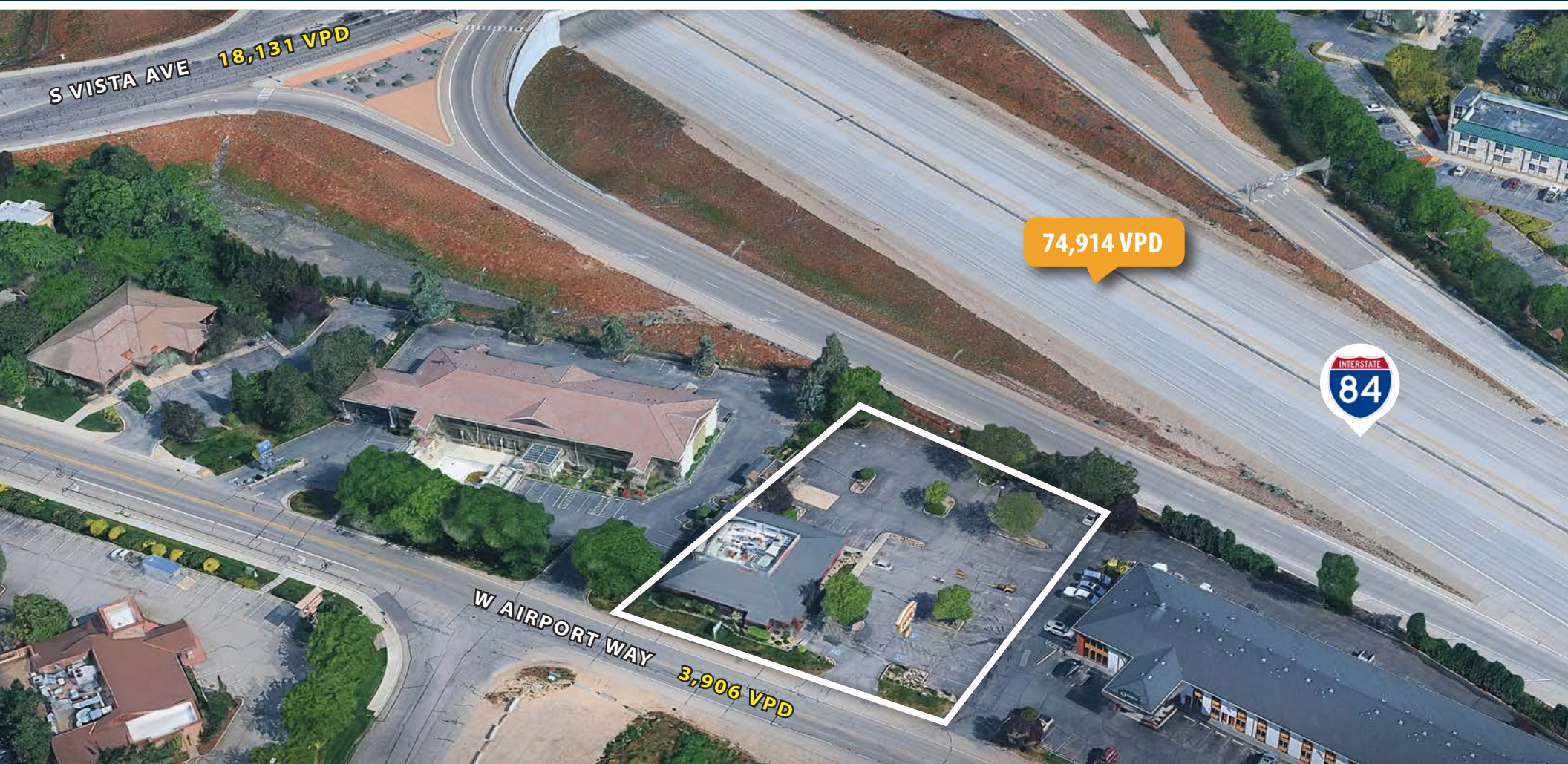


2580 AIRPORT WAY

REDEVELOPMENT/RETAIL OPPORTUNITY • FOR SALE OR LEASE • BOISE, ID 83705



PRICE REDUCED!

BRIANNA MILLER, CCIM, CLS • 208.761.9373 • briannam@tokcommercial.com
HOLLY CHETWOOD, CCIM • 208.947.0827 • holly@tokcommercial.com



Positioned steps from the Boise Airport, this location offers unmatched connectivity and convenience, making it a strategic asset for both developers and owner-users.

- **Prime Location:** Positioned directly on Airport Way, just steps from the Boise Airport with excellent visibility and traffic exposure.
- **Former Denny's Restaurant:** Already equipped for food service operations.
- **Kitchen Infrastructure in Place:** Includes three Type 1 hoods, walk-in cooler, and walk-in freezer, providing significant savings on build-out costs.
- **Freestanding Building:** Offers flexible use opportunities for restaurant operators or full-scale redevelopment.
- **Ample Parking:** Convenient on-site parking for customers, staff, or redevelopment use.
- **High-Exposure Corridor:** Strong traffic counts and proximity to both local residents and travelers.
- **Dual Market Appeal:** Attractive to both owner-users looking to capitalize on existing restaurant infrastructure and redevelopers seeking a high-visibility site near the airport.



