

TURNKEY RESTAURANT OPPORTUNITY



1749 S COLE RD, BOISE, ID 83709



FOR MORE INFORMATION CONTACT US:

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FOR LEASE

- Recent Capital Improvements
- Abundant Parking
- High-Traffic Retail Corridor

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CornerPoint Commercial Real Estate is pleased to present a rare opportunity to lease a newly built-out, turnkey restaurant located in one of Boise's most active retail corridors. The property features recent capital improvements including upgraded kitchen equipment, roof, and HVAC systems, offering significant value and reduced startup costs for a new operator.

Positioned near the intersection of Cole Rd and Overland Rd with immediate access to I-84, the property benefits from strong traffic counts, dense surrounding retail, and a highly active daytime population.

PROPERTY DETAILS

Building Size: 8,038 SF

Lot Size: 1.416 Acres

Use: Turnkey Restaurant

Kitchen: Recently upgraded equipment included

Roof & HVAC: Recent capital improvements

FF&E: Negotiable

Zoning: C-2D

Parking: Abundant on-site parking

Outdoor Area: Large patio space

Lease Rate: \$24.00 psf + NNN



PROPERTY HIGHLIGHTS

- ▶ Fully built-out restaurant with recent capital improvements
- ▶ Significant savings compared to new construction or major retrofit costs
- ▶ Prominent location with easy access to I-84
- ▶ High-traffic retail corridor with strong visibility
- ▶ Surrounded by major national retailers including Costco, Walmart, and Lowe's
- ▶ Strong daytime population driven by nearby office, retail, and hospitality uses
- ▶ Centrally located within the Treasure Valley with convenient access from Downtown Boise and surrounding submarkets
- ▶ High consumer activity driven by nearby theater, hotels, and regional shopping

WEST VIEW



EAST VIEW



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SOUTH VIEW

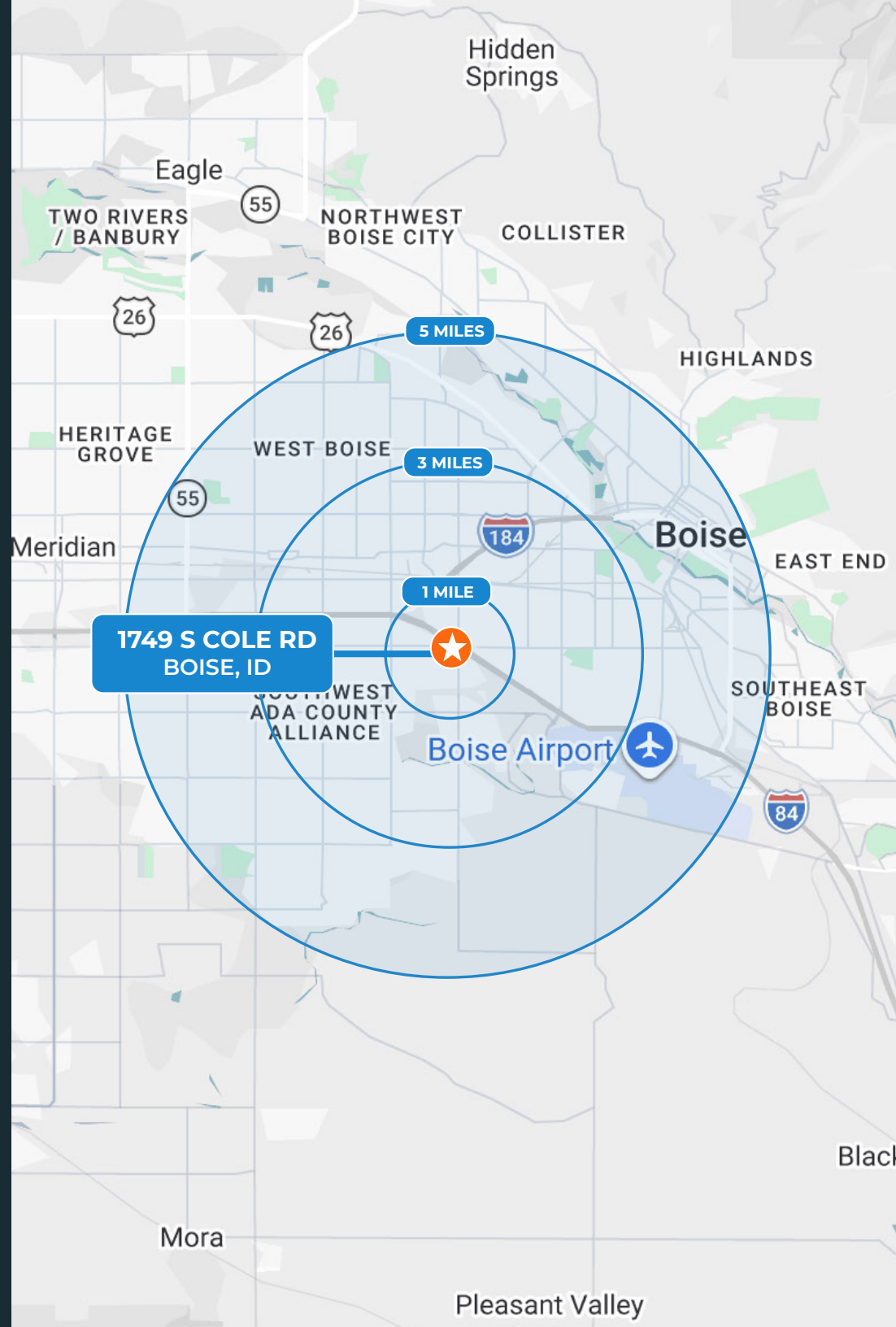


DEMOGRAPHICS

| Population | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| Population (Current) | 6,924 | 96,387 | 244,998 |
| Population (5 Yr. Forecast) | 7,255 | 100,950 | 256,563 |
| Population (2020) | 6,467 | 91,004 | 230,325 |
| Population (2010) | 6,059 | 83,074 | 198,375 |

| Household Income | 1 mile | 3 miles | 5 miles |
|--------------------------|-----------|----------|-----------|
| Median Household Income | \$74,181 | \$70,259 | \$73,317 |
| Average Household Income | \$101,074 | \$87,491 | \$93,421 |
| Avg Family Income | \$115,098 | \$98,983 | \$110,784 |

| Households | 1 mile | 3 miles | 5 miles |
|-----------------------------------|--------|---------|---------|
| Total Households (Current) | 2,676 | 39,838 | 101,288 |
| Total Households (5 Yr. Forecast) | 2,836 | 42,227 | 107,383 |





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