



**DK COMMERCIAL**

## Office Space For Sale **PRICE REDUCTION**

**9465 West Emerald, Boise, ID 83704**



### OFFERING SUMMARY

Sale Price:	\$5,800,000
TI Allowance(s):	
Space Available:	0 SF
Zoning:	M-1D
Building Size:	39,112 SF
Year Built:	2005
Cap Rate:	6.69%
NOI:	\$388,151
Lot Size:	2.5 Acres
Market:	Boise
Submarket:	West
Price / SF:	\$148.29

### PROPERTY OVERVIEW

100% LEASED INVESTMENT PROPERTY

### PROPERTY HIGHLIGHTS

- Located in the Major West Boise Business Corridor on the Emerald Corridor
- Emerald Between Maple Grove and Five Mile
- West Boise location with excellent freeway access
- Highly Visible
- Easy for clients to find
- Established Commercial area

### FOR MORE INFORMATION CONTACT:

**Debbie Martin**



Office Phone: 208.955.1014  
Cell Phone: 208.850.5009

1880 S. Cobalt Point Way, Ste 300 Meridian, ID 83642 208.955.1014

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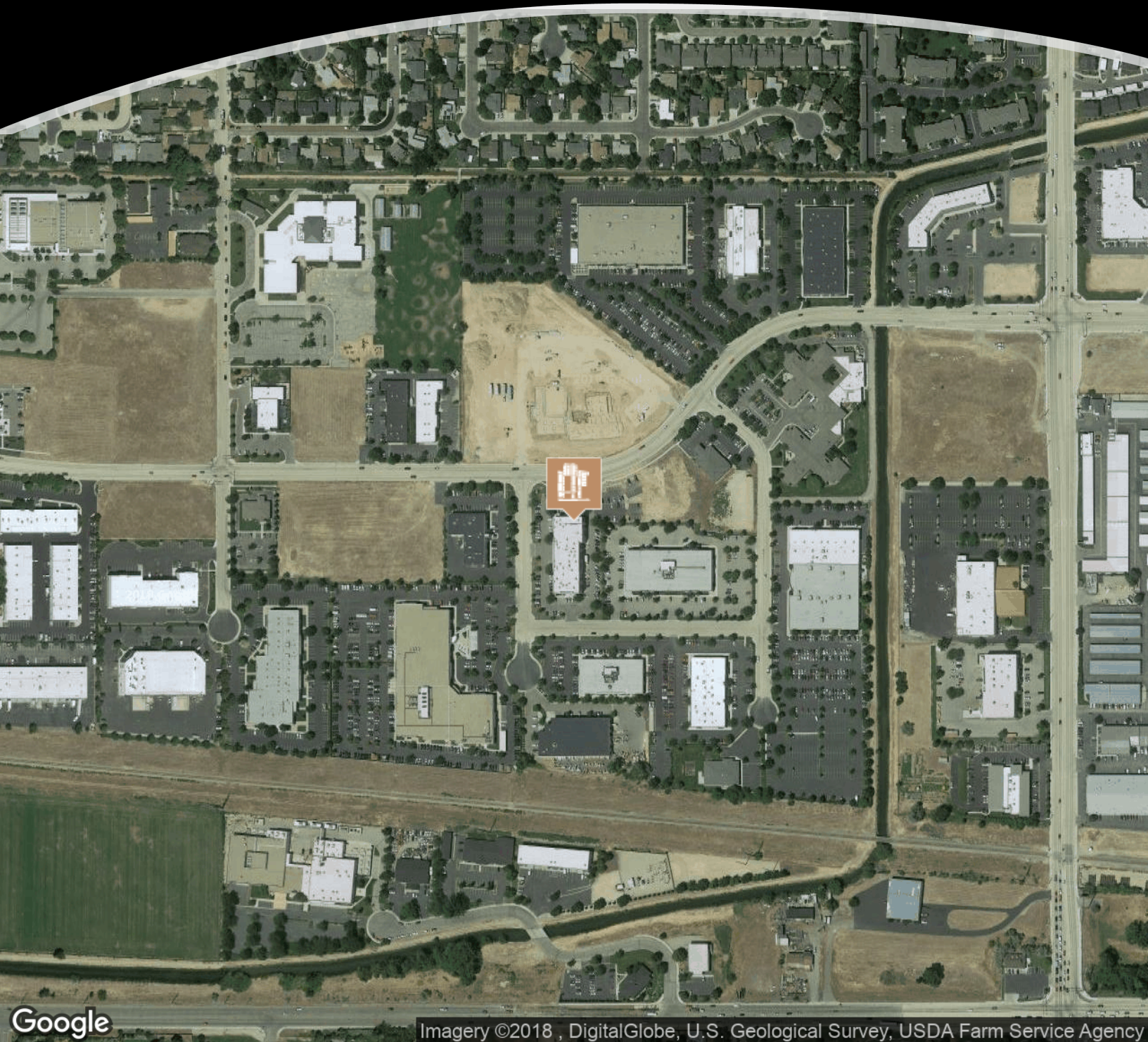




