

# RETAIL FOR LEASE FAIRVIEW SHOPPING CENTER

8011 W. Fairview Ave. , Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



## ECONOMIC DATA

**LEASE RATE:** \$13.95 SF/yr (NNN)

**AVAILABLE SPACE:** 4,405 S

## PROPERTY INFORMATION

**COUNTY:** Ada

**MARKET:** Central Boise

**SUBMARKET:** Nampa City/Boise

## BUILDING DATA

**TOTAL BUILDING SF:** 12,088

**PARKING RATIO:** 4.42/1,000

**ZONING:** C-2D

**SHOWING:** **CONTACT AGENT**

## PROPERTY OVERVIEW

This central Boise shopping center is located on Fairview Avenue with over 30,000 vehicles per day. A great mix of national, regional, and local tenants makes this intersection one of the prime retail locations in the valley. Quick access to multiple freeway exits ensures easy access for customers and employees.

## PROPERTY HIGHLIGHTS

- Highly Desirable End Cap Space with Excellent Visibility
- Recently Remodeled Exterior
- Strong mix of retail tenants
- Easy access to center on one of the busiest intersections in Boise
- Extra Signage on Fairview Ave.
- Proposed Hobby Lobby to anchor the center with projected opening in early 2021
- Below market asking rent
- Available with 30 day notice, do not disrupt tenant

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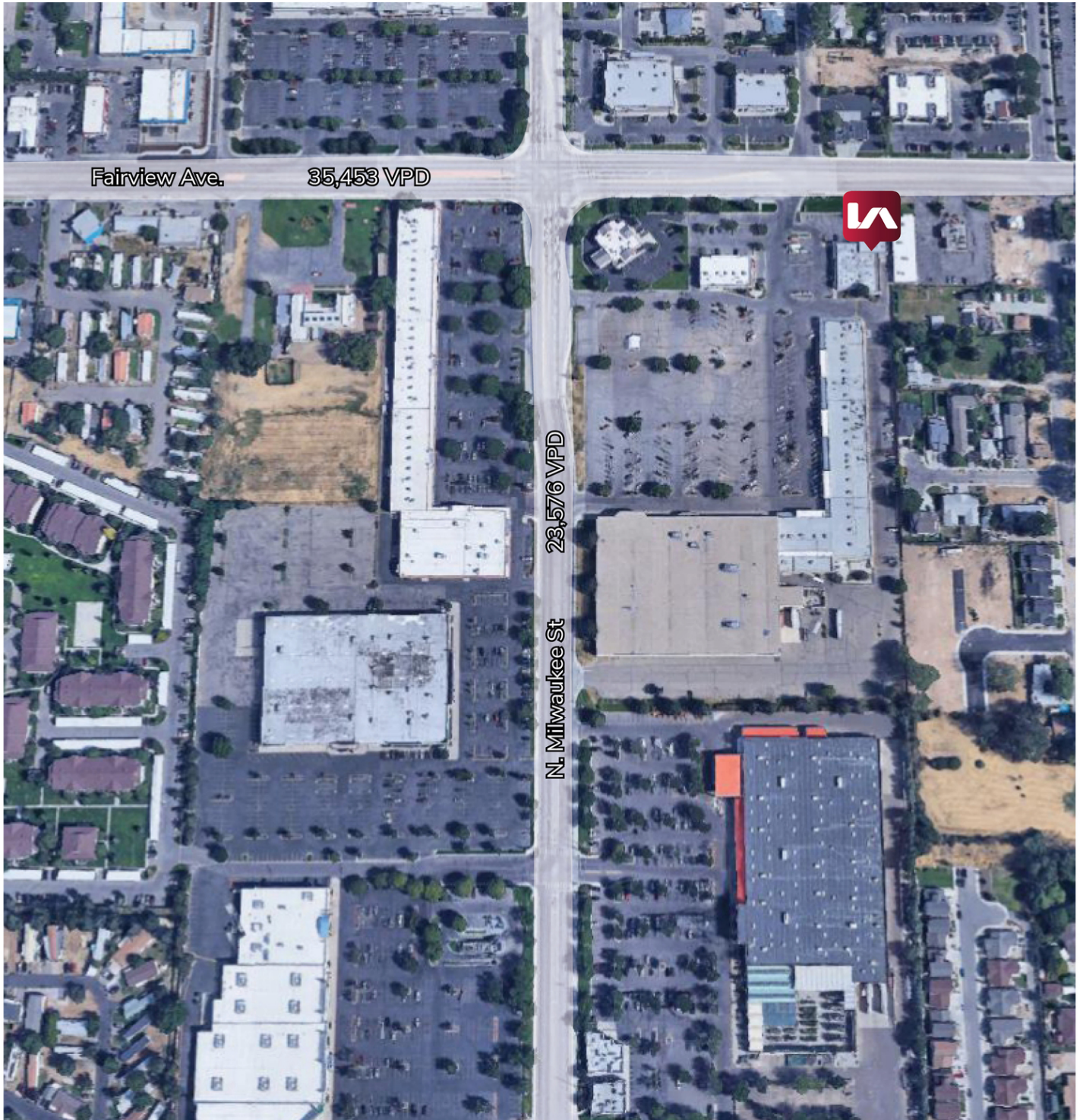


