

RETAIL & OFFICE SPACES FOR LEASE

405 42ND ST.

Garden City, ID 83714



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: Contact Agent
LEASE TYPE: NNN (Est. \$4.50/SF)
AVAILABLE: Units 1-3

LISTING DATA:

UNIT 1-2 SF: 1,500-3,960
UNIT 3 SF: 1,776
TOTAL SF: 5,736

BUILDING DATA

TOTAL BLDG SF: 41,251 SF
YEAR BUILT: 2019
ZONING: C-2

PROPERTY OVERVIEW

Lee & Associates is pleased to present this commercial space for lease in a new Garden City mixed-use development. Located in the heart of the Garden City redevelopment area, this location is surrounded by new residential townhomes, and apartments, and offers a great location for retail or office spaces. With three units available, businesses can capitalize on the influx of new residents and the thriving community atmosphere. C-2 zoning would allow for bike shop, coffee shop, dental, medical, chiropractic, massage therapy, etc., Don't miss out on establishing your presence in one of the most progressive areas in Garden City.

PROPERTY HIGHLIGHTS

- Close proximity to the Greenbelt and other foot traffic
- Grease trap on-site
- Large patio area on end cap
- Great location for coffee, café' or boutique restaurant user
- Professional office or medical space

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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.
No liability of any kind is to be imposed on the broker herein.

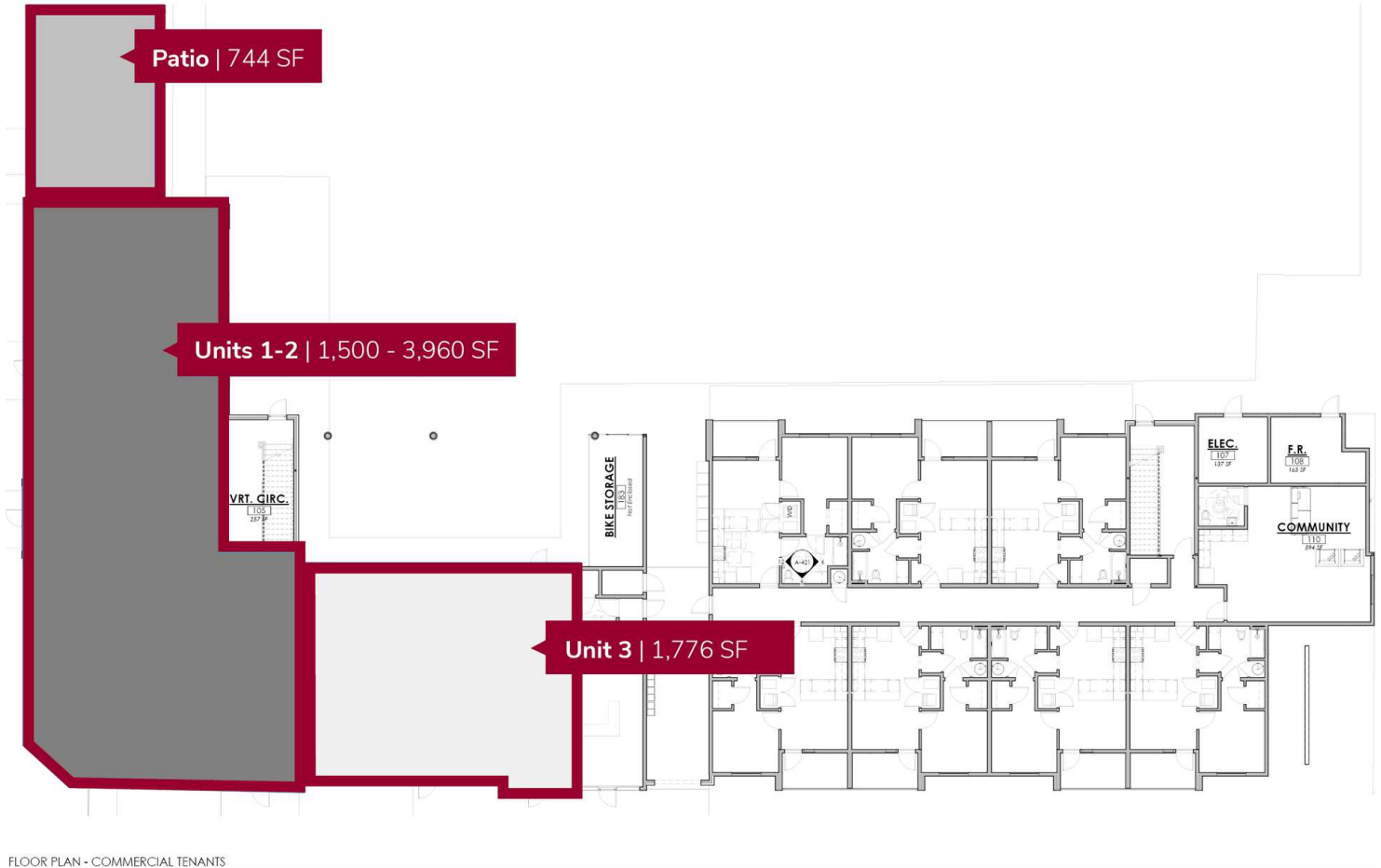
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FLOOR PLAN - COMMERCIAL TENANTS

