

# MULTI-TENANT OFFICE/RETAIL PROPERTY FOR SALE

5963 W. Avimor Dr., Boise, ID 83714



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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



# EXECUTIVE SUMMARY

Lee & Associates is pleased to present this multi-tenant office/retail property for sale in the Eagle Foothills Community, Avimor. This offering presents investors an excellent opportunity to acquire a brand new building built at the entrance to the master planned community. Long term leases, on-site parking, and excellent visibility are a few of the features this asset has to offer. Avimor has recently been annexed into the city of Eagle and is experiencing tremendous growth. At full build out the master planned development is slated to have around 8,000 homes. This continued growth will present increased demand for commercial space from owners and occupants alike.

## PROPERTY HIGHLIGHTS

- » Brand new building
- » Long term leases in place
- » Great mix of local service based tenants
- » Excellent visibility





# PROPERTY DETAILS

<b>SALE PRICE</b>	\$5,600,000
<b>CAP RATE</b>	6.42%
<b>NOI</b>	\$359,800
<b>BUILDING SIZE</b>	14,394 SF
<b>YEAR BUILT</b>	2023
<b>TOTAL LOT SIZE (AC)</b>	0.416
<b>COUNTY</b>	Ada
<b>MARKET</b>	Avimor
<b>ZONING</b>	APD
<b>PARCEL</b>	R0623562080