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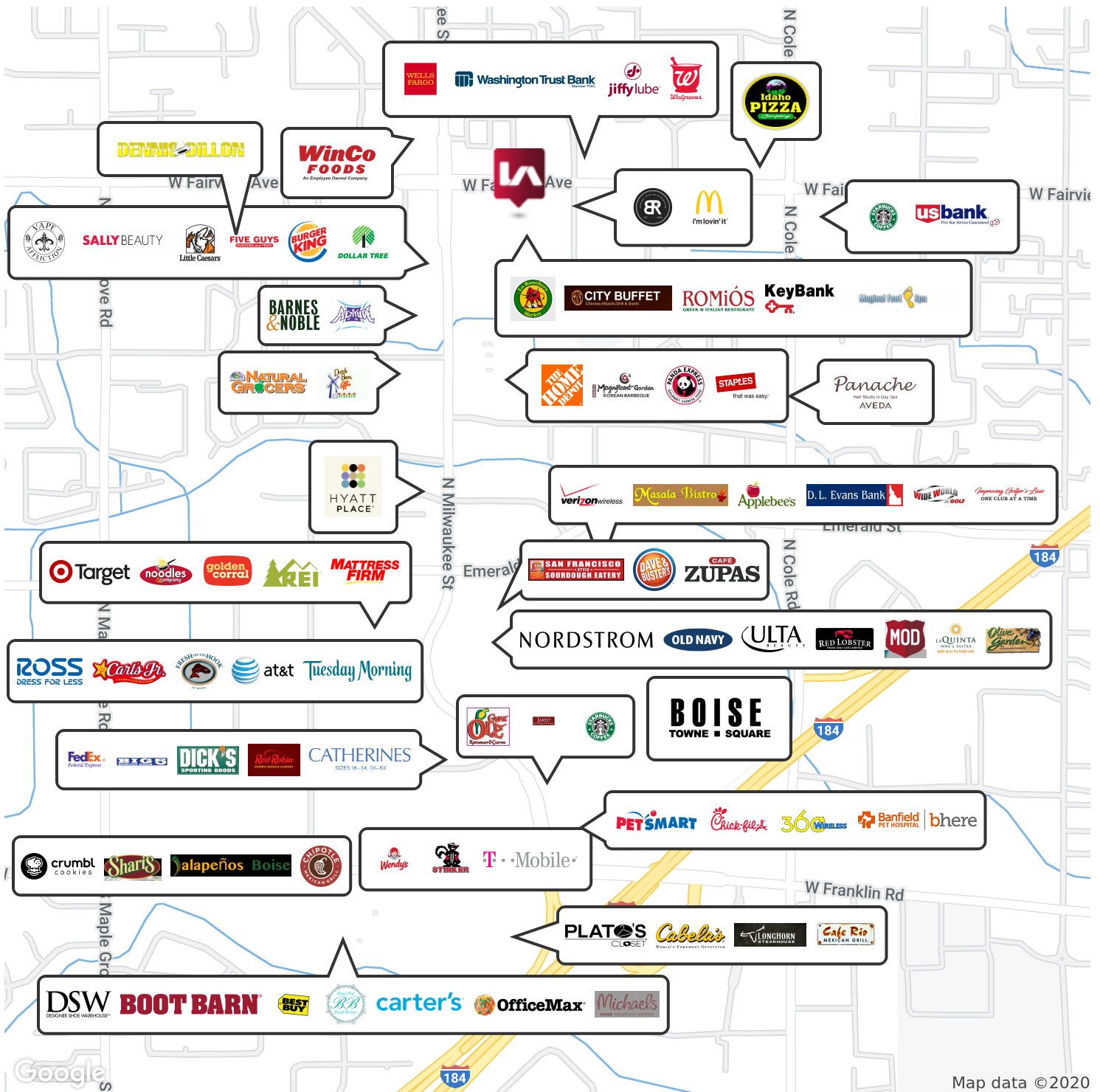
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Map data ©2020

