

RETAIL SPACE FOR SUBLEASE 6565 W. FAIRVIEW AVE.

Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: \$27.00 SF/yr (NNN)

PROPERTY INFORMATION

COUNTY: Ada

MARKET: Boise

BUILDING DATA

TOTAL BLDG. SF: 3,362 SF

YEAR BUILT: 2021

ZONING: MX-3

LISTING DATA

AVAILABLE SF: 3,362 SF

Contact agents for showing

PROPERTY OVERVIEW

Lee and Associates is pleased to present this available space for sublease. Unlock a turnkey restaurant opportunity in a high-traffic location on Boise's busy Fairview corridor. This fully built-out space features a functional commercial kitchen, walk-in refrigerator/freezer, and select kitchen equipment available for use. Ideal for a ghost kitchen, catering operation, or new food concept seeking quick start with minimal upfront cost. Flexible sublease terms available with a possible direct lease as well.

PROPERTY HIGHLIGHTS

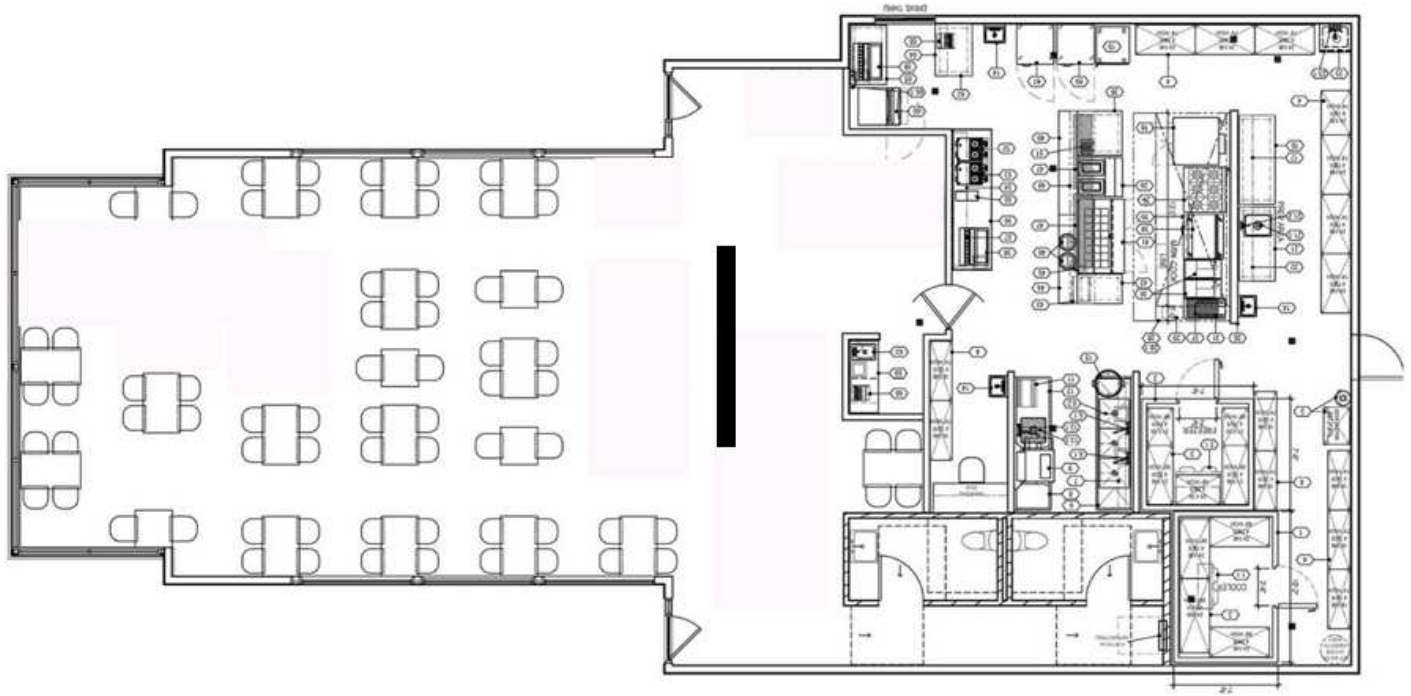
- Built-out full-service restaurant
- Available immediately
- Drive-thru available
- High-traffic area with strong visibility and easy access
- Fairview traffic count - 29,000 VPD

