



## For Lease/Sale

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## 1111 S. Broadway Avenue Boise, Idaho

### Highlights:

- Rare opportunity adjacent to Boise State Campus (over 22,000 undergraduate students)
- Newly remodeled interior and exterior
- Adjacent to the #2 Albertsons Grocery in the State with over 1.7M annual visitors
- Average daily traffic volume – 44,700 vehicles
- Join top tenants – Tropical Smoothie Café, Exten Hydration, Rehab Authority
- Abundant building and monument signage
- Corner location with multiple ingress / egress options
- Prominent Broadway frontage
- Walking distance to Boise River and Greenbelt
- Abundant Parking! Cross access beyond 5/1,000 SF

# For Lease/Sale

## Property Information

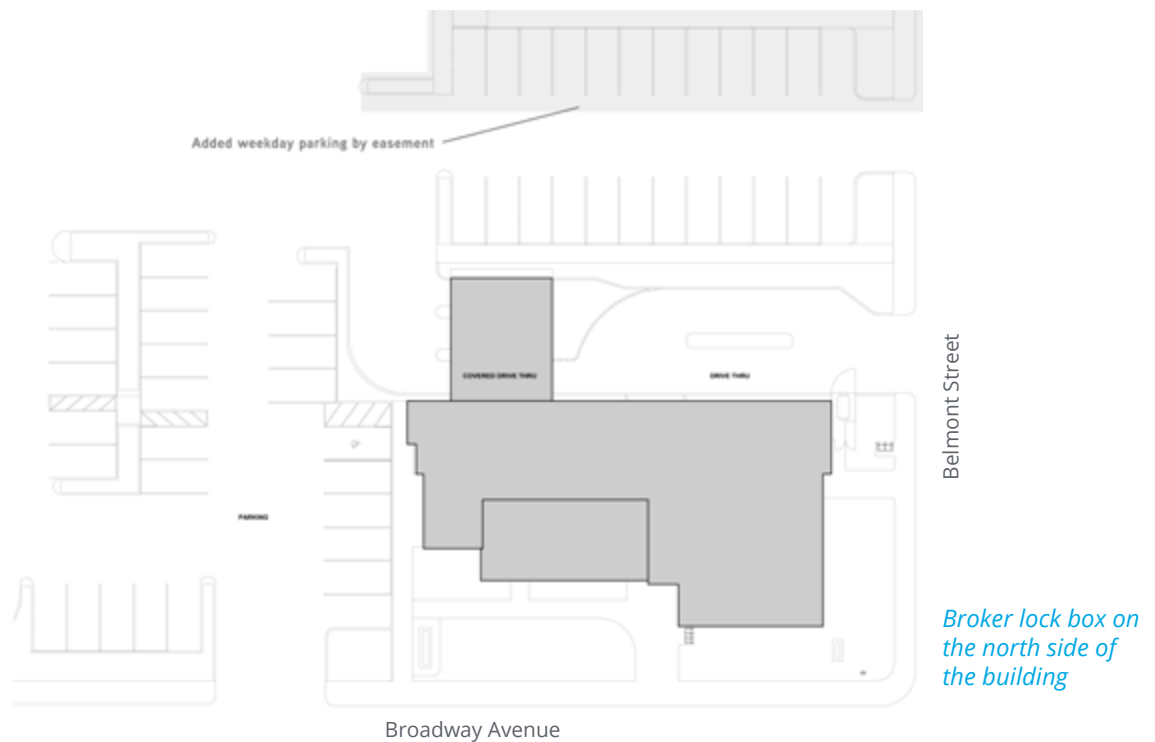
<b>Property Type</b>	Retail, Office, Medical
<b>Parking</b>	5.0/1,000
<b>Offer Price:</b>	\$2,982,000 (\$340 PSF) / 6.5% CAP

## Suite Details

	Suite	Size	NNN Rate*
Main Floor (Retail, Office, Medical)	Leased	3,078 SF	Contact agent
	Leased	893 SF	Contact agent
	Leased	1,565 SF	Contact agent
		5,536 SF Total	
			<i>* Inquire for lease terms</i>
Upstairs (Office)	1111 C	1,900 SF	\$13.00 NNN
	Leased	1,327 SF	Contact agent
		3,227 SF Total	