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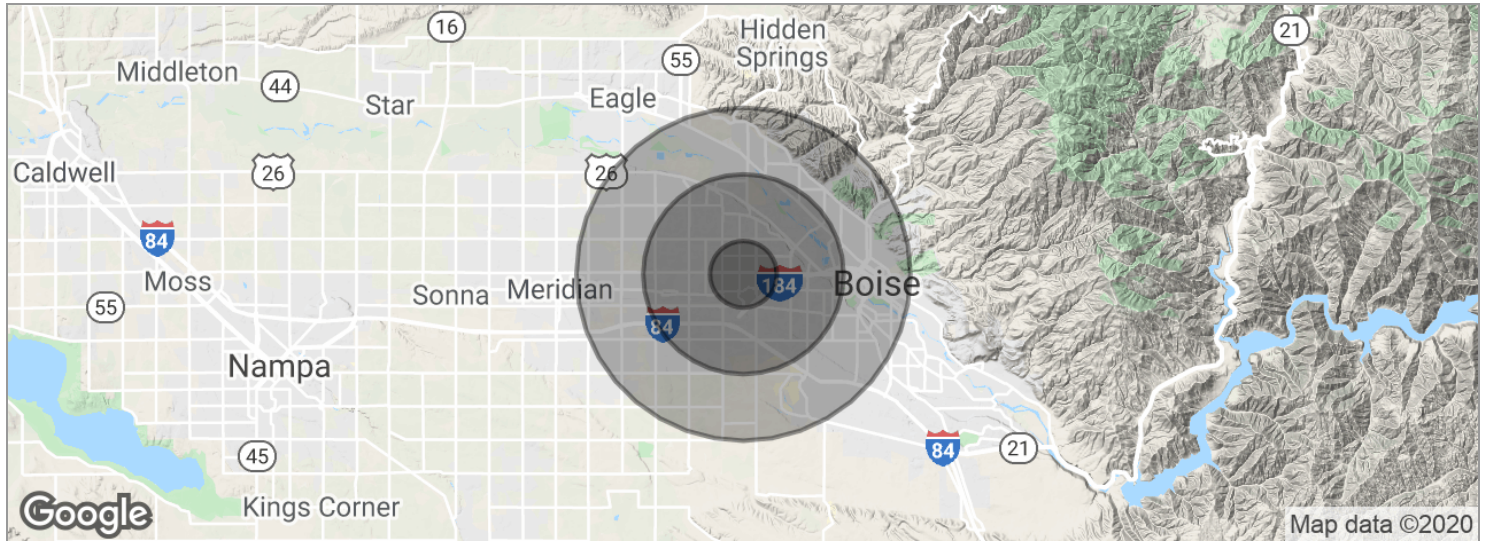


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,148	94,742	209,615
Median age	34.1	35.4	35.7
Median age (Male)	33.9	34.3	34.8
Median age (Female)	34.3	36.6	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,854	38,910	86,554
# of persons per HH	2.3	2.4	2.4
Average HH income	\$48,732	\$54,093	\$59,943
Average house value	\$175,112	\$181,574	\$209,903

\* Demographic data derived from 2010 US Census

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