Gregory Holtz | Associate
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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AVAILABLE SPACES

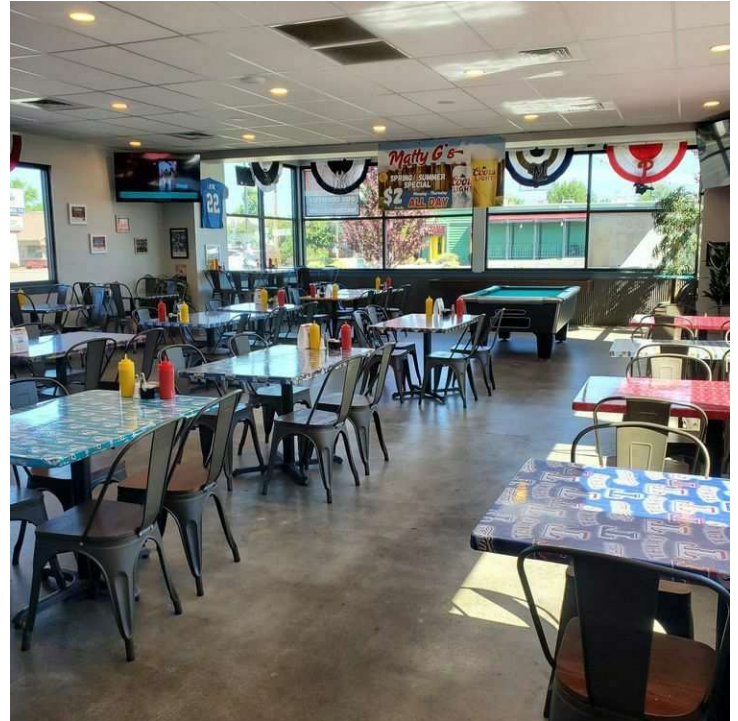
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
6565 W. Fairview Ave	3,362 SF	NNN	\$27.00 SF/yr

