

# 501 NORTH 16TH STREET

Payette, Idaho 83661

For Lease / Hunter's Gate Plaza Retail & Office Spaces - 1,500 to 6,200 SF



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## AVAILABLE

Suite 107 3,000 to 6,200 SF  
Suite 108 1,500 SF

## LEASE RATE

Suite 107 \$10.00/SF Full Service Excluding Janitorial  
Suite 108 \$10.00/SF MODG - Tenant Pays Gas/Electric

## BUILDING SIZE

20,020 SF Total

## LOT SIZE / PARKING

2.17 Acres / Ample - Shared

## PARCEL # / BUILT

P1510013000D / 1998

## POTENTIAL USES

Retail, Restaurant, Professional Office, Sales Office & Medical

## LOCATION

On Highway 95/N 16th Street Between 3rd & 7th Avenues

## LOCKBOX

No, Contact Agent to Schedule Tours & Walk-throughs

## LISTING FEATURES

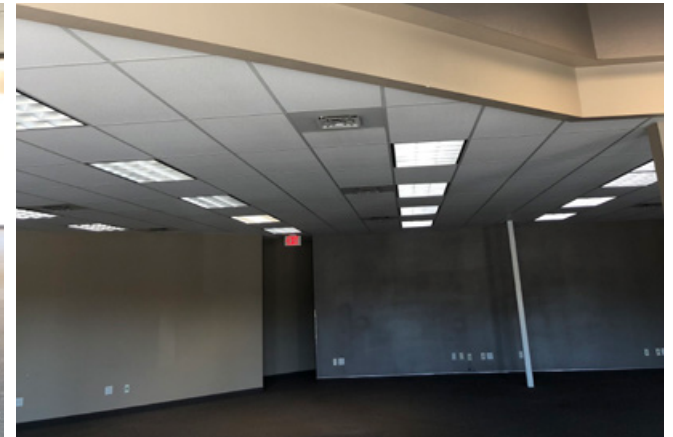
- Well maintained mixed-use retail & professional office spaces located on Highway 95/16th Street, one of the main thoroughfares in Payette, Idaho
- High visibility & easy access to and from site on Highway 95 - 12,000 CPD
- Available spaces offer a variety of configurations including private offices, open areas, break rooms with kitchenettes & restrooms with building & monument signage spaces provided
- 5 Mile Demographics - Population 27,175 - Households 10,041 - Median Household Income \$42,697 - Daytime Population 11,729
- Immediate availability, contact agent to discuss potential uses, T.I.'s & to schedule tours



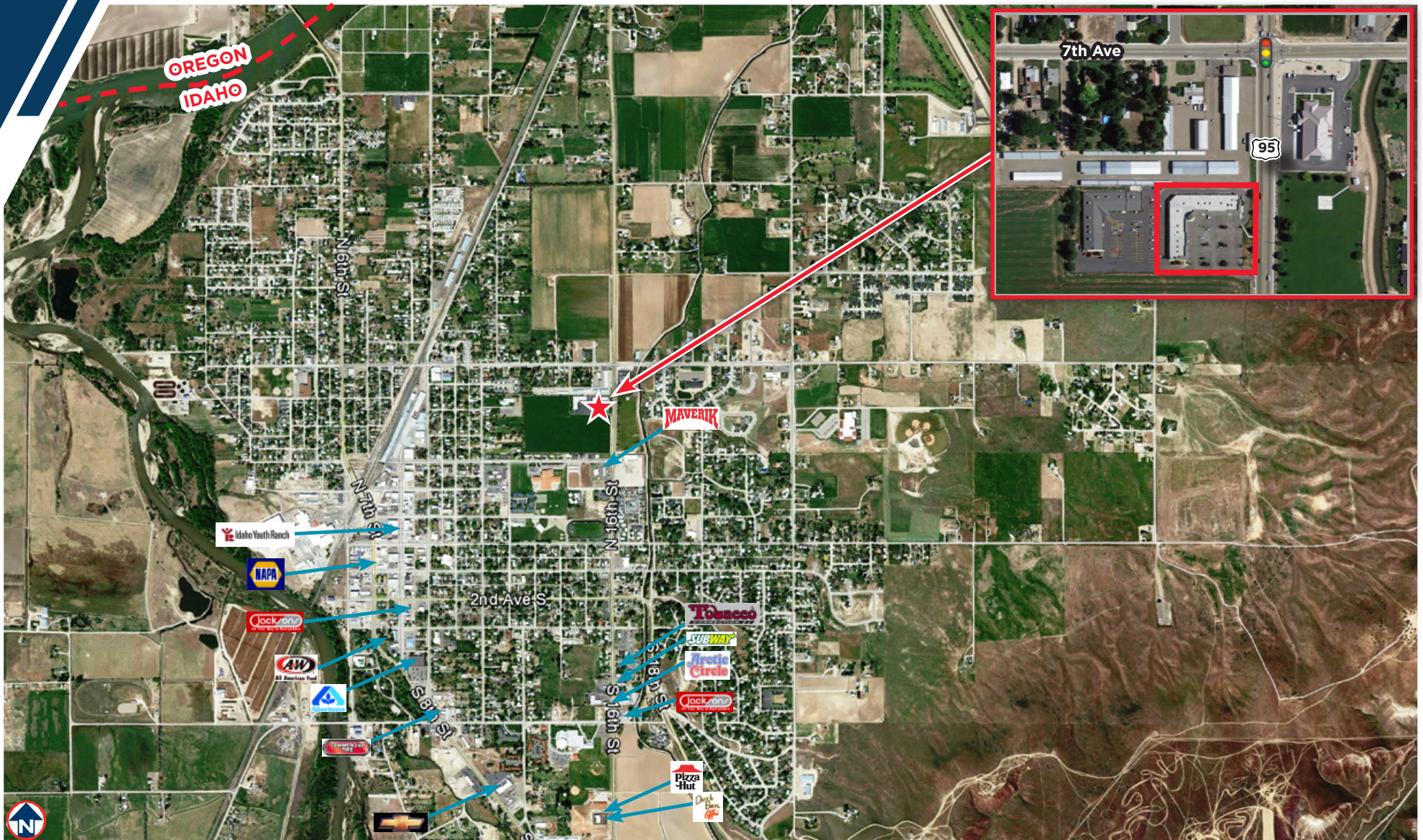
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## For Lease / Hunter's Gate Plaza Retail & Office Spaces - 1,500 to 6,200 SF

