

INDUSTRIAL UNIT FOR LEASE 8749 W. HACKAMORE DR.

Boise, ID 83709



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: \$1.50 SF/month
LEASE TYPE: Modified Gross

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Boise
SUBMARKET: Southwest Boise

BUILDING DATA

BUILDING SF: 6,000 SF
TENANCY: Multiple
ZONING: C-3D

LISTING DATA

AVAILABLE SF: 1,000 SF
AVAILABLE UNITS: 4

**CONTACT AGENT FOR SHOWING
INSTRUCTIONS!**

PROPERTY OVERVIEW

Lee & Associates is pleased to present these rare 1,000 SF industrial units for lease. Each unit is equipped with an office, bathroom, overhead door, and two (2) parking spaces. The building is conveniently positioned in a desirable location. It is 3 minutes from the I-84, 5 minutes from Boise Towne Square, and 12 minutes from Downtown Boise. The property is surrounded by a wide variety of retail, restaurants, entertainment, and other amenities.

PROPERTY HIGHLIGHTS

- Rare small industrial units in convenient Boise location
- Additional street parking is available
- Power available: 240/120 volts, Single-Phase, 125 amps
- Unit 4 is available February 1, 2023

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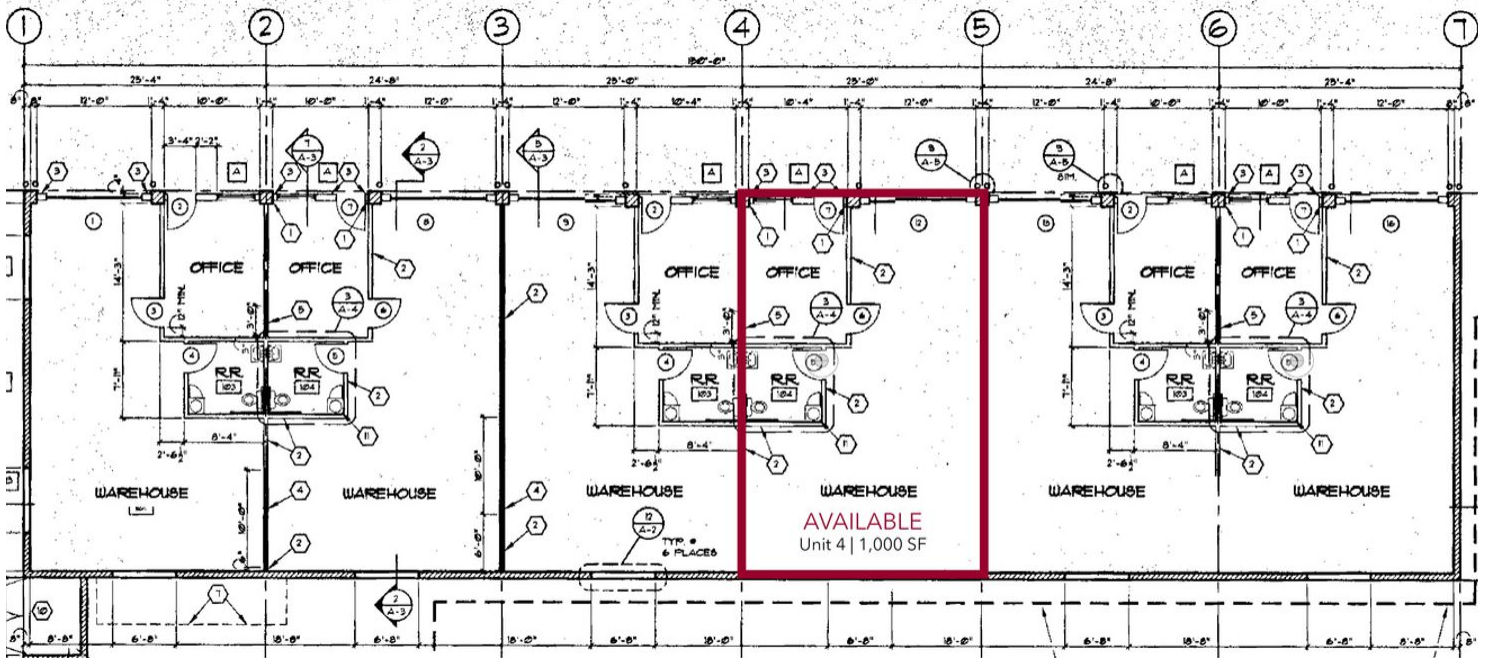
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 4	Available	1,000 SF	Modified Gross	\$1.50 SF/month	2/1/2023

