

2404 S. ORCHARD ST., BOISE, ID 83705



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FOR LEASE NEIGHBORHOOD RETAIL SPACES



2404 S. ORCHARD ST., BOISE, ID 83705

LISTING HIGHLIGHTS

Available:	1,142 SF - Ste 500
Lease Rate:	\$14.00/SF
Availability:	Immediate
Lease Type:	NNN - Est. \$5.50/SF
Lease Term:	Negotiable
T.I. Allowance:	Negotiable, Contact Agents
Building Size:	23,170 Total
Lot Size:	1.781 Acres
Parking:	75 On-Site Spaces
Zoning:	City of Boise C-2D
Traffic Counts:	17,700 ADT on South Orchard
LockBox:	No, Contact Agents to Schedule



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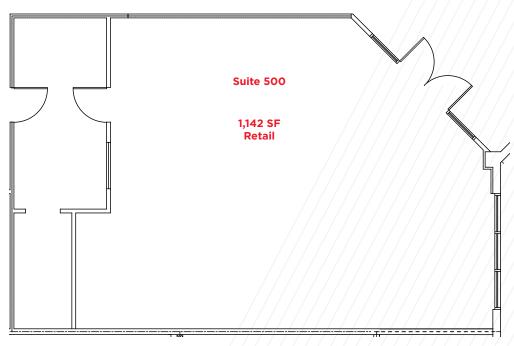
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PROPERTY FEATURES

- Suite 500 consists of an open floor plan
- Tenant improvement allowance negotiable
- Ample on-site parking included for customers & staff -75 spaces total
- Well maintained with low NNN pass-throughs
- Professionally Managed by Cushman & Wakefield
- Great visibility on Orchard Street with pylon & building signage - <u>Google 360 View</u>
- Easily accessible from Interstate 84, within minutes from on/off ramp 52 and the Boise Airport
- Located in a growing area and surrounded by local, regional, and national tenants
- Contact agents to schedule a walk through today!

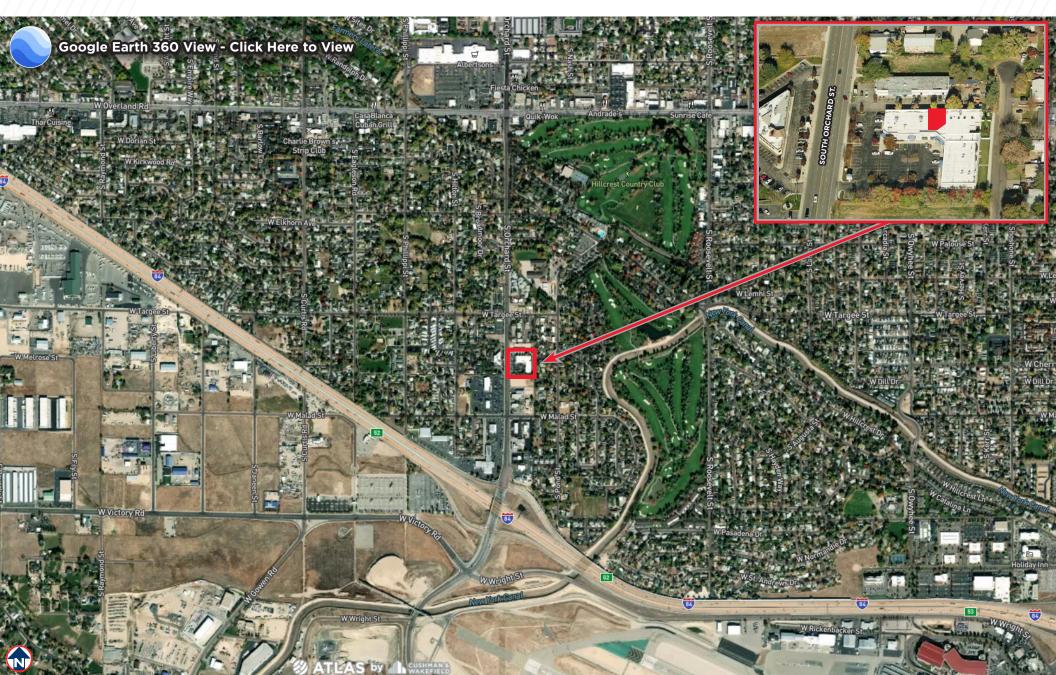


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DEMOGRAPHICS

In the identified area, the current year population is 208,453. In 2020, the Census count in the area was 203,241. The rate of change since 2020 was 1.13% annually. The five-year projection for the population in the area is 221,718 representing a change of 1.24% annually from 2022 to 2027.