### - LOCATED IN A RURAL AREA IN IDAHO -

In the identified area, the current year population is 27,175. In 2010, the Census count in the area was 24,984. The rate of change since 2010 was 0.82% annually. The five-year projection for the population in the area is 28,228 representing a change of 0.76% annually from 2020 to 2025.



|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2000 Population        | 6,324  | 9,555   | 23,994  |
| 2010 Population        | 6,325  | 9,726   | 24,984  |
| 2020 Population        | 6,934  | 10,596  | 27,175  |
| 2025 Population        | 7,302  | 11,101  | 28,228  |
| 2000-2010 Annual Rate  | 0.00%  | 0.18%   | 0.41%   |
| 2010-2020 Annual Rate  | 0.90%  | 0.84%   | 0.82%   |
| 2020-2025 Annual Rate  | 1.04%  | 0.94%   | 0.76%   |
| 2020 Male Population   | 49.1%  | 49.1%   | 49.0%   |
| 2020 Female Population | 50.9%  | 50.9%   | 51.0%   |
| 2020 Median Age        | 36.9   | 38.1    | 35.2    |

| <b>Households</b>           |       |       |        |
|-----------------------------|-------|-------|--------|
| 2020 Wealth Index           | 46    | 48    | 48     |
| 2000 Households             | 2,321 | 3,523 | 8,641  |
| 2010 Households             | 2,403 | 3,704 | 9,173  |
| 2020 Total Households       | 2,643 | 4,048 | 10,041 |
| 2025 Total Households       | 2,784 | 4,247 | 10,456 |
| 2000-2010 Annual Rate       | 0.35% | 0.50% | 0.60%  |
| 2010-2020 Annual Rate       | 0.93% | 0.87% | 0.89%  |
| 2020-2025 Annual Rate       | 1.04% | 0.96% | 0.81%  |
| 2020 Average Household Size | 2.59  | 2.59  | 2.68   |

| <b>Average Household Income</b> |          |          |          |
|---------------------------------|----------|----------|----------|
| 2020 Average Household Income   | \$54,500 | \$55,952 | \$55,008 |
| 2025 Average Household Income   | \$59,008 | \$60,890 | \$60,369 |
| 2020-2025 Annual Rate           | 1.60%    | 1.71%    | 1.88%    |

| <b>Data for all businesses in area</b> | <b>1 mile</b> | <b>3 miles</b> | <b>5 miles</b> |
|--|---------------|----------------|----------------|
| Total Businesses:                      | 253           | 339            | 1,209          |
| Total Employees:                       | 1,942         | 2,657          | 11,729         |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.