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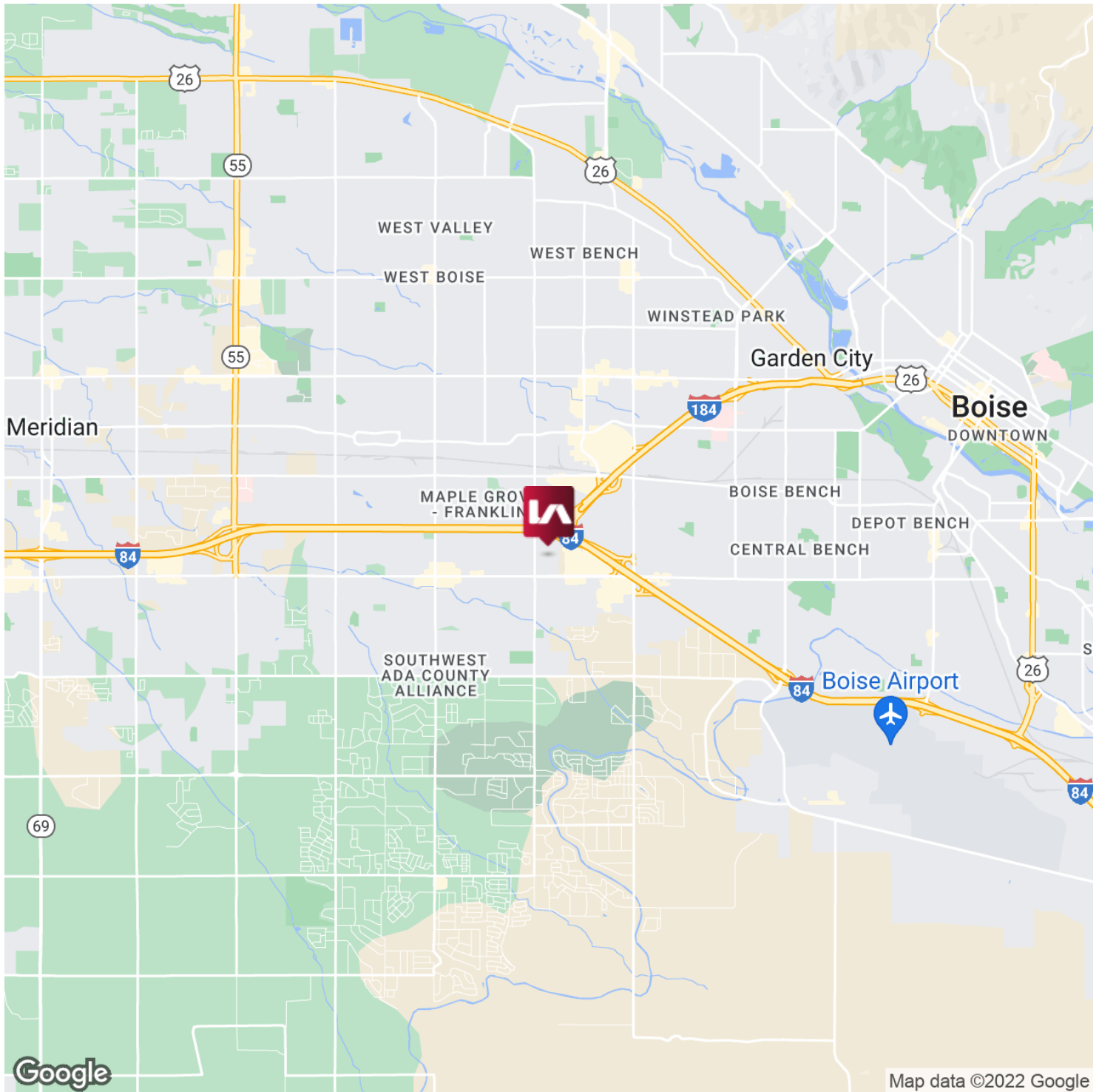
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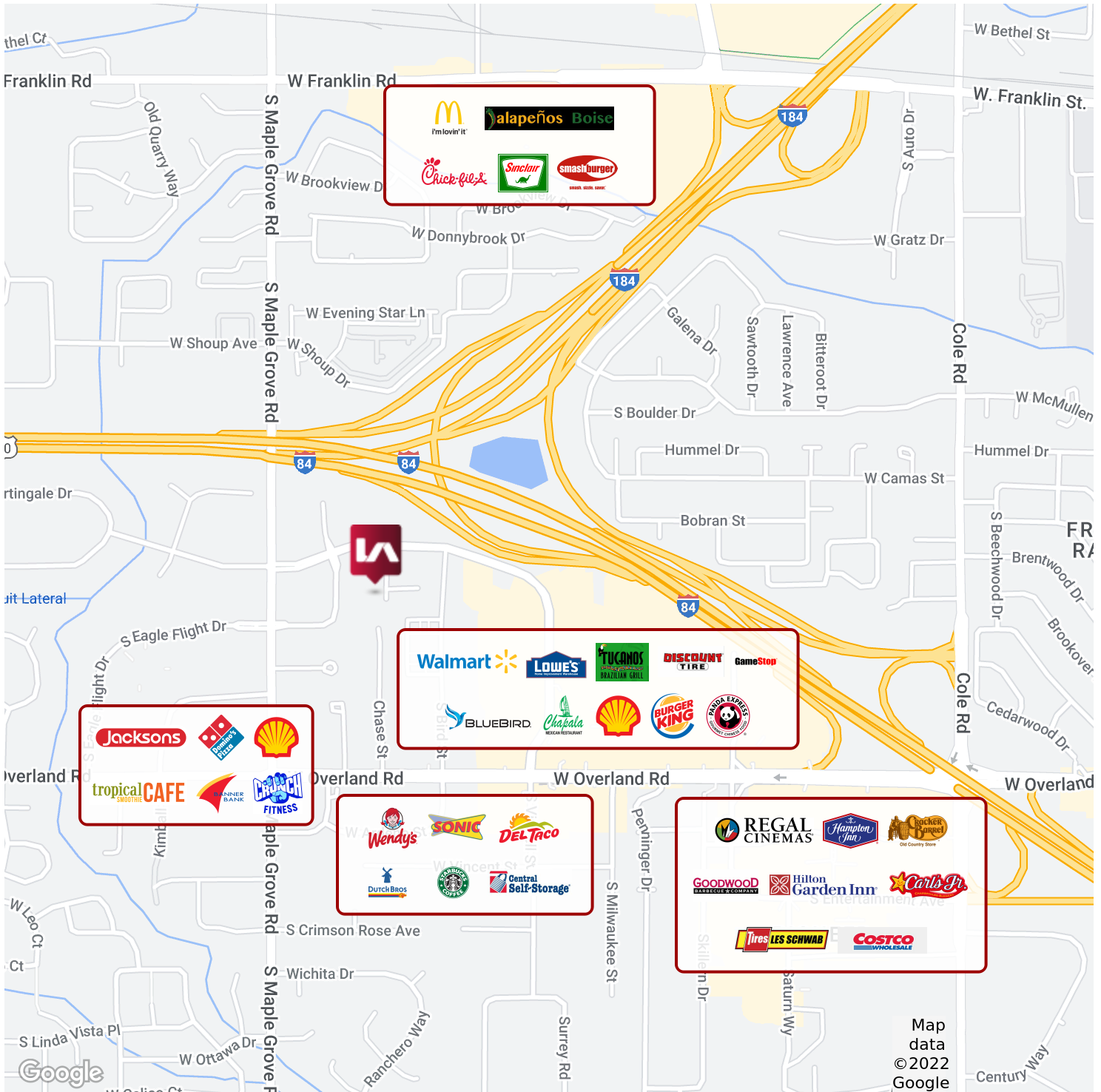
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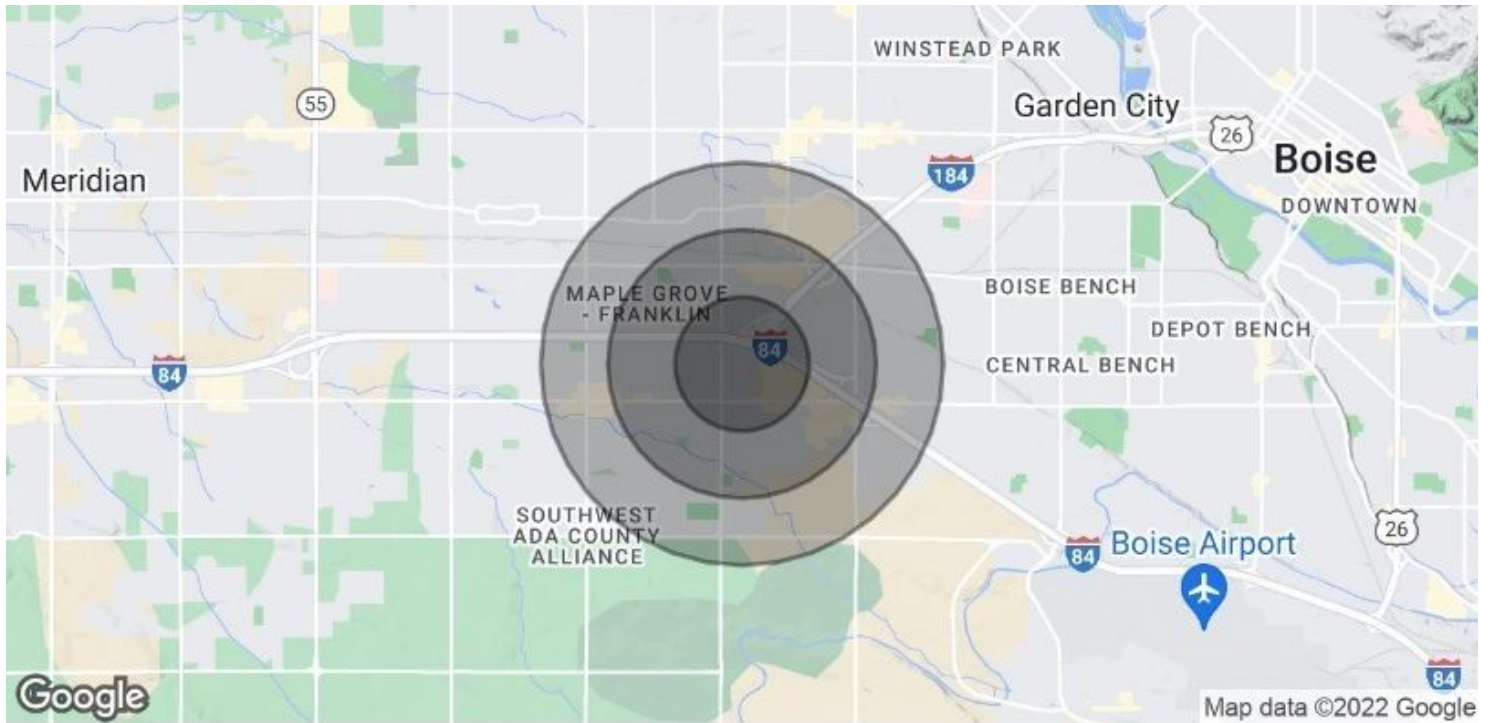
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,940	81,628	203,143
Projected Annual Growth (2022-2027)	3.4%	3.2%	3.4%
Median Household Income	\$70,276	\$60,643	\$64,413
Median Age	40.3	38.6	38.5
Bachelor's Degree or Higher	27%	27%	32%