PROPERTY DETAILS

Building Type:	Retail
Building Size:	4,278 SF
Lot Size:	0.87 Acres
Submarket:	Airport
Zoning:	MX-2

FOR SALE

BLDG SIZE	LOT SIZE	PRICE
4,278 SF	0.87 AC	\$1,495,000

FOR LEASE

SPACE	SIZE	RATE
Building	4,278 SF	\$25.00/SF, NNN

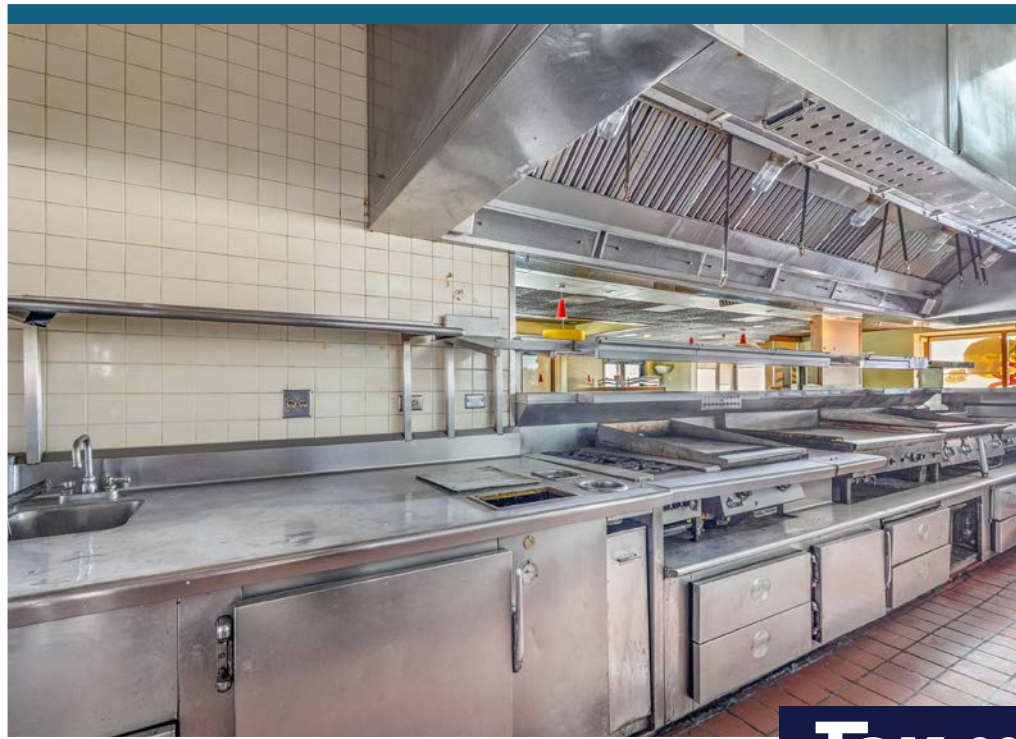
PARKING AVAILABLE	Ample Immediately	LEASE TERM LEASE TYPE	Negotiable NNN
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UPDATED: 2.24.2026

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ADJACENT TO THE BOISE AIRPORT | CAPTURING STEADY TRAFFIC FROM TRAVELERS, AIRPORT EMPLOYEES, AND NEARBY INDUSTRIAL USERS



Boise Airport

- 4,990,885 - Yearly passengers
- 81% Increase in passengers (2014-2024)
- 27 Nonstop destinations

74,914 VPD

84

18,131 VPD

W AIRPORT WAY 3,906 VPD

RODEWAY INN

BW Best Western

SITE

Quality INN & SUITES BY CHOICE HOTELS

TOK COMMERCIAL REAL ESTATE

POSITIONED AMONG BOISE'S LEADING RETAIL HUBS OFFERING SEAMLESS CONNECTIVITY



15 MIN DRIVE TIME RADIUS DEMOS

POPULATION:	184,991
HIST. ANNUAL GROWTH RATE:	1.2%
AVERAGE HOUSEHOLD INCOME:	\$114,165
TOTAL CONSUMER RETAIL EXPENDITURE:	\$4.21B (2025)

SITE

Boise Airport

TOK COMMERCIAL REAL ESTATE

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SURROUNDED BY HOTELS AND GROWING MULTIFAMILY DEVELOPMENTS, THIS PROPERTY BENEFITS FROM A BUILT-IN CUSTOMER BASE AND CONSISTENT DEMAND FROM BOTH VISITORS AND RESIDENTS.



HOTELS

1	IHG (Garner Hotel)	73 Rooms
2	Quality Inn	61 Rooms
3	Best Western Hotels	85 Rooms
4	Rodeway	69 Rooms
5	Comfort Inn	107 Rooms
6	Holiday Inn	119 Rooms
7	Holiday Inn Express	104 Rooms
8	Fairfield	61 Rooms
9	Super 8	106 Rooms
10	Hampton	63 Rooms
11	Ramada	116 Rooms
12	Extended Stay America	107 Rooms
13	Comfort Inn Suites	83 Rooms
14	La Quinta	60 Rooms
15	Ascend Hotel (Hotel 28)	124 Rooms

PLANNED MULTIFAMILY

1	1273 Orchard Street	64 Units
2	1508 Boise Avenue	26 Units
3	HIP Townhomes	10 Units
4	Mesa Pointe Apartments	12 Units
5	Kootenai and Federal Way Apartments	194 Units
6	2350 Kootenai St Multifamily	85 Units



LOCATED NEAR MICRON'S MAJOR CAMPUS EXPANSION, THIS PROPERTY IS STRATEGICALLY POSITIONED TO CAPTURE DEMAND FROM A RAPIDLY GROWING WORKFORCE AND THE BUSINESSES THAT SUPPORT IT.



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