

+1 208 720 2000 david.mcdonald@colliers.com

#### Property Overview

Property Type	Bare Land - Retail, office, multifamly
Land Size	0.821 Acres
Parcel No.	R7082670040
Zoning	MX-1

#### Demos

	1 Miles	3 Miles	5 Miles
Population			
2024 Estimated	12,991	72,218	130,284
2029 Projected	13,338	75,508	138,442
Change '24-'29	2.7%	4.6%	6.3%
Households			
2024 Estimated	6,348	32,089	57,169
2029 Projected	6,581	34,134	61,512
Change '00-'29	22.1%	32.8%	25.7%
Income			
2024 HH Average	\$127,683	\$117,615	\$119,261
2024 HH Median	\$94,284	\$84,683	\$82,632

# Price \$925,000

### Key Highlights

- Great location
- Hard-to-find Parkcenter location
- Adjacent to VillaSport Athletic Club
- VillaSport to be provided 20 parking stalls
- Minutes to downtown Boise
- Attractive MX-1 zoning





# Property Gallery











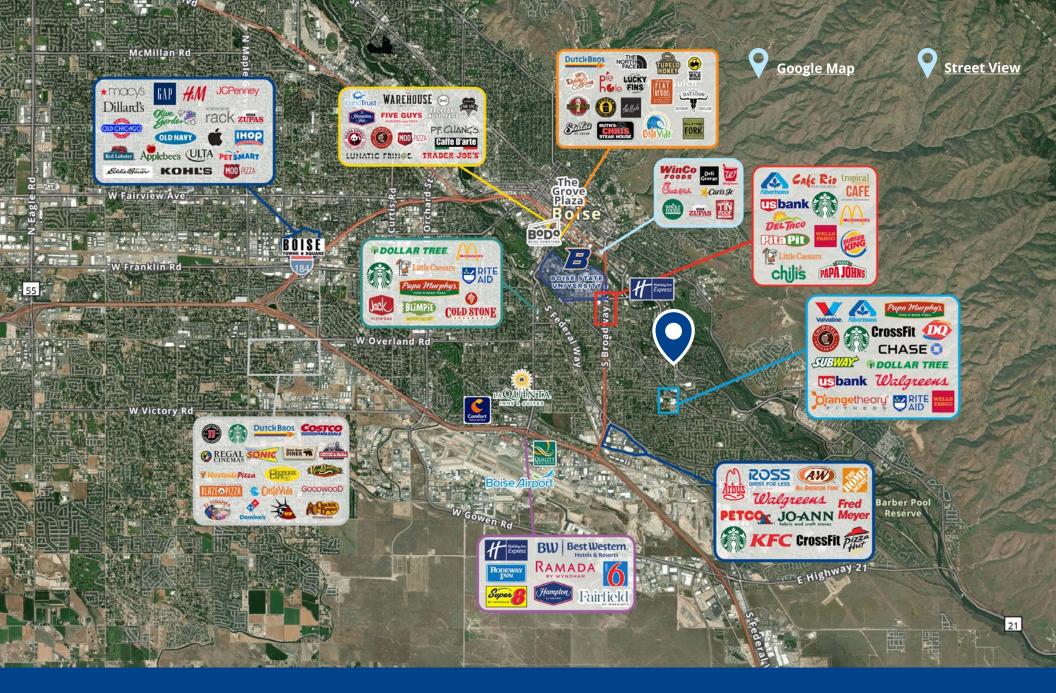




### Nearby Amenities

Parkcenter Park







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