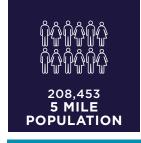






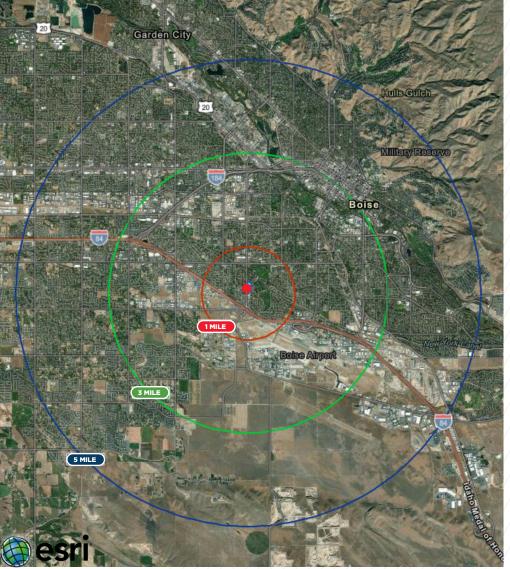












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NATIONAL ACCOLADES

It's no news to us - the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation. and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with lowa. Take a look our latest recognition. Click the tiles below to view - View All Accolades Here: https://bvep.org/lifestyle/national-accolades

Best Places to Live in the U.S.

> **U.S. News** June 2022

Next Great Food City

Food & Wine April 2022

#5 Top Emerging Industrial Markets

CommercialEdge February 2022

#1 Most Promising US City

RocketHomes December 2021 #2 Nampa, ID & #3 **Meridian Top Boomtowns**

Smart Asset November 2021 Ada County #17 in **Talent Attraction**

EMSI Burning Glass November 2021

#8 Best Places for Outdoor Enthusiasts to Live and Work

> **Smart Asset** October 2021

#10 Best City for Young Professionals

> SmartAsset June 2021

Cities With the Best

Work-Life Balance

SmartAsset

January 2021

Safest Cities in **America**

SmartAsset April 2021

#5 Best State

US News & World Report March 2021

Best-Performing Cities

Milken Institute February 2021

#4 Best Place to Find a Job

WalletHub February 2021

Top 5 Metros for First **Time Homebuyers**

> Move.org January 2021

> > **Cities Whose July Unemployment Rates**

WalletHub **Fundera** September 2020

#4 Best City for **Early Retirees**

SmartAsset December 2020 #4 Best City for First **Time Homebuvers**

> **SmartAsset** October 2020

#1 City Whose Jobs Are Recovering

> WalletHub October 2020

Most Moved To Cities

Business Insider September 2020

Best Cities for Women **Entrepreneurs** Are Bouncing Back

September 2020

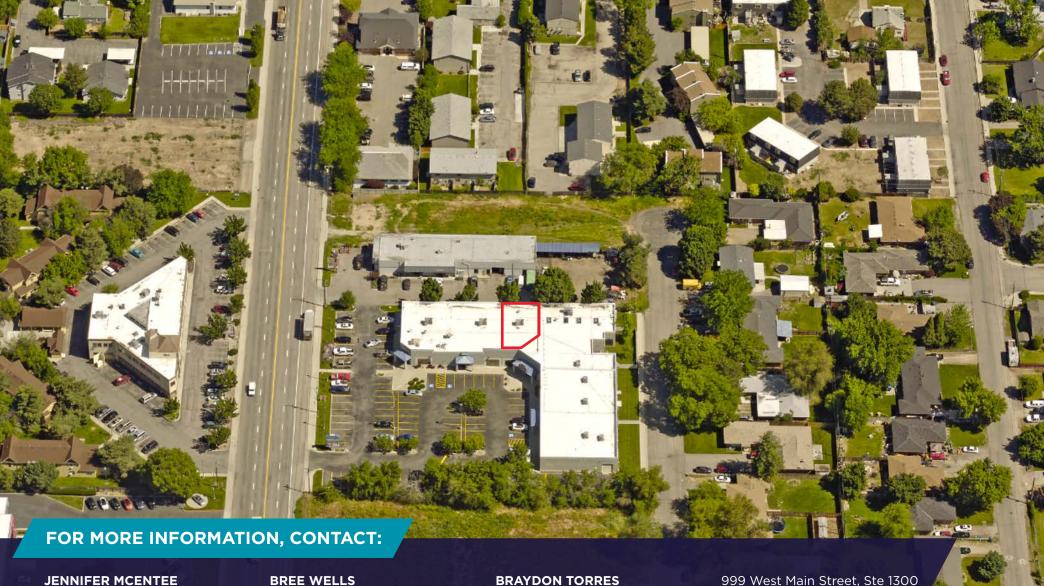
Best Cities to Drive In

WalletHub September 2020 **Most Bike Friendly Cities in America**

SmartAsset September 2020 #1 Real Estate Market

WalletHub August 2020 **Best Places to** Retire

Forbes August 2020



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