

# 1228

SOUTH  
OAKLAND AVENUE

Boise, ID



**CBRE**

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

# 1228 SOUTH OAKLAND AVENUE

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Click to contact

## PRIVATE CAPITAL ADVISORS

Montana Carranza

Associate

+1 208.695.1498

montana.carranza@cbre.com

Tim Reid

First Vice President

+1 208 850 5001

tim.reid@cbre.com

Kurt Gregg

Vice President

+1 208 571 1701

kurt.gregg@cbre.com

# the **INVESTMENT**

PROPERTY WEBSITE

[pcplistings.com/1228soakland](http://pcplistings.com/1228soakland)



1228 S Oakland Ave  
Boise, ID 83706

ADDRESS





\$1,950,000  
ASKING PRICE



±3,500  
SQUARE FEET



OWNER/USER  
OPPORTUNITY



±0.35 AC  
LOT SIZE



MX-1  
ZONING



40 SURFACE  
PARKING

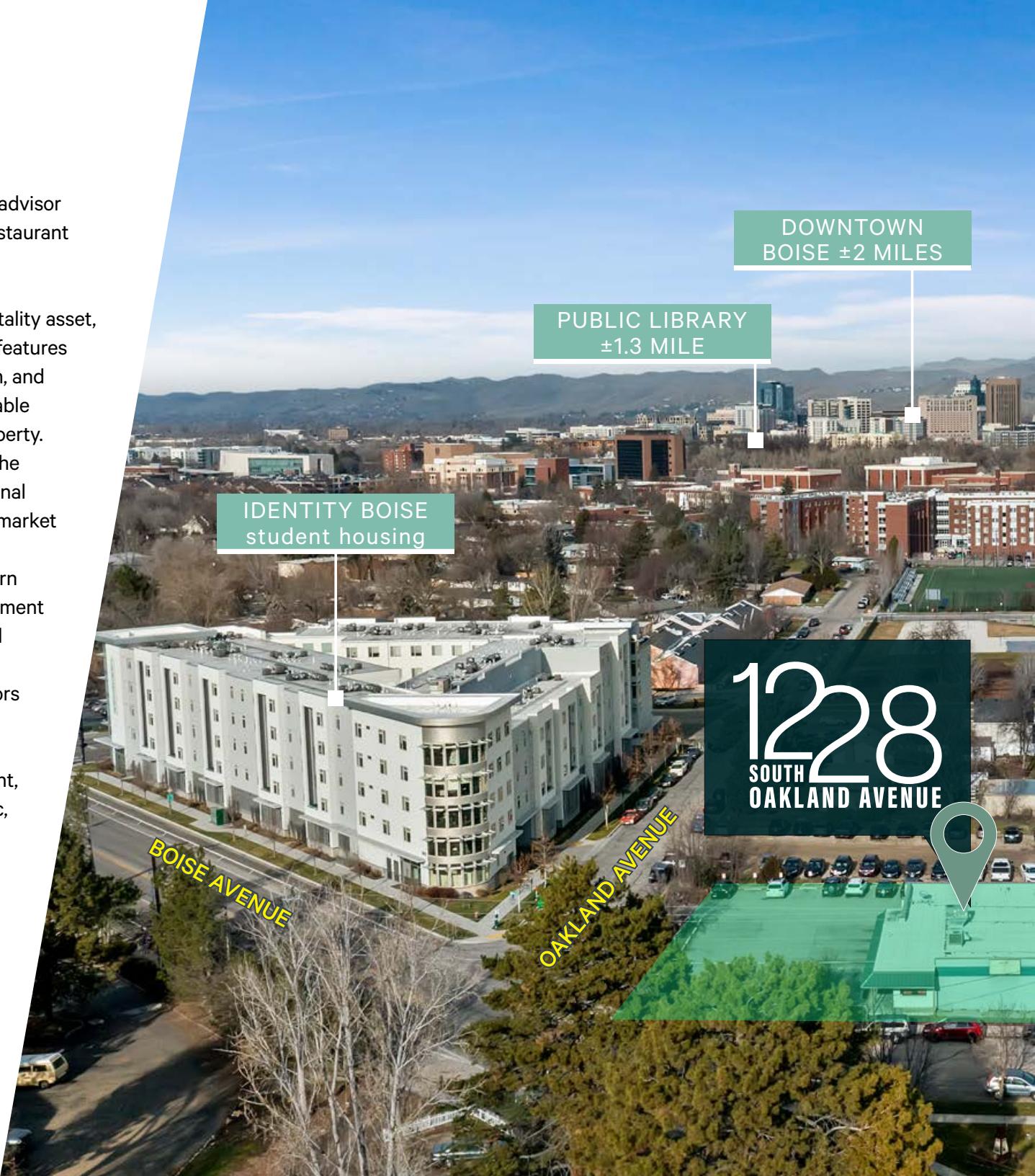


# EXECUTIVE SUMMARY

CBRE, Inc. has been retained as the exclusive advisor to present this premier owner-user bar and restaurant property for sale.

This fully equipped 3,500 sq. ft. turnkey hospitality asset, positioned in a high-traffic university district, features a custom-built bar, premium draft beer system, and occupancy for up to 167 guests. A highly valuable Boise City liquor license conveys with the property. Comparable licenses have recently traded in the ~\$300,000 range, offering immediate operational capability and a significantly reduced time to market.

With 40 on-site surface parking spaces, modern infrastructure, and 1,600 SF of additional basement space, this property represents an exceptional opportunity for owner-operators, hospitality entrepreneurs, and creative restaurant investors seeking a high-visibility location without the long-term constraints of leasing. Strategically situated to capture strong student, faculty, neighborhood, and event-driven traffic, this second-generation restaurant space is ideally suited for a sports bar, taproom, pub, cocktail lounge, gastropub, or full-service restaurant. This is a rare chance to secure a turnkey bar/restaurant property in a thriving university retail corridor with substantial long-term growth potential.



## INVESTMENT HIGHLIGHTS

### PRIME LOCATION



Turnkey hospitality asset in a high-traffic university district



Owner-user bar restaurant



3,500 SF



Occupancy limit: 167



Liquor license included



40 parking spaces

# the **PROPERTY**

PROPERTY WEBSITE

[pcplistings.com/1228soakland](http://pcplistings.com/1228soakland)





