



# HAWKINS & CANNARIATO

COMMERCIAL REAL ESTATE SERVICES

## LISTING SUMMARY

### FOR SUB-LEASE: RETAIL



#### LOCATION

- Fred Meyer Shopping Center  
720 Yellowstone, Pocatello, ID

#### SPACE AVAILABLE

- ±13,390 SF

#### SUB-LEASE TERMS & RATES

- Primary lease runs through 11/30/2012
- \$11.93/SF/year NNN
- One 5 year option—rents negotiated

#### TRIPLE NET CHARGES

- Approximately \$3.30/SF/year

#### FEATURES

- Excellent retail intersection
- Fred Meyer anchored center
- Rear loading dock
- Excellent signage with pylon on Yellowstone Ave

#### POPULATION

- 1-mile: 12,263
- 3-mile: 52,092
- 5-mile: 66,697

### FOR LEASE: RETAIL



#### LOCATION

- 111 Broadway, Ste 123,  
Boise, ID

#### SPACE AVAILABLE

- Suite 109: 1,244 SF
- Suite 127: 1,206 SF
- Suite 129: 2,000 SF
- Suite 133: 1,026 SF
- Suite 135: 1,188 SF

#### LEASE TERMS & RATES

- Three years and longer
- Rate: \$16.00/SF Triple Net
- Triple Net Charges: approx \$3.75/SF

#### FEATURES

- Great traffic counts – 32,186 cars per day (2007)
- 353 feet of Broadway frontage
- Within walking distance from:
  - St. Luke's Regional Medical Center: 1,500 employees
  - URS Plaza: 1,800 employees in 590,000 SF
  - Ada County Courthouse & Civic Plaza Development
- Ideal neighborhood shopping center for small retail tenants



### FOR LEASE: FLEX SPACE



#### LOCATION

- Franklin Place  
6017–6045 W. Franklin Road  
Boise, ID  
(near corner of Franklin & Curtis)

#### SPACE AVAILABLE

- 6021: 1,674 SF  
(One 10'X12' overhead door in the back)
- 6025-29: 3,348 SF  
(Two 10'X12' overhead doors in the back)

#### PRICE & RATES

- \$999.00 per month NNN per bay  
First year on a 3 year lease

#### TRIPLE NET CHARGES

- \$0.16/SF/month - \$2.04/SF/YR

#### FEATURES

- Newer six tenant flex building
- Immediate occupancy.
- Signage available above storefront and on multi-tenant pylon.
- Very clean, attractive space.
- Great for service retail business wanting low rent but great visibility

Exclusive Agent **Steve Cannariato, CCIM 208.908.5595 stevec@hcollc.com**



**FOR SUB-LEASE: RETAIL**

**LOCATION**

- Snake River Shopping Center, 342 E 5th N, Burley, ID

**SPACE AVAILABLE**

- ±12,000 SF

**SUB-LEASE TERMS & RATES**

- Primary lease runs through 10/31/2012 with two 5 year options
- \$8.04/SF/year NNN thru 10/31/10
- \$8.20/SF/year NNN thru 10/31/11

- \$8.37/SF/year NNN thru 10/31/12

**TRIPLE NET CHARGES**

- Approximately \$2.75/SF/year

**FEATURES**

- Regional Mall location directly across from Wal-Mart
- Parking lot & Mall entrances
- County seat regional shopping hub
- Close proximity to I-84 Interchange

**POPULATION**

- 3-mile: 11,369      5-mile: 13,387
- 10-mile: 30,527



**FOR SUB-LEASE: RETAIL**

**LOCATION**

- Five Mile Plaza Shopping Center 10378 Overland Rd, Boise, ID

**SPACE AVAILABLE**

- 14,984 SF

**PRICE & TERMS**

- \$10.50/SF/year NNN
- Triple Net Charges: ±\$3.70/SF/year

**FEATURES**

- Recently remodeled community shopping center at a major retail intersection
- Co-tenants include: Wells Fargo & Jack in the Box
- Primary term runs through 5/31/2012
- Excellent signage above storefront
- Albertson's anchored center



**FOR LEASE: MEDICAL OFFICE**

**LOCATION**

- 1818 S. 10th Ave, Caldwell, ID (Located on the campus of West Valley Medical Center adjacent to the hospital)

**PRICE & TERMS**

- 3-5 year leases
- \$13.00/SF/year Triple Net

**TRIPLE NET CHARGES**

- Approximately \$3.94/SF/year

**SPACE AVAILABLE**

- Suite 200 – Size: 1,376 SF

**PROPERTY DESCRIPTION**

- Attractive medical arts facility

**FEATURES**

- Ideally located just a few steps from West Valley Medical Center
- Excellent on-site parking
- Convenient patient drop-off/pick-up area
- Oversized hospital-type elevator
- Separate HVAC for each suite



**FOR LEASE: MEDICAL OFFICE**

**LOCATION**

- Oasis Medical Center Castlebury West Business Park 3217 W Bavaria, Eagle ID

**SPACE AVAILABLE**

- Up to 7,800 SF, beautiful state of the art medical center
- Lease all or part
- Individual practitioners to multi-specialty practices welcome

