

SPACE FOR LEASE

Boise, ID
Broadway 111



LOCATION

- Outstanding visibility at Broadway & Warm Springs, Boise, ID

SPACE AVAILABLE

- Ste 127 – 1,206 SF
- Ste 123 – 735 SF
- Suites can be combined

PRICE & TERMS

- \$28.50/SF NNN
- 5 year minimum term

TRIPLE NET CHARGES

- Approximately \$7.86/SF

FEATURES

- Great traffic counts: 32,115 cars per day (2017)
- 353 feet of Broadway frontage
- Ideal neighborhood shopping center for small retail tenants
- Excellent parking ratio

- Within walking distance of:
 - St. Luke's Regional Medical Center: 1,500 employees
 - Washington Plaza: 1,800 employees in 590,000 SF
 - Ada County Courthouse
 - Civic Plaza Apartments: 550 tenants

DEMOGRAPHICS

2020

Daytime Demos – Employees

3 min drive time	39,849
5 min drive time	59,450
7 min drive time	74,782

Population

3 min drive time	8,947
5 min drive time	30,310
7 min drive time	52,920

Average Household Income

3 min drive time	\$71,727
5 min drive time	\$72,200
7 min drive time	\$79,624



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