1228 S Oakland Ave  
Boise, ID 83706

ADDRESS



R8048010195  
APN



MX-1  
City of Boise  
ZONING



±0.35 ACRE  
LOT SIZE



## PROPERTY SUMMARY



$\pm$ 3,500 SF  
BUILDING SIZE



$\pm$ 0.35AC  
LAND SIZE



1 / one  
STORY

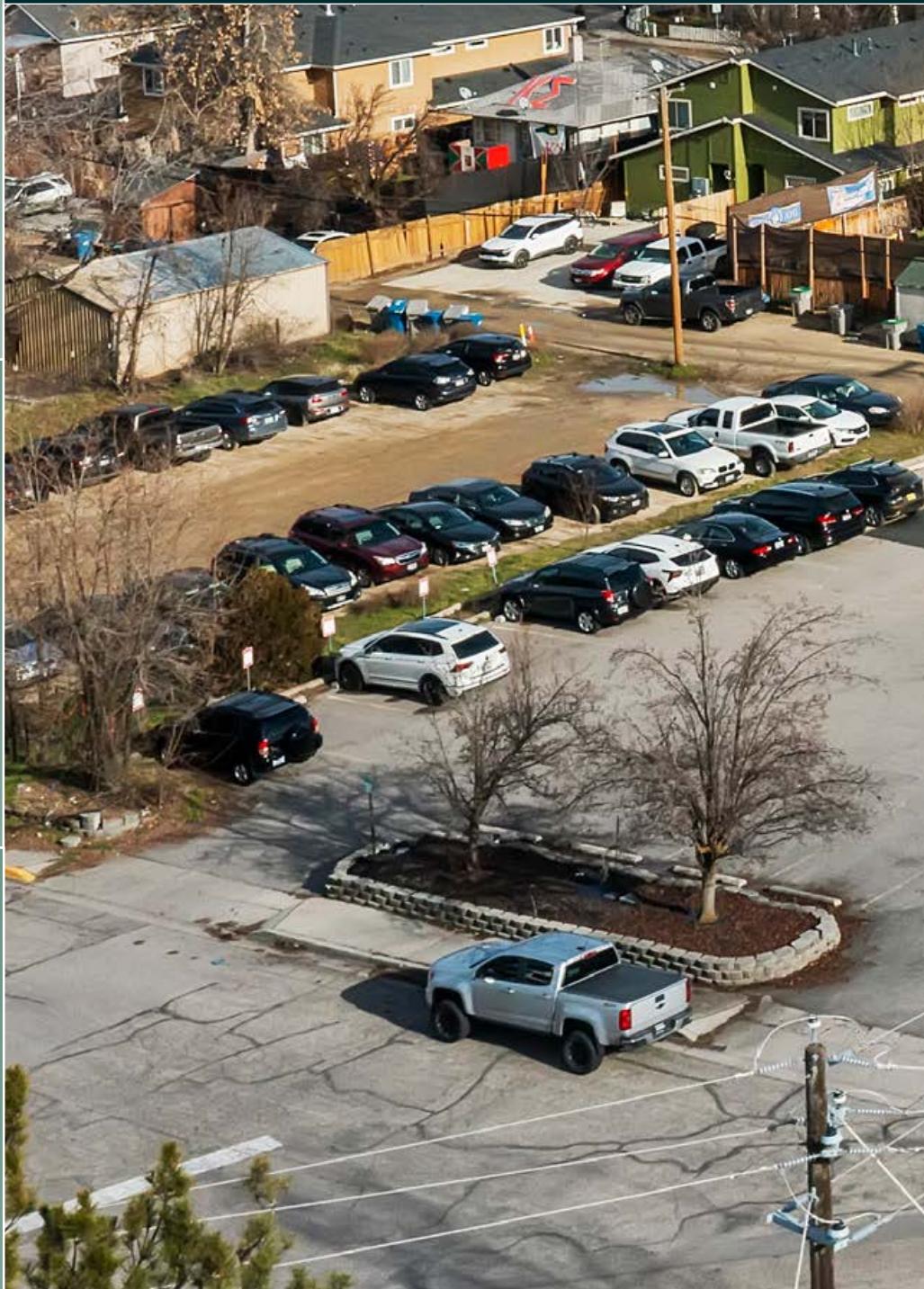


1 / one  
NO. OF BUILDINGS



The property is accessible via  
3 ingress/egress points.