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 1-2	3,960 SF	NNN	Contact Agent
Unit 3	1,776 SF	NNN	Contact Agent

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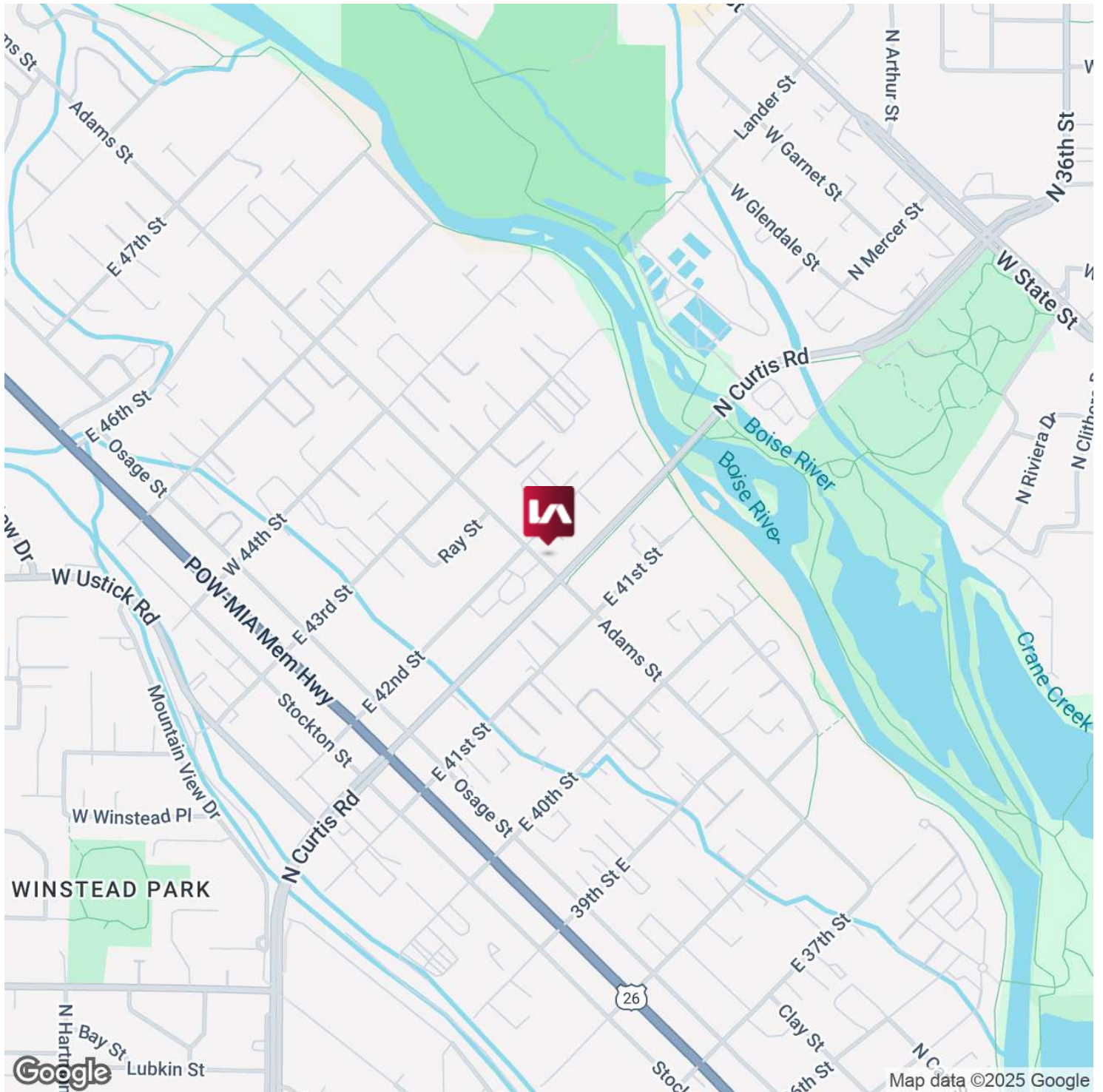
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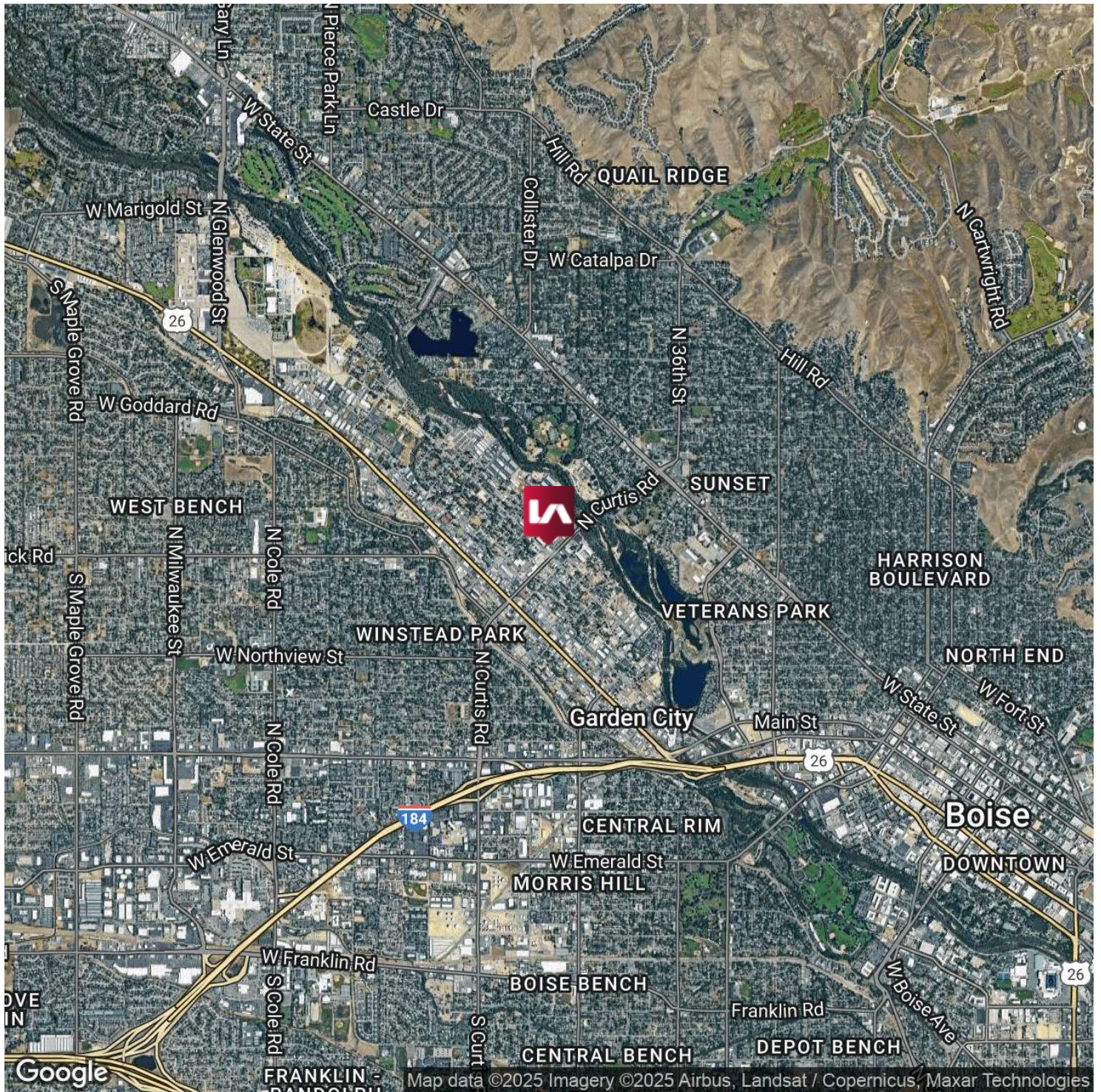
