

# OFFICE BUILDING FOR SALE

6128 W. Fairview Ave., Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

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## PROPERTY DETAILS

**SALE PRICE** \$1,650,000

**PRICE/SF** \$198

**BLDG. SIZE** 8,334 SF

**SITE AREA** 0.42 AC

**YEAR BUILT** 1973

**MARKET** BOISE

**ZONING** MX-3





## EXECUTIVE SUMMARY

Lee & Associates is pleased to present this office building available for sale in Boise, Idaho. Delivered vacant, this property presents an excellent opportunity for an owner-user or an investor looking for a flexible and well-located asset. The building is currently demised into four separate spaces, offering the ability to occupy the entire property, utilize a portion, or re-tenant as a multi-tenant office investment. Constructed of durable concrete block, the structure provides long-term stability and low maintenance. The property also includes ample on-site parking and an additional fenced and secured rear yard area for storage, fleet parking, or outdoor workspace.



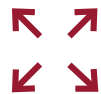
**SET UP AS  
MULTI-TENANT**



**FENCED YARD BEHIND  
THE BUILDING**



**EASY INTERSTATE  
ACCESS**



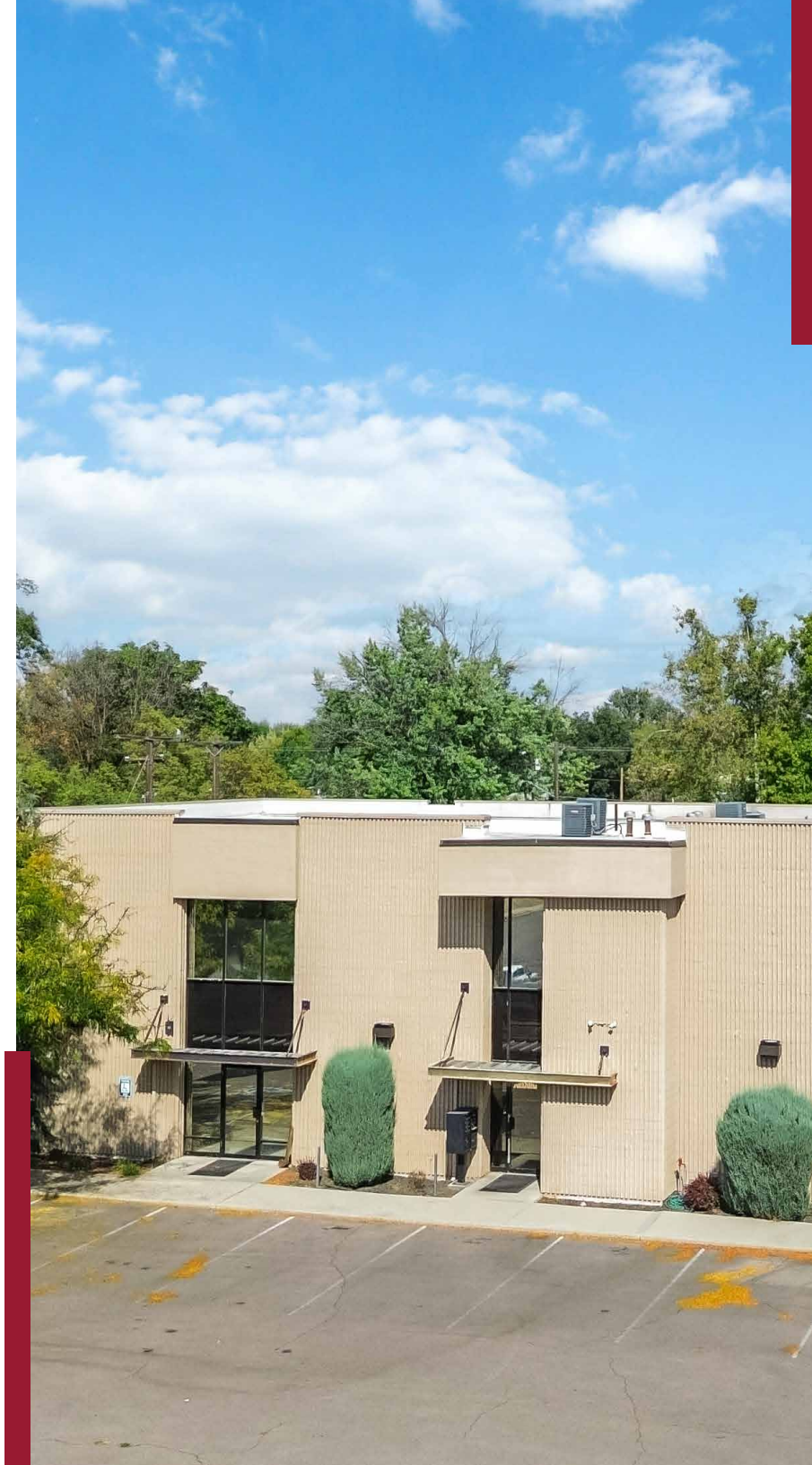
**ON-SITE  
PARKING**



**EXCELLENT  
VISIBILITY**

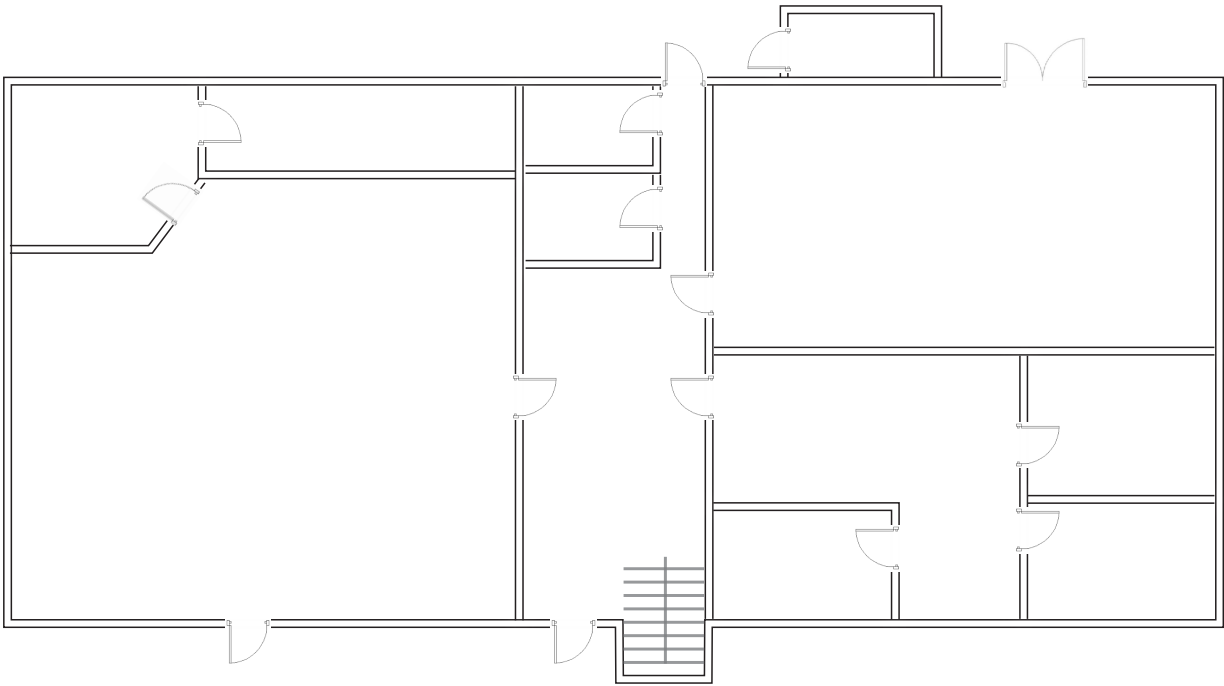


**PROMINENT  
MONUMENT SIGNAGE**

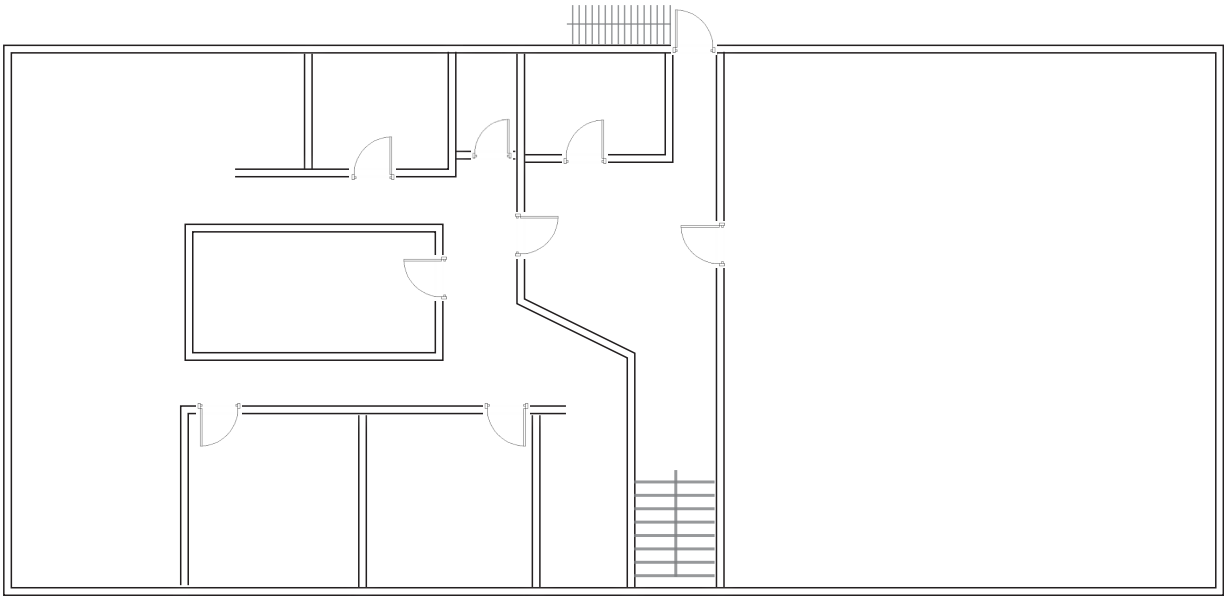


FLOOR PLAN