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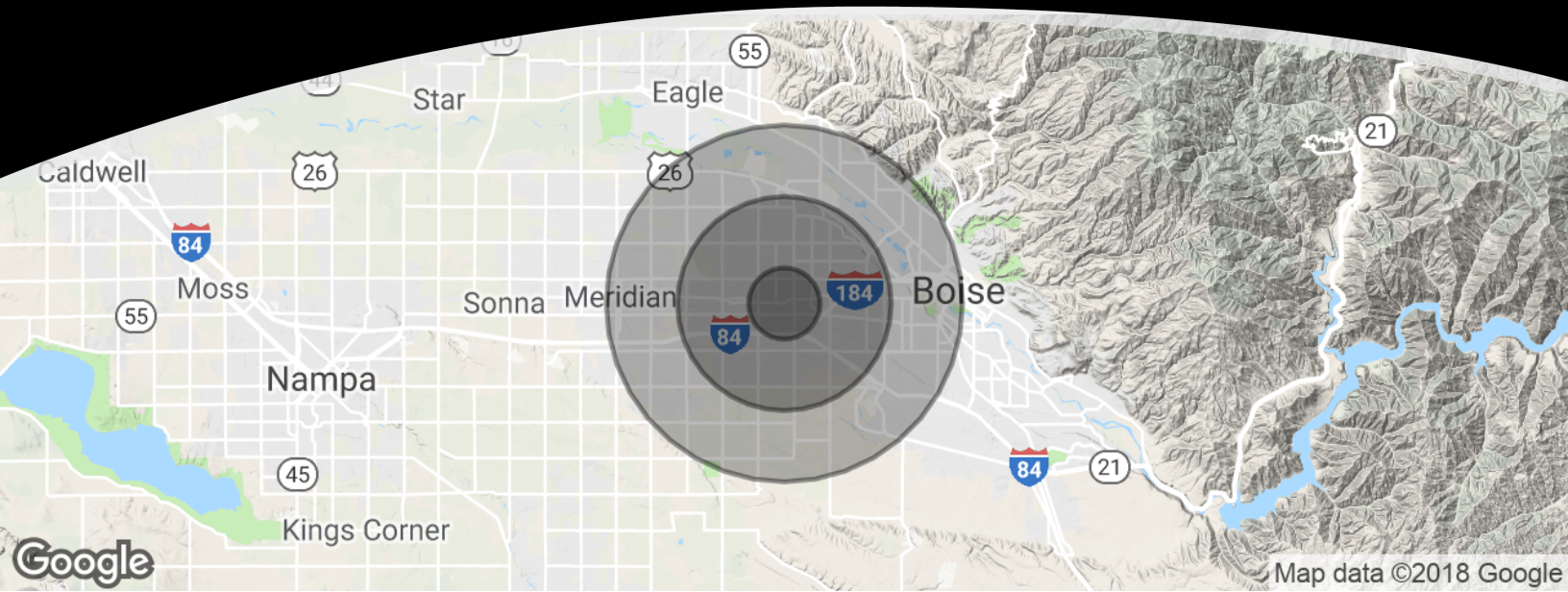




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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,085	90,852	200,946
Median age	36.5	35.6	35.4
Median age (Male)	34.6	34.7	34.6
Median age (Female)	38.7	36.3	36.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,576	35,431	79,822
# of persons per HH	2.5	2.6	2.5
Average HH income	\$56,333	\$60,178	\$62,373
Average house value	\$145,527	\$200,481	\$210,315

\* Demographic data derived from 2010 US Census

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