**PRICE & TERMS**

- \$22.00/SF/year full service including janitorial

- 5 year lease preferred but shorter term may be available

**FEATURES**

- Ideal for medical related services
- Digital x-ray      • Full lab
- Procedure room
- Gorgeous waiting & reception
- Excellent signage on Chinden

**POPULATION**

- 1-mile: 4,616
- 3-mile: 41,833
- 5-mile: 124,927

# LISTING SUMMARY

855 Broad Street, Suite 300 • Boise, Idaho 83702-7153 • www.hcollc.com

## FOR LEASE: WAREHOUSE



### LOCATION

- 2752 S. Liberty St, Boise, ID

### SPACE AVAILABLE

- ±20,000 SF (100' x 200')
  - ±19,038 SF Warehouse
  - ±962 SF office

### PRICE & TERMS

- \$0.35/SF/month for warehouse NNN
- \$0.80/SF/month for office NNN
- Triple Net Estimate \$0.10/SF/month

### BUILDING DESCRIPTION

- Steel frame & skin
- Gable roof 10"–15" clear
- Two dock high doors
- Office air conditioned
- Fully fire sprinklered
- Year built: 2001

### SITE DESCRIPTION

- Zoning M-1D • Fenced Yard

### FEATURES

- Convenient to I-84 & Boise Airport

## FOR SALE: OFFICE/WAREHOUSE



### LOCATION

Quality Design Building  
390 E Corporate Drive  
Meridian, ID

### BUILDING INFORMATION

- Attractive ± 16,987 SF block building
- ± 13,444 SF Office, research, design & testing
- ± 3,543 SF Warehouse
- Lots of 208 volt, 4 wire, 3 phase power
- 10x12' overhead door
- 2008 Estimated Taxes - \$14,953
- Large private offices, multiple conference rooms, proximity card entrances

### SITE INFORMATION

- 1.18 acres
- C-G Zoning, City of Meridian
- 45 on-site parking spaces
- Easy access to I-84 Meridian exit

### PRICE & TERMS

- \$1,950,000
- Seller will finance with 25% down @ 7%
- 20 year amortization
- 10 year term

### REMARKS

- Excellent facility for high tech R&D company.
- Building could also be leased – terms negotiable

## FOR SALE: LAND



### LOCATION

1975 E. Franklin Rd, Meridian ID  
(Between Eagle Rd & Locust Grove)

### AVAILABLE

- Size/Frontage: ±5 acres/330.80 ft
- Zoning: CG Commercial – Meridian City

- Utilities: All utilities available
- Price: \$6.50 per SF (\$1,415,000)
- Remarks: Great access and visibility on newly widened Franklin Road.

## FOR SALE: CAR WASH



### LOCATION

- 2340 Bogus Basin Rd, Boise, Idaho.

### DESCRIPTION

- 6 bay self service car wash built in 1996

### SITE

- 0.42 acres approx 18,295 SF

### ZONING

- C-2D General Commercial

### TRAFFIC COUNTS

- Bogus Basin Rd = 10,360 ADT 08
- Hill Rd = 9,255 ADT 08

### FEATURES

- 4 self service coin operated vacuums

### PRICE

- \$430,000 — includes land, building & all car wash equipment

Exclusive Agent **Steve Cannariato, CCIM 208.908.5595 stevec@hcollc.com**



**FOR SALE: RETAIL**

**LOCATION**

255 Woodruff, Idaho Falls, ID

**DESCRIPTION**

- Bldg: 13,200 SF leased to regional dollar store
- 10 year primary term.
- Built in 2004.
- Land: ±1.110 acres/ ±48,352 SF with reciprocal ingress/ egress & parking easments.

**TERMS**

- 2009 NOI: \$152,500
- Price Reduced: **\$1,910,000**
- Cap Rate: **8%**

**REMARKS**

- Newly constructed building
- Rent bump will raise NOI to \$163,236
- Well positioned storefront just steps from major grocery outlet



**FOR SALE: RETAIL**

**LOCATION**

432 Thain Rd, Lewiston, ID

**DESCRIPTION**

- Bldg: 16,000 SF concrete tilt up building. Built in mid-90's. Regional dollar store chain has 10 year primary term.
- Land: ±0.78 acres/ ±34,079 SF fully paved & landscaped lot.

**TERMS**

- 2009 NOI: \$95,200
- Price Reduced: **\$1,195,000**
- Cap Rate: **8%**

**REMARKS**

- New roof capsheet, paint, landscaping & parking lot sealed in 2005
- Rent bump will raise NOI to \$108,100
- Easy to manage investment.



**FOR SALE: MEDICAL OFFICE**

**LOCATION**

• Oasis Medical Center  
Castlebury West Business Park  
3217 W Bavaria, Eagle ID

**SPACE AVAILABLE**

- 7,800 SF medical office building completed in 2008
- Beautiful high end furnishings throughout
- Digital x-ray, Full lab, Procedure room
- 0.86 acres 37,478 SF + shared parking & common areas

**PRICE & TERMS**

- \$2,480,000 includes building, land, site improvements, all interior furnishings, fixtures & medical equipment

**DEMOS: POPULATION & MEDIAN**

**INCOME**

1-mile:	4,616	\$89,327
3-mile:	41,833	\$70,473
5-mile:	124,927	\$69,380