SITE ACCESS







128  
SOUTH  
OAKLAND AVENUE



**±9,056 VPD**  
OAKLAND & BOISE AVE.



**± 28,519 - FALL 2025**  
STUDENT POPULATION



**18,500+ VISITORS/YR**  
ALBERTSONS STADIUM



**30,000+ VISITORS/YR**  
EXTRAMILE ARENA

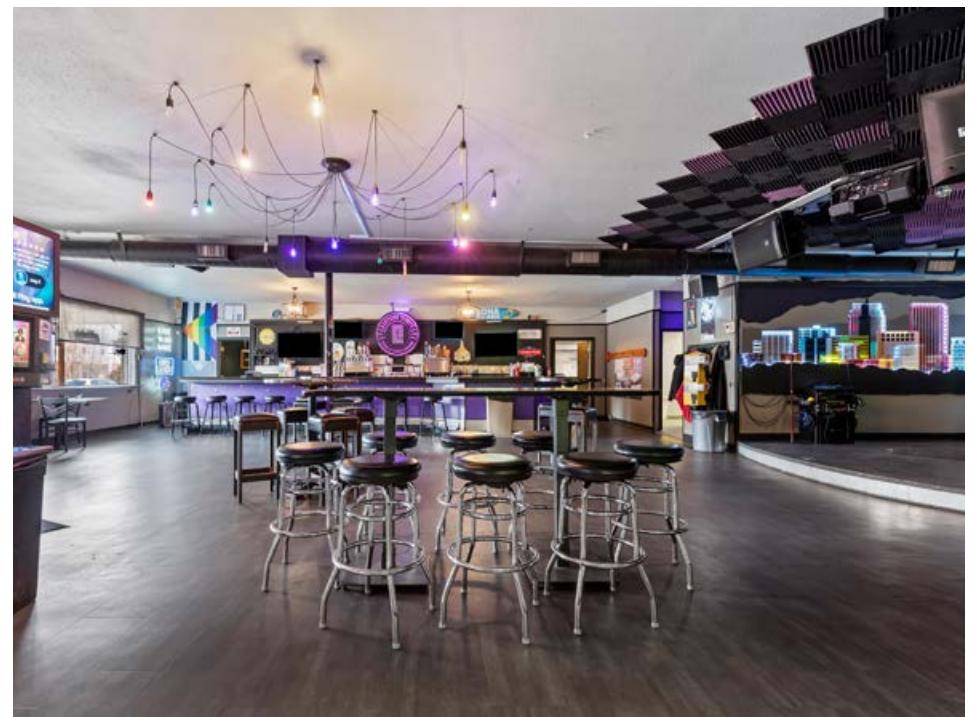


**±2 MILES**  
DOWNTOWN BOISE



**±2.5 MILES**  
BOISE AIRPORT





# the AREA

PROPERTY WEBSITE

[pcplistings.com/1228soakland](http://pcplistings.com/1228soakland)

A scenic view of the Boise skyline at sunset. The city lights are beginning to glow, with the Idaho State Capitol building and various commercial buildings like the Grove Hotel and US Bank visible. In the background, the dark silhouette of the Boise foothills and the Snake River are visible under a sky transitioning from orange to blue.

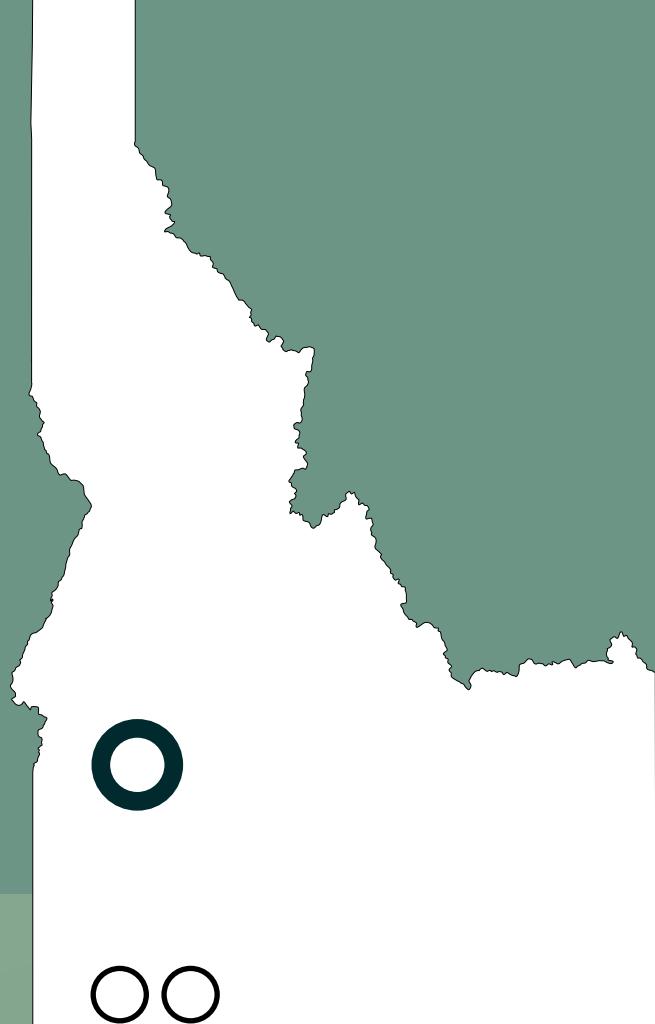
# BOISE, IDAHO

Welcome to the Unexpected West

Boise is special for its unique blend of outdoor access, vibrant culture, and urban amenities, offering a high quality of life with the Boise River Greenbelt, nearby mountains for skiing, and a thriving downtown, alongside a strong Basque heritage, growing arts scene, and affordability compared to other western cities. It's known as the "City of Trees," with easy access to nature, but also features a bustling downtown with festivals, unique restaurants, and a unique feature: the only state capitol heated by geothermal energy.

Source: [visitboise.com/about-boise/](http://visitboise.com/about-boise/)

# BOISE



The Boise Metropolitan Statistical Area, also known as The Treasure Valley, is in southwestern Idaho, which stretches from Weiser to Mountain Home and is the third-largest metropolitan area in the Pacific Northwest. The region is situated along the Boise River and framed by the Owyhee Mountains and Boise Foothills. Treasure Valley is Idaho's largest metro area, home to Boise, Nampa, Meridian, and Caldwell. Spanning eight counties, it's where over 40% of Idaho's population lives.



