



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

PREMIER DOWNTOWN BOISE OPPORTUNITY

304 AMERICANA

BOISE, IDAHO 83702

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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

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

PROPERTY DETAILS



PROPERTY ADDRESS	—	304 S. AMERICANA BOULEVARD BOISE, IDAHO 83702	BUILDING TYPE	—	FLEX WAREHOUSE COLD + DRY STORAGE
PROPERTY SIZE	—	1.73 ACRES	BUILDINGS	—	2
PROPERTY ZONING	—	CITY OF BOISE, MX-5DD CLICK FOR MORE INFORMATION	BUILDING SIZES	—	61,969 ± SF TOTAL
PARCEL NO.	—	R7399350437	B 1	—	49,621 ± SF
UTILITIES	—	ALL TO SITE, INCLUDING ARTESIAN WELL	B 2	—	12,348 ± SF
			POWER	—	3 PHASE

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TENANT OVERVIEW

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1 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: $\pm 8,000$ 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: $\pm 1,963$ RSF

RENT (YEAR 1): \$3,000.00/MO.

3 BOISE COLD STORAGE, LLC

LEASE TERM: CLOSING TO \pm 5/31/26

SIZE: $\pm 52,006$ RSF

RENT (YEAR 1): \$36,000.00/MO.

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PROPERTY SITE LAYOUT

1.73 ACRES
TOTAL LOT SIZE



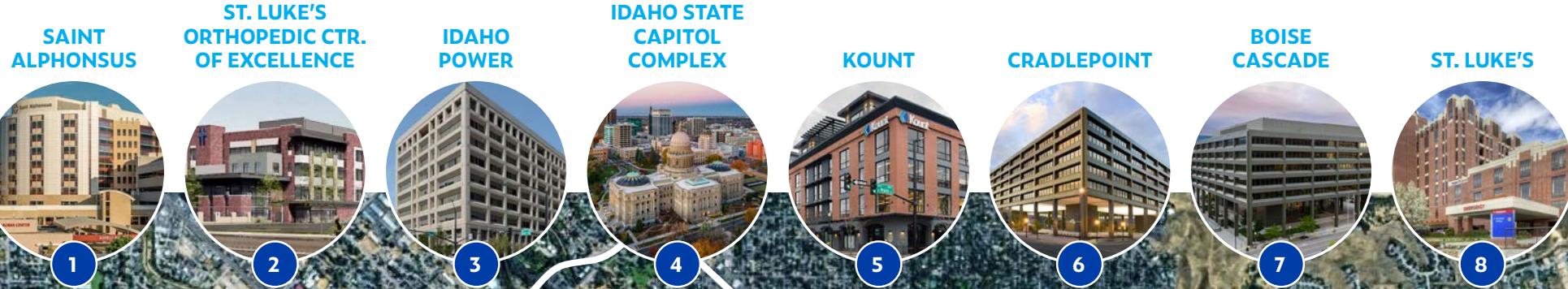


AT THE FOREFRONT OF DOWNTOWN ACTIVITY



HUB FOR TOP EMPLOYERS

TOK



VETERANS MEMORIAL PKWY

STATE STREET / HWY 44

WHITEWATER PARK BLVD

1

I-184

SITE

3 6 7

5

8

4

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.