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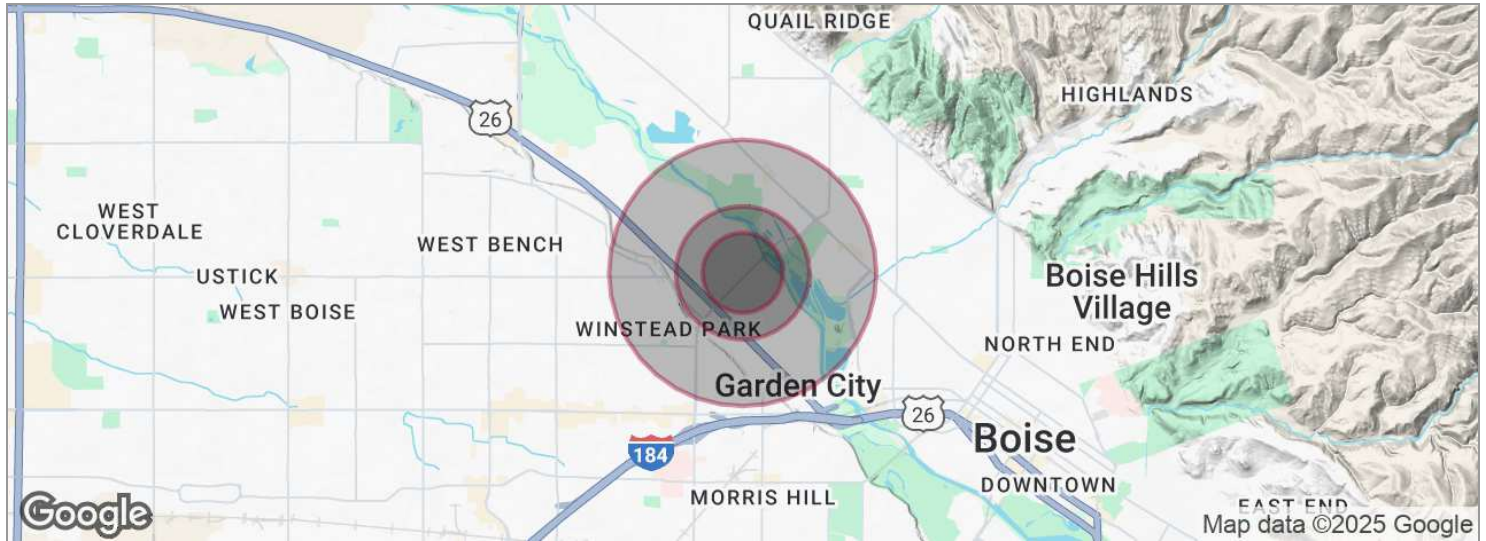
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total population	1,060	2,607	10,974
Median age	37	37	39
Median age (Male)	37	37	39
Median age (Female)	37	37	39
HOUSEHOLDS & INCOME			
Total households	426	1,067	4,796
# of persons per HH	2.5	2.4	2.3
Average HH income	\$93,857	\$91,900	\$86,924
Average house value	\$310,896	\$321,120	\$485,359

* Demographic data derived from 2020 ACS - US Census

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