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Boise, Idaho

Boise is Idaho's state capital and the third largest city in the Pacific Northwest with a population of 228,959 people. Located in southwestern Idaho along the Boise River this city is known for its access to the outdoors and vibrant downtown area. The Boise River Greenbelt is 25-mile stretch of trails and parks along the Boise River, providing great access throughout the city for bikers and pedestrians. The Boise Foothills have over 190 miles of hiking trails linking neighborhoods and public lands while offering the best views of the Treasure Valley.

Boise has a thriving art community with murals throughout the city and Freak Alley, the largest outdoor gallery in the Northwest, located in Downtown. With skiing and snowboarding at Bogus Basin less than 45 minutes away and Sun Valley less than three hours away, Boise Idaho has much to offer for outdoor adventure enthusiasts.

Boise News & Statistics

- The Boise Metro Area is the 8th fastest growing area in the country with about 1,690 new residents a month
- The average time on market for Boise homes is 4 days, down 2 days from last year
- The housing markets median sales price in rose more than \$110,000, or almost 31% from the previous year
- New Westside Downtown Urban Park project on 11th and Bannock to be completed June 2021
- Total # of new residential units are 184% higher than March 2020 when compared to March 2021
- Ranked the 7th best metro for college graduate retention 58% of graduates staying in Boise to start their careers
- New mixed-income housing development on the corner of Franklin and Orchard to be completed July 2023

boise.dev.com, weknowboise.com, cityofboise.org



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