH STREET



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# HUB FOR TOP EMPLOYERS

TOK

SAINT  
ALPHONSUS



1

ST. LUKE'S  
ORTHOPEDIC CTR.  
OF EXCELLENCE



2

IDAHO  
POWER



3

IDAHO STATE  
CAPITOL  
COMPLEX



4

KOUNT



5

CRADLEPOINT



6

BOISE  
CASCADE



7

ST. LUKE'S



8

VETERANS MEMORIAL PKWY

STATE STREET / HWY 44

WHITEWATER PARK BLVD

I-184

I-184

SITE



MYRTLE ST

FRONT ST

The Boise Valley MSA has a labor force of approx. 416,000 employees.

**OVER 30% (132,572)**  
of those **EMPLOYEES** are within a  
**5-MILE RADIUS OF THE PROPERTY.**

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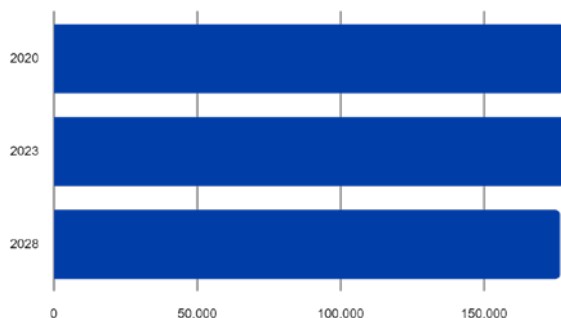
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# 1/3/5 MILE DEMOGRAPHICS

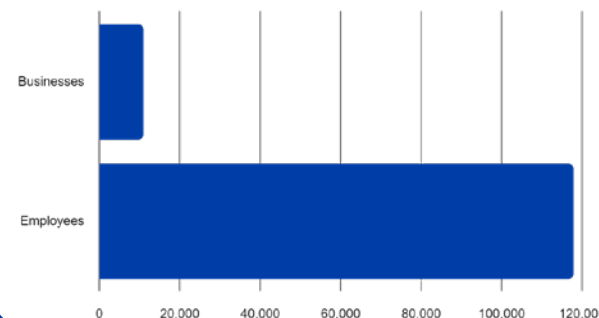
Population



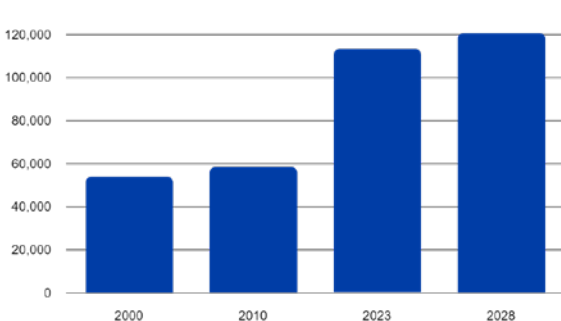
Median HH Income



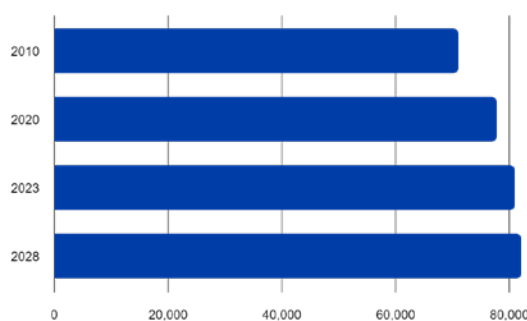
Daytime Demographics



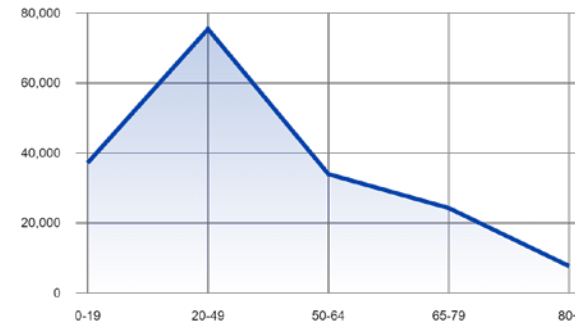
Average HH Income



Households



Age



## POPULATION

	1 Mile	3 Mile	5 Mile
2023 Est. Population	13,750	102,639	178,613
2028 Projected Population	15,301	102,939	176,820
Historic 12 Year Growth	1.2%	0.9%	0.9%

## HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2023 Est. Households	8,292	49,084	81,123
2028 Projected Households	9,647	50,546	82,181
Historic 12 Year Growth	3.4%	1.2%	1.1%

## INCOME

	1 Mile	3 Mile	5 Mile
2023 Average HH Income	\$78,440	\$107,809	\$113,403
2028 Per Capita Income	\$72,722	\$112,915	\$120,786
Historic Annual Change (12 Yr)	4.9%	5.4%	4.8%

## WORK FORCE

	1 Mile	3 Mile	5 Mile
2023 Businesses	2,409	6,911	11,178
2023 Total Employees	25,747	74,100	118,075
2023 Labor Pool Age >16	29,373	101,018	165,866

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# BOISE MSA STATS

# 845,864

Population:  
**Metro Area** (2024)

# #6

Best Large City to Start a  
Business:  
**Boise**

(WalletHub, 2023)

# #3

Best Performing City:  
**Boise**

(Milken Institute, 2024)



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The Boise Valley  
**Serves as the center of  
commerce, politics, and  
cultural events for the  
region.**

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# \$540,000

Ada County Median:  
**Home Value** (IMLS Dec 2024)

# 3.6%

Boise MSA:  
**Unemployment Rate** (Dec 2024)

# \$128,006

Ada County Average:  
**Household Income** (Regis 2024)



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The Boise Valley  
**Boise Ranked #3 Best  
Performing Large City  
Economy by Milken  
Institute.**

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# RECOMMENDED LINKS

## CITY OF BOISE INFORMATION

Boise City Mixed-Use Downtown:

Boise's Urban Renewal Districts:

Boise City Zoning Information:

Boise City Zoning Map:

Boise City Comp Plan:

[MX-5 District Zoning Information | City of Boise](#)  
[River-Myrtle Old Boise District | CCDC](#) | [RMOB Map](#)  
[Zoning and Overlay Districts | City of Boise](#)  
[Geocortex Viewer for HTML5 \(cityofboise.org\)](#)  
[Comprehensive Planning](#)  
[Blueprint Boise Webpage](#) | [Document Download](#)  
[Land Use & Zoning Table](#) | [Interactive Land Use Map](#)

## ACHD INFO

[ACHD 2022-2026 Integrated Five Year Work Plan Map](#)  
[Ada County Highway District Impact Fees and Ordinance](#)  
[Ada County Highway District Integrated Five Year Work Plan](#)

## TOK COMMERCIAL MARKET INFORMATION

[Office Market Report](#)  
[Retail Market Report](#)  
[Industrial Market Report](#)  
[Multifamily Market Report](#)  
[Market Research Information](#)