



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

- 6017: 1,674 SF
(One 10'X12' overhead door in the back)
- 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

- \$0.20/SF/month - \$2.42/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 OR LEASE: OFFICE/WAREHOUSE



LOCATION

Quality Design Building
390 E Corporate Dr, Meridian, ID

BUILDING INFORMATION

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

REMARKS

- Excellent facility for high tech R&D company.

SITE INFORMATION

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

SALE PRICE & TERMS:

- **\$1,675,000**
- Seller will finance with 25% down @ 7%
- 20 year amortization
- 10 year term

LEASE PRICE & TERMS:

- \$12,000/month NNN (\$0.80 SF/month office \$0.40 SF/month warehouse)

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, ID

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

- **\$395,000** — includes land, building & all car wash equipment

**Price
Reduced**

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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



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 more Information
Please Contact the Exclusive Agent
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