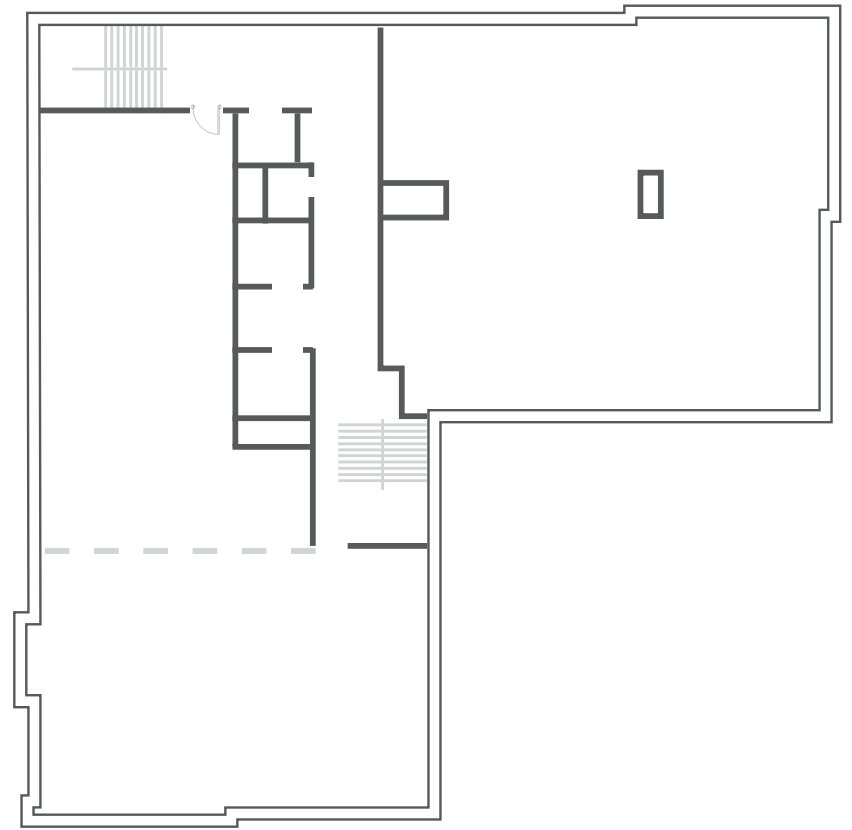




# FLOOR PLAN



**FIRST FLOOR**



**SECOND FLOOR**

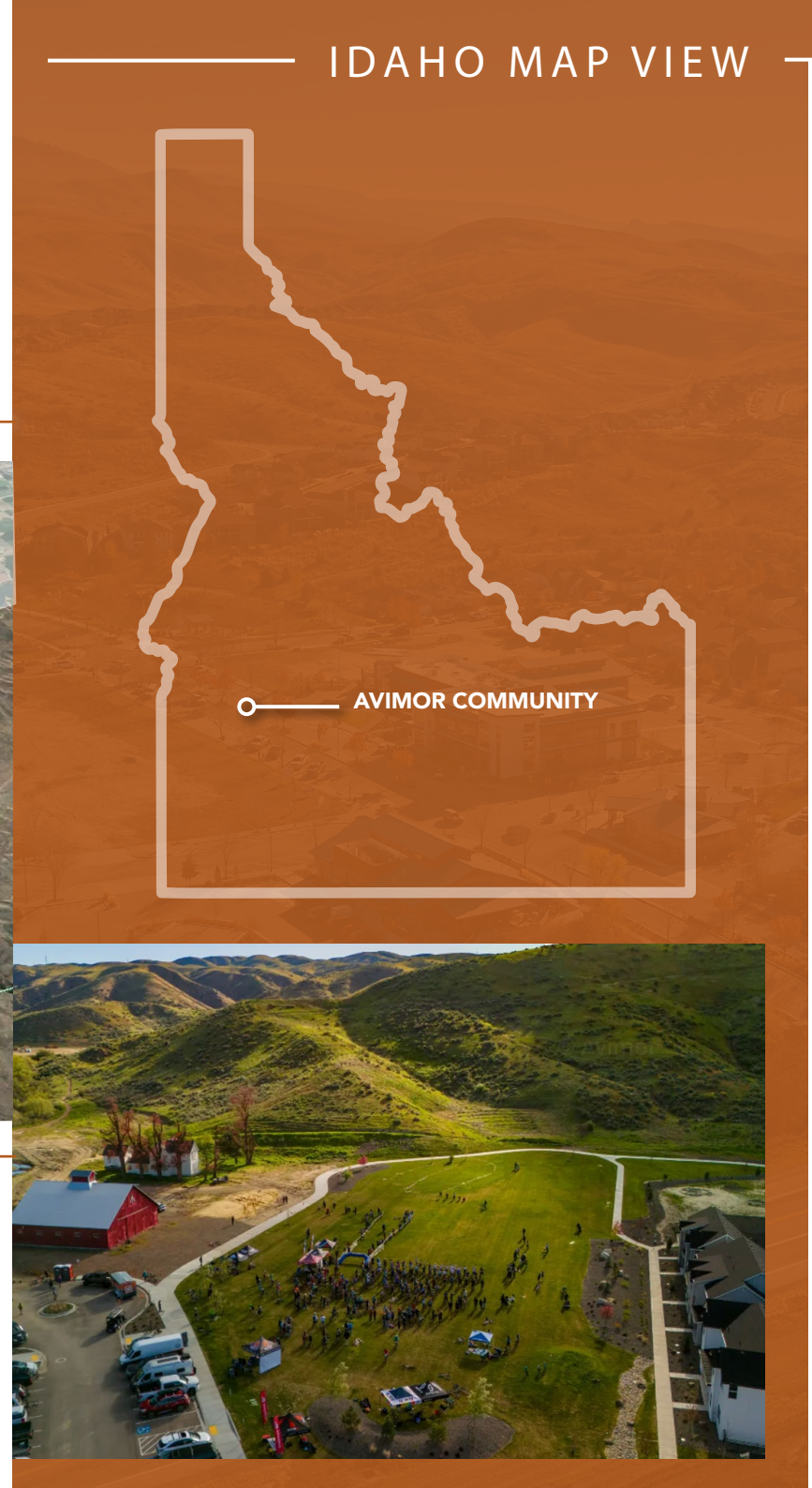






# WELCOME TO THE EAGLE FOOTHILLS THIS IS AVIMOR:

Avimor is a growing master-planned community located just north of Boise, Idaho, nestled against the foothills that lead into the scenic Boise National Forest. Known for its emphasis on outdoor living and access to nature, Avimor offers over 100 miles of trails for hiking, biking, and horseback riding, providing residents with an active lifestyle amidst beautiful landscapes.