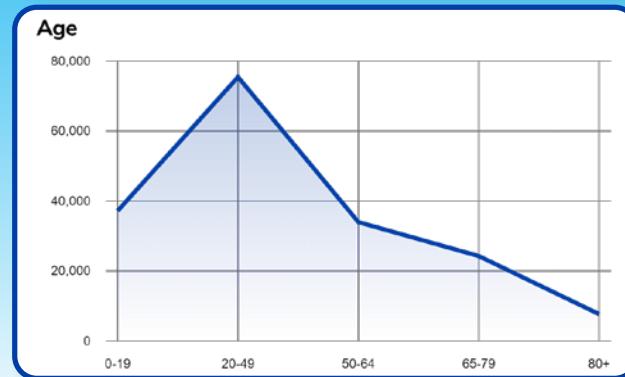
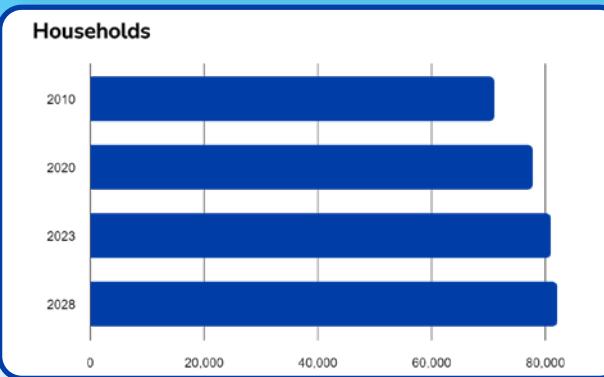
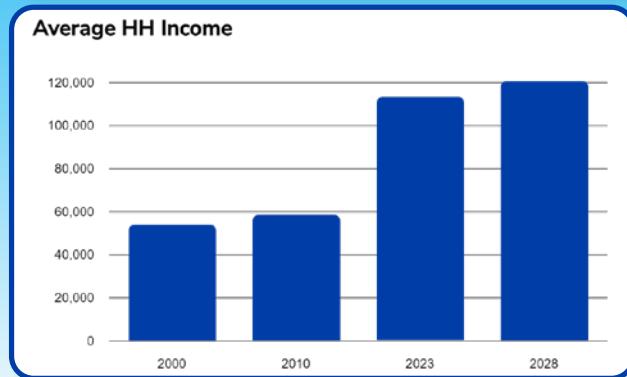
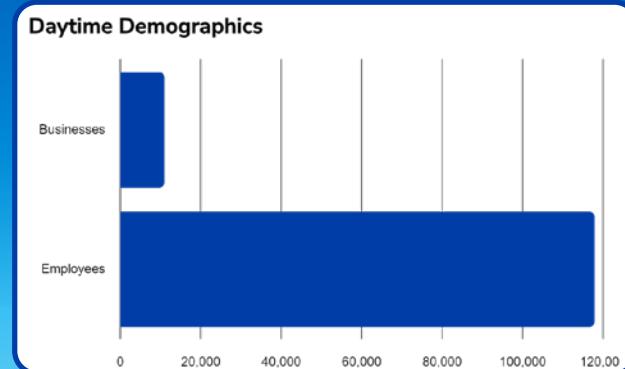
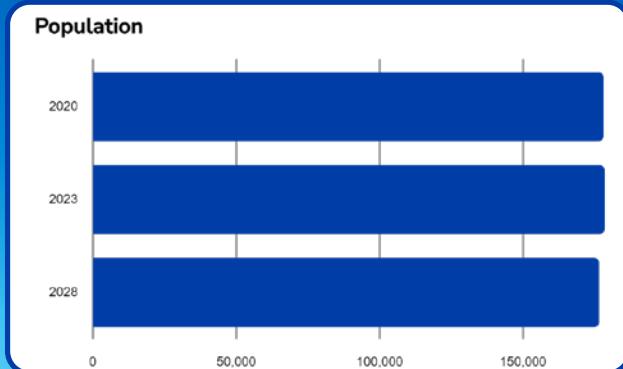
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1/3/5 MILE DEMOGRAPHICS



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)

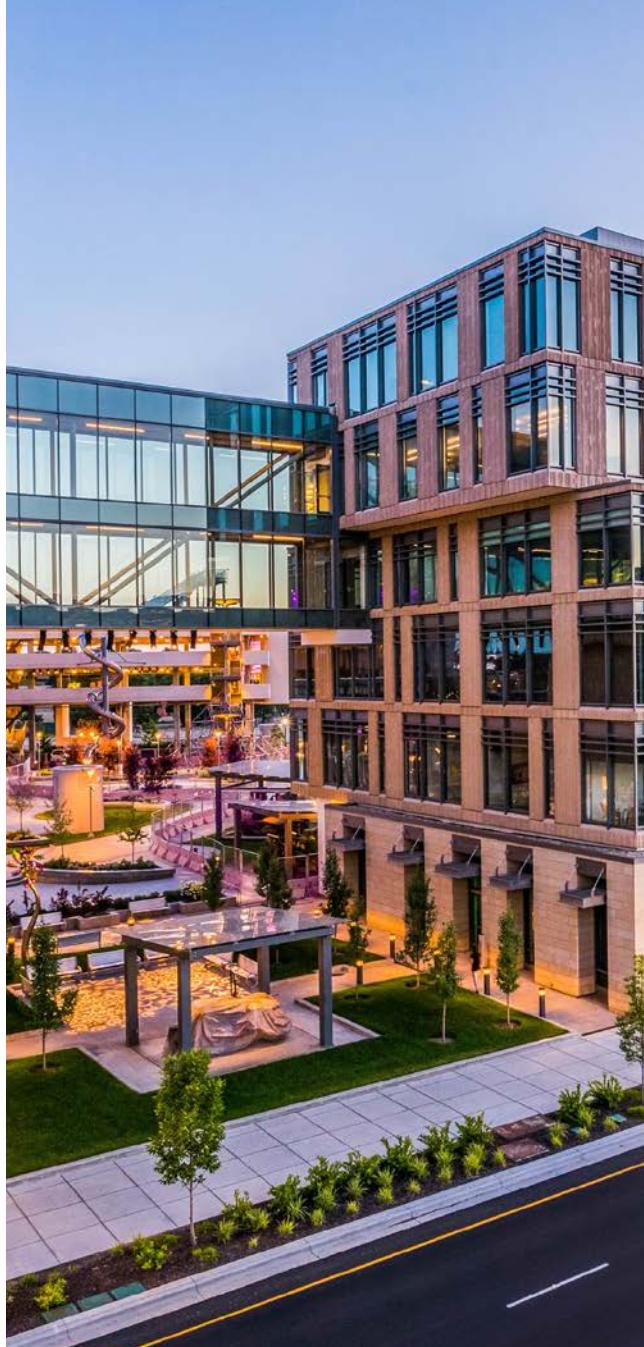
#6

Best Large City to Start a
Business:
Boise
(WalletHub, 2023)

#3

Best Performing City:
Boise

(Milken Institute, 2024)



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10

\$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)



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

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](#)