405,259  
COLLEGE-EDUCATED  
POPULATION

\$33.1B  
ANNUAL HOUSEHOLD  
EXPENDITURE BUDGET

28,733  
NUMBER OF  
EMPLOYERS

453,597  
NUMBER OF  
EMPLOYEES

---

863,927  
POPULATION

37.8  
YEARS / MEDIAN AGE

\$119,702  
AVERAGE HOUSEHOLD  
INCOME

\$598,441  
AVERAGE PROPERTY  
VALUE

2.4%  
UNEMPLOYMENT RATE  
2025

The Treasure Valley boasts Idaho's most dynamic economy and the state's largest economic output; driven by government, healthcare, education, retail, transportation, and a thriving tech sector. Major employers include Boise State University, state agencies, Saint Alphonsus and St. Luke's health systems, and tech leaders like Micron and HP. A growing startup scene underscores the region's innovation and economic strength.

Access to the Boise Metropolitan Area is simple and convenient. Boise Airport (an international airport) offers nonstop flights to major U.S. hubs, complemented by regional airports in Nampa and Caldwell. By land, the area is well-connected with Interstates 84 and 184, U.S. Highways 16, 20, 26, 30, and 95, plus several state routes. Local transit, rideshare options, and bike-friendly paths make exploring Treasure Valley easy.

The Boise Metropolitan Area ranks among the nation's best for quality of life, offering stunning natural beauty, clean public spaces, and low crime rates. Residents enjoy unlimited outdoor recreation—from hiking, skiing, and mountain biking to whitewater rafting—alongside a thriving arts and culture scene featuring Treefort Music Fest, Idaho Shakespeare Festival, the Western Idaho Fair, Snake River Stampede, and Basque Festival. As the region grows, it continues to balance economic progress with its outdoor lifestyle and cultural richness, making Boise one of the most desirable places to live and visit in the Intermountain West.