## AVIMOR COMMUNITY

In addition to residential areas, Avimor offers a range of community amenities designed to enhance the daily lives of its residents. The community center, swimming pools, and sports courts create spaces for recreation and connection, while playgrounds and picnic areas offer family-friendly options. Living in Avimor means enjoying a peaceful, nature-centered lifestyle with modern conveniences. Avimor combines rural tranquility with urban accessibility, creating a welcoming, close-knit community. ([avimor.com](http://avimor.com))



# AREA ANALYTICS

## POPULATION

	2-MILE	4-MILE	6-MILE
2023 Population	1,672	3,649	11,321

## INCOME

	2-MILE	4-MILE	6-MILE
2023 Average Household Income	\$118,825	\$148,737	\$159,128

## HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2023 Total Households	646	1,332	4,036

## LABOR FORCE

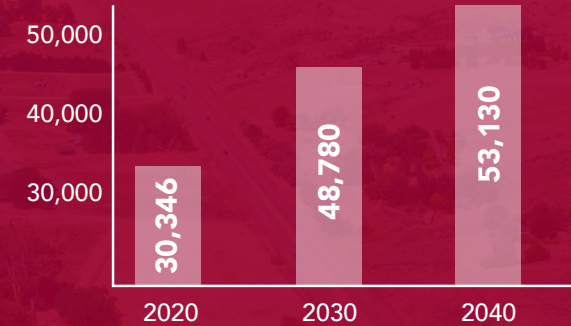
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	781	1,651	5,305

## KEY EMPLOYERS

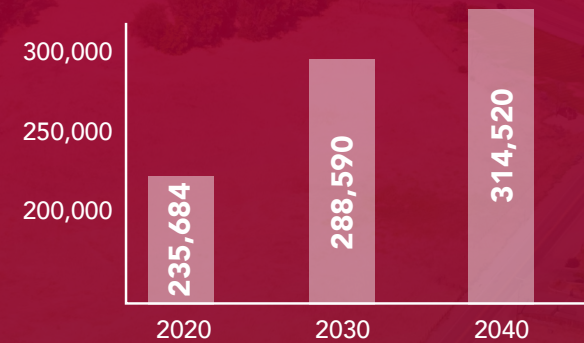
	# OF EMPLOYEES
St. Luke's Health System	17,000+
Walmart	9,000+
Micron Technology	6,000+
Albertsons	5,000+
St. Alphonsus Health System	5,000+

## GROWTH PROJECTION

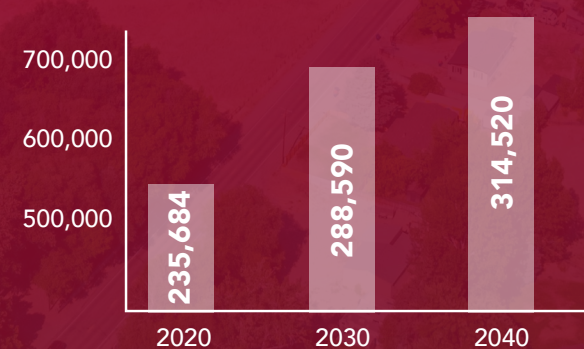
### EAGLE



### BOISE



### ADA COUNTY





# AREA OVERVIEW

## EAGLE, IDAHO

Eagle, Idaho, is a vibrant city located in the Treasure Valley, about ten miles northwest of Boise. Known for its scenic beauty and high quality of life, Eagle offers a blend of suburban comfort and rural charm. The city's landscape features rolling hills, lush greenery, and the Boise River, providing ample opportunities for outdoor activities like hiking, biking, and fishing. Popular spots include Eagle Island State Park and the Boise River Greenbelt.

In recent years, Eagle has seen significant growth, attracting residents with its excellent schools, safe neighborhoods, and strong community atmosphere. The downtown area maintains a charming, small-town feel with boutique shops, local eateries, and regular cultural events such as the Eagle Saturday Market and the annual Harvest Festival. This growth, combined with its proximity to Boise, allows residents to enjoy both the amenities of a larger city and the tranquility of suburban life. Overall, Eagle offers a high quality of life with its beautiful natural surroundings and vibrant community.





# CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 5963 W. Avimor Dr., Eagle, ID 83714 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.







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FOR MORE INFORMATION, PLEASE CONTACT

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