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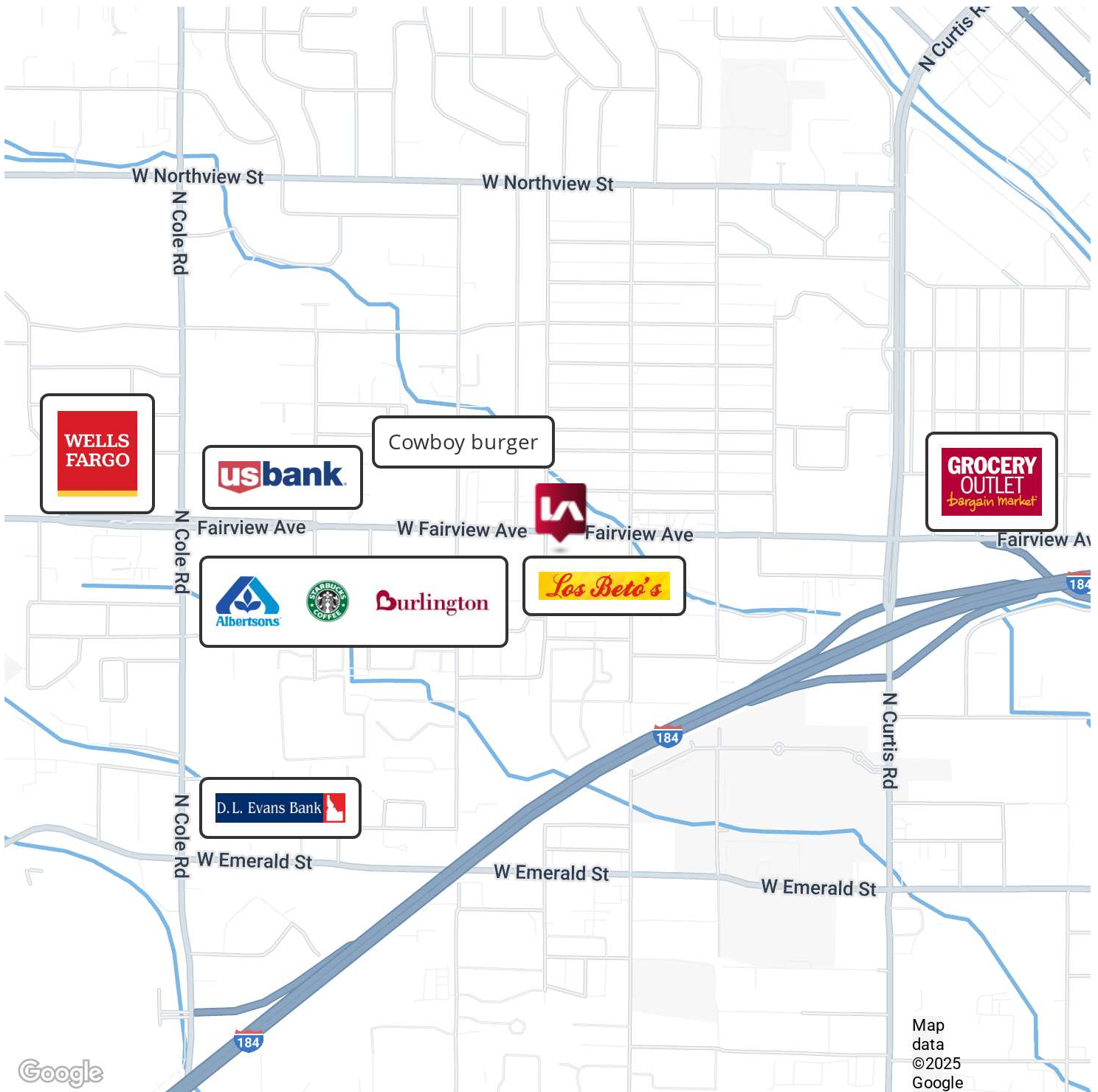
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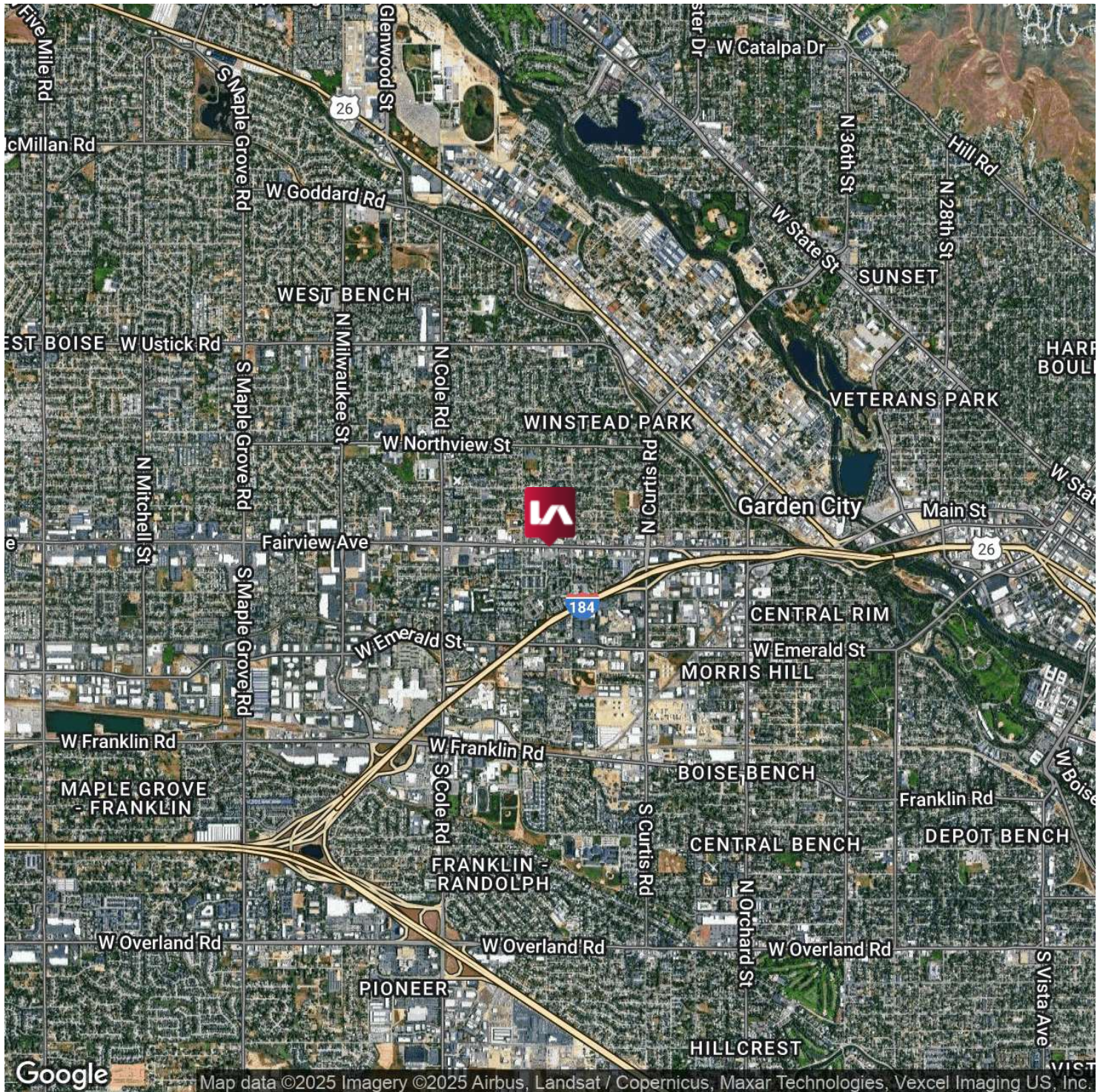
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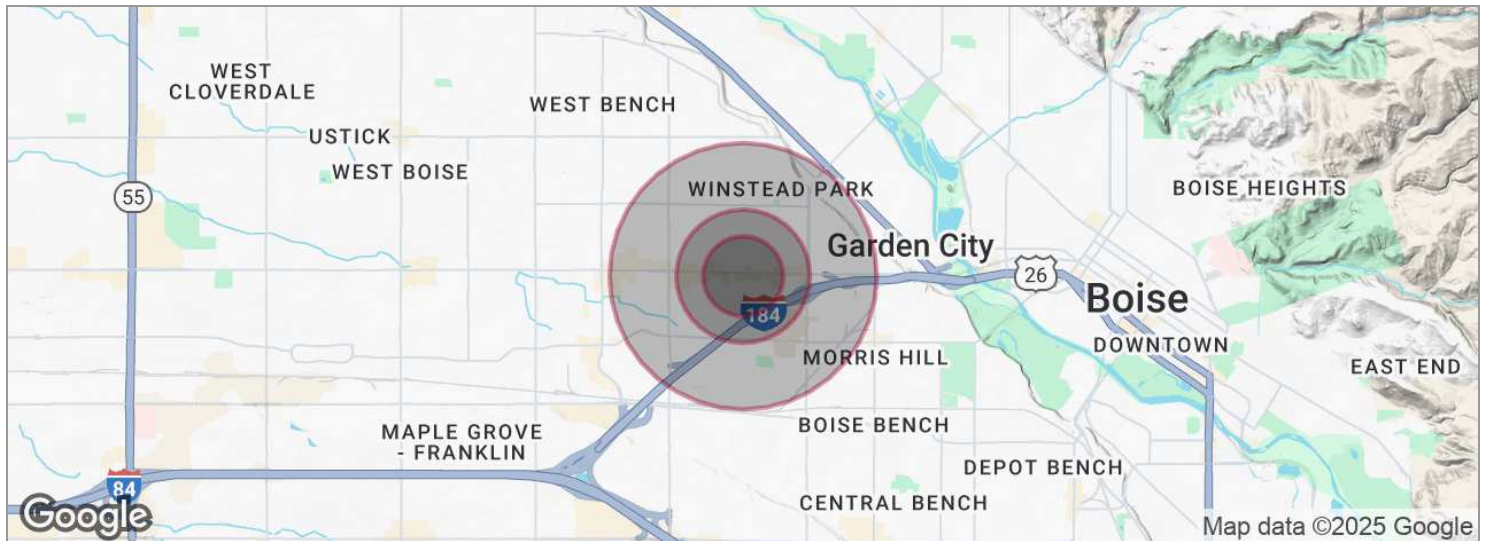


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	2,750	5,756	15,042
Median age	37	38	39
Median age (Male)	36	37	37
Median age (Female)	38	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	1,362	2,849	6,534
# of persons per HH	2	2	2.3
Average HH income	\$64,659	\$68,716	\$72,453
Average house value	\$484,730	\$474,570	\$437,654

*Demographic data derived from 2020 ACS - US Census

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