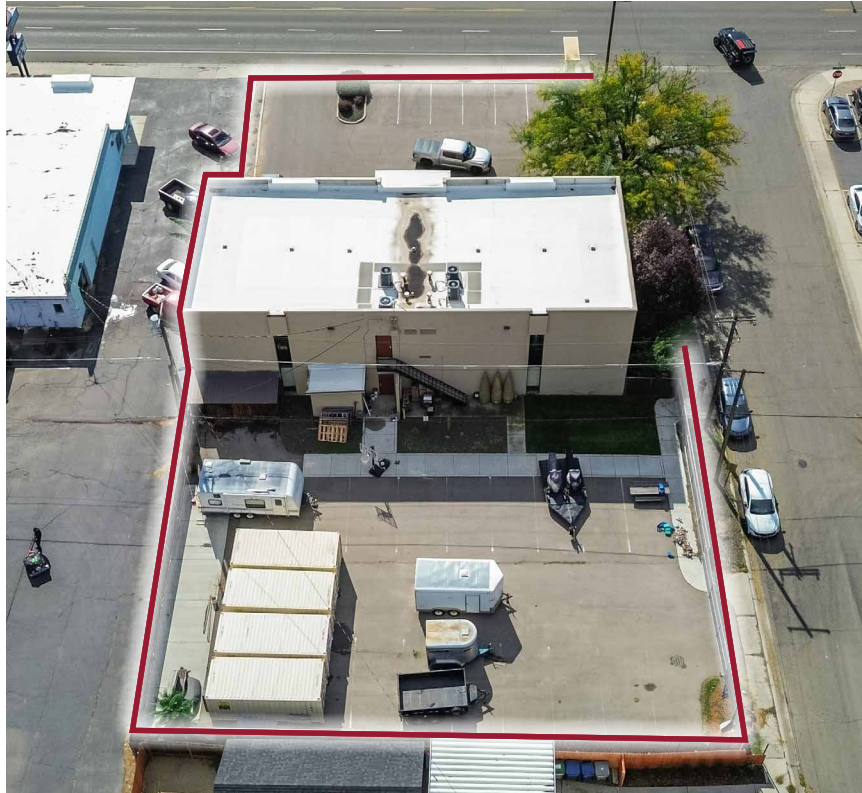
1ST FLOOR



2ND FLOOR











**DOWNTOWN BOISE**  
3 MIN. | 1.2 MILES

**GROCERYOUTLET**  
*bargain Market*

**goodwill**

**India Foods**

**FISH**  
AQUARIUMS  
& STUFF

**Boise Bistro Market**

**INTERSTATE 84**  
**184 ENTRANCE**  
2 MIN. | 0.3 MILES

**BODY & FRAME**  
**PRO**  
LEAVE IT TO THE PRO

**LA**

**W. FAIRVIEW AVE.**

**CHUCK E. CHEESE**



**BOISE AIRPORT - 7.0 MILES**





**184 ENTRANCE**  
**1 MIN. | 0.3 MILES**



**184 ENTRANCE**  
**2 MIN. | 0.3 MILES**



**W. FAIRVIEW AVE.**



## POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	49,893	190,332	299,867

## INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$81,080	\$93,566	\$105,282

## HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	21,446	80,280	123,054

## LABOR FORCE

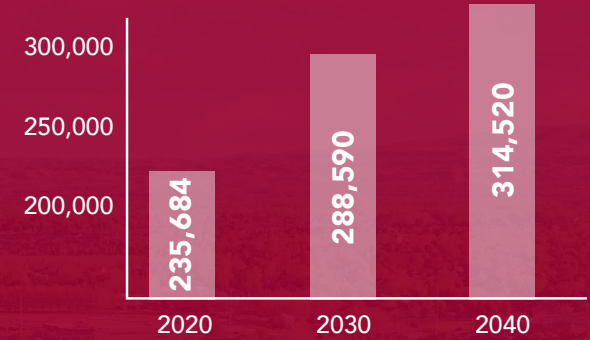
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	27,003	103,223	159,487

## KEY EMPLOYERS

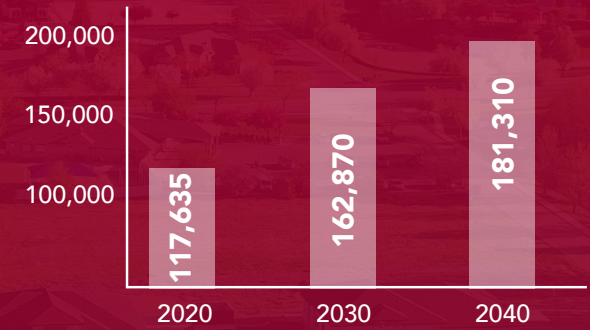
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

## GROWTH PROJECTION

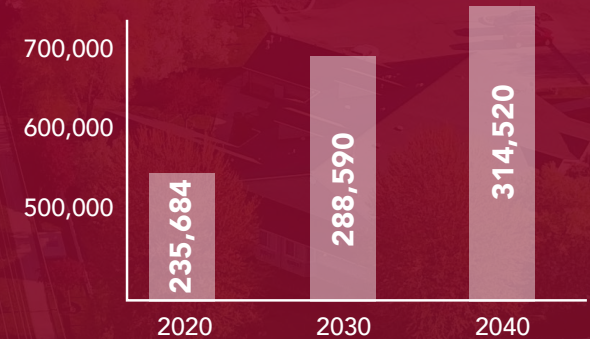
### BOISE



### MERIDIAN



### ADA COUNTY





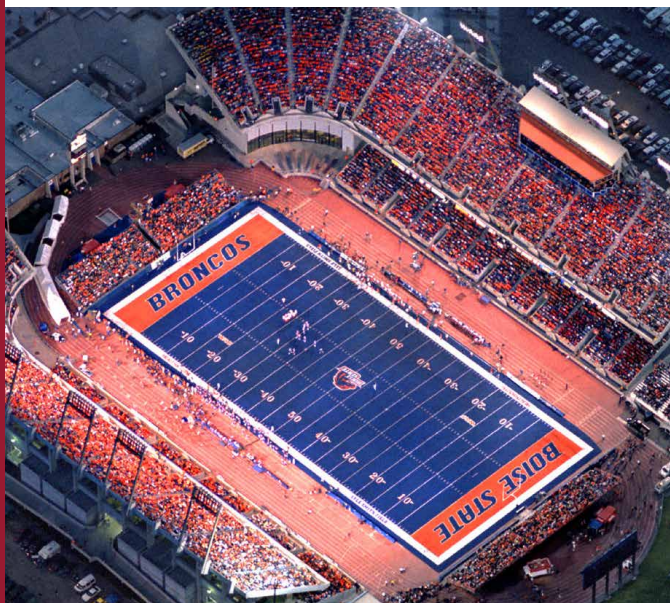
# AREA OVERVIEW

## BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.







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**FOR MORE INFORMATION, PLEASE CONTACT**

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