## Site Plan

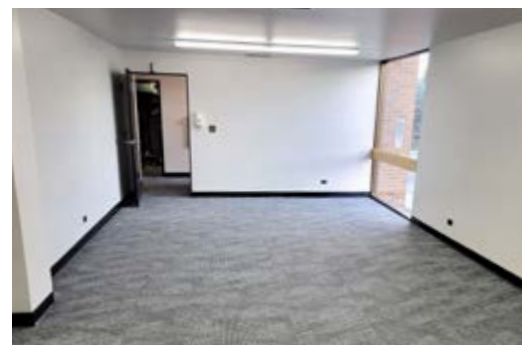
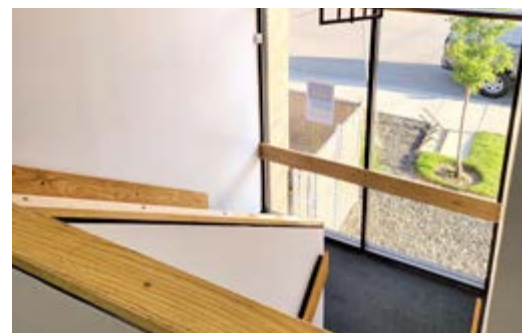
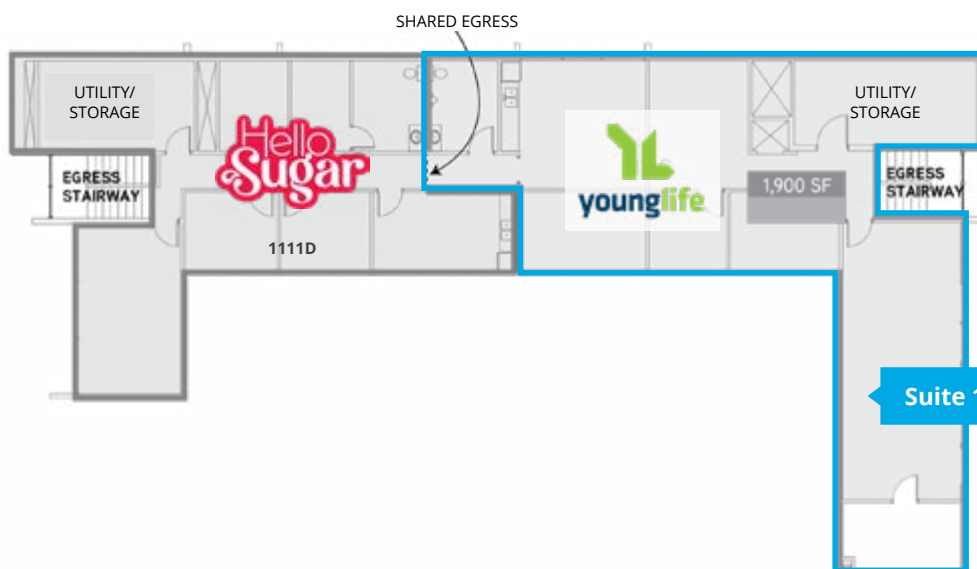


# Floor Plans

## Main Level Floor Plan (Retail)



## 2nd Level Floor Plan (Office)





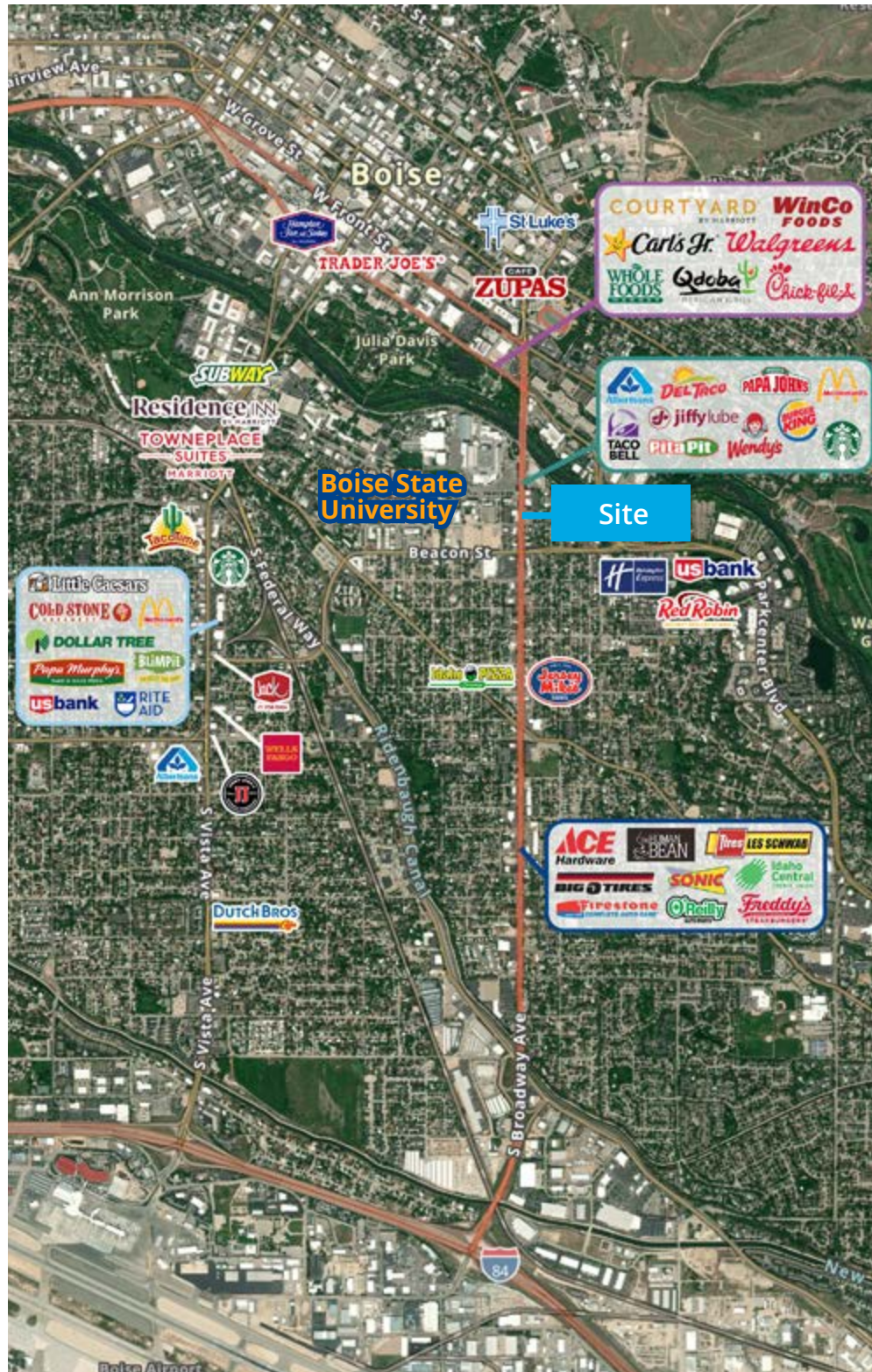
# Location



Google Map



Street View



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