#### TOP EMPLOYERS



#### SURROUNDING UNIVERSITIES



#### MAJOR TRANSPORTATION INFRASTRUCTURES



# Hassle Free Hub of the West

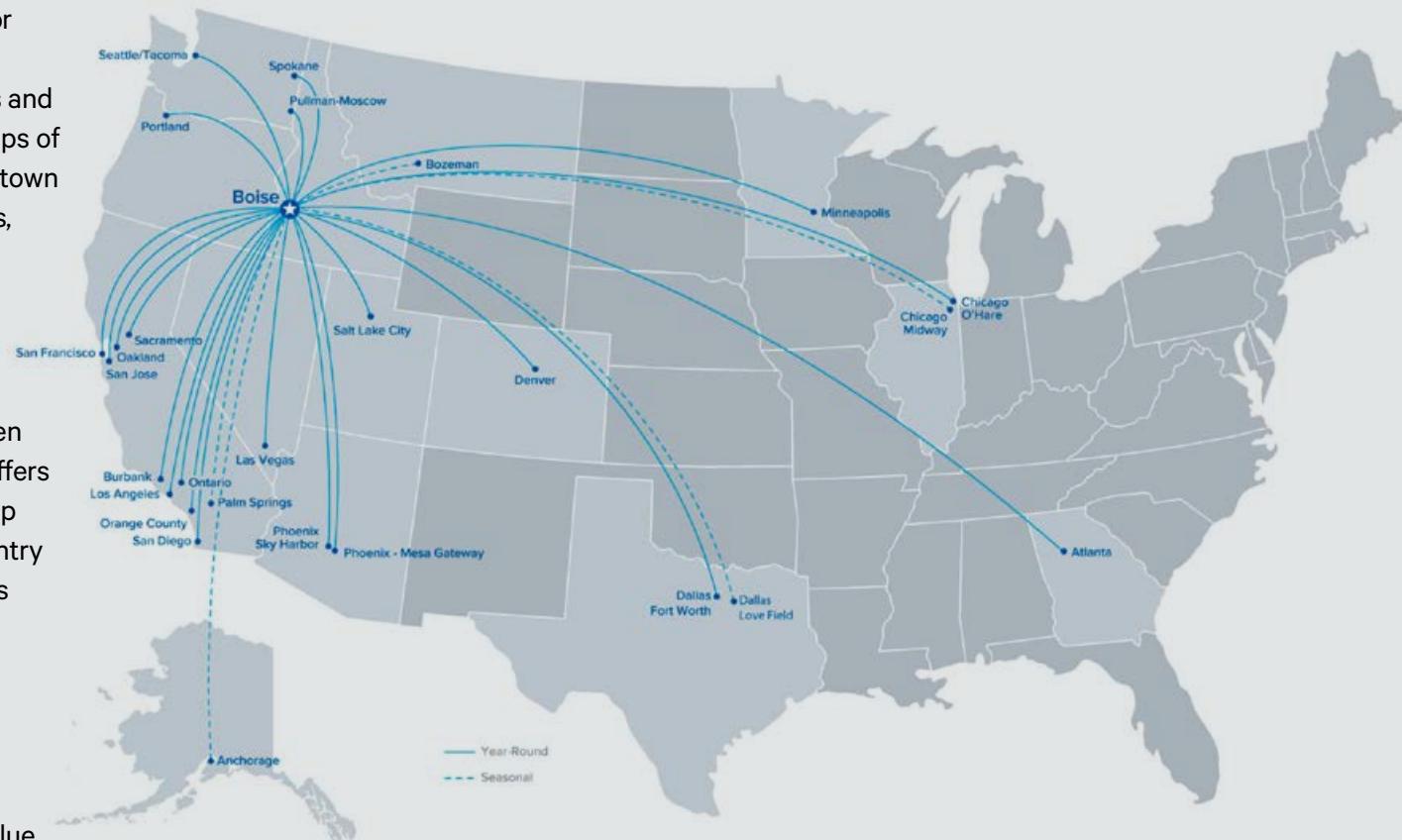
Boise is a convenient destination from almost anywhere, served by every major airline. The airport is ten minutes from downtown, where you'll find nine hotels and nearly a hundred restaurants within steps of the city center. Exploring beyond downtown is easy with cabs, Uber or Lyft, scooters, bike rentals, or public transit.



The Boise Airport just is four miles or ten minutes from the heart of downtown, offers nonstop service and numerous one-stop options for easy access across the country and internationally. Getting to Boise has never been easier.

## NONSTOP ROUTES

Boise offers nonstop service to 27 destinations, which are highlighted in blue on the map below.



American Airlines

Alaska  
AIRLINES

DELTA

FRONTIER  
AIRLINES

allegiant

UNITED

Southwest

s suncountry  
airlines

Source: [iflyboise.com](http://iflyboise.com)

# Experience Boise — A City You Want To Visit



Plan the Ultimate Basque Festival Experience



Garden City: Boise's most up-and-coming areas



Hike and Bike the Ridge to Rivers



National Geographic's Top 25 Travel Destinations



Lonely Planet Best in Travel



Boise Centre

Source: [visitboise.com](http://visitboise.com)

# Why Boise

Poised for Growth: Idaho's population grew 8.8% between 2020-2024 — making it one of the fastest growing states in the U.S.

— U.S. CENSUS BUREAU

**#2**

in the U.S. for Economic Outlook

U.S. NEWS & WORLD REPORT

**#1**

in the Nation for  
Economic Momentum

STATE POLICY REPORTS

**#1**

in the country for Quality  
of Life in Idaho

U.S. NEWS & WORLD REPORT

**#1**

with AAA Credit Rating from  
Fitch — 2nd Year in a Row

FITCH RATINGS

**top 10**

in the Tax Foundation's  
Business Tax Climate Index

TAX FOUNDATION'S BUSINESS  
TAX CLIMATE INDEX

**7**

Universities &  
Liberal Arts colleges

BOISE MSA

**61%**

Growth of the Number of  
High-Tech Companies in Idaho  
Over the Past Decade

EAST IDAHO NEWS

**5.9%**

Real GDP Growth  
in Idaho during 2Q

HIGHEST AMONG ALL U.S. STATES

## MAJOR EMPLOYERS NEARBY





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CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



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**CBRE**

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

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Jackson Marlow   Halie Bergeron  
Paul Stache

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Gary Stache   Chris Martin  
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