

OFFERING MEMORANDUM

1228

SOUTH OAKLAND AVENUE

Boise, ID

FOR SALE OR LEASE



CBRE

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

1228

SOUTH
OAKLAND AVENUE


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Click to contact

PRIVATE CAPITAL ADVISORS

Montana Carranza
Associate
+1 208.695.1498
montana.carranza@cbre.com

Tim Reid
First Vice President
+1 208 850 5001
tim.reid@cbre.com

Kurt Gregg
Vice President
+1 208 571 1701
kurt.gregg@cbre.com

the INVESTMENT



1228 S Oakland Ave
Boise, ID 83706

ADDRESS

PROPERTY WEBSITE

pcplistings.com/1228soakland

±3,500 SF

FOR SALE

OR FOR LEASE

(Inquire for Rate)





\$1,695,000
ASKING PRICE



±3,500 SF
SIZE



OWNER/USER
OPPORTUNITY



±0.35 AC
LOT SIZE



MX-1
ZONING



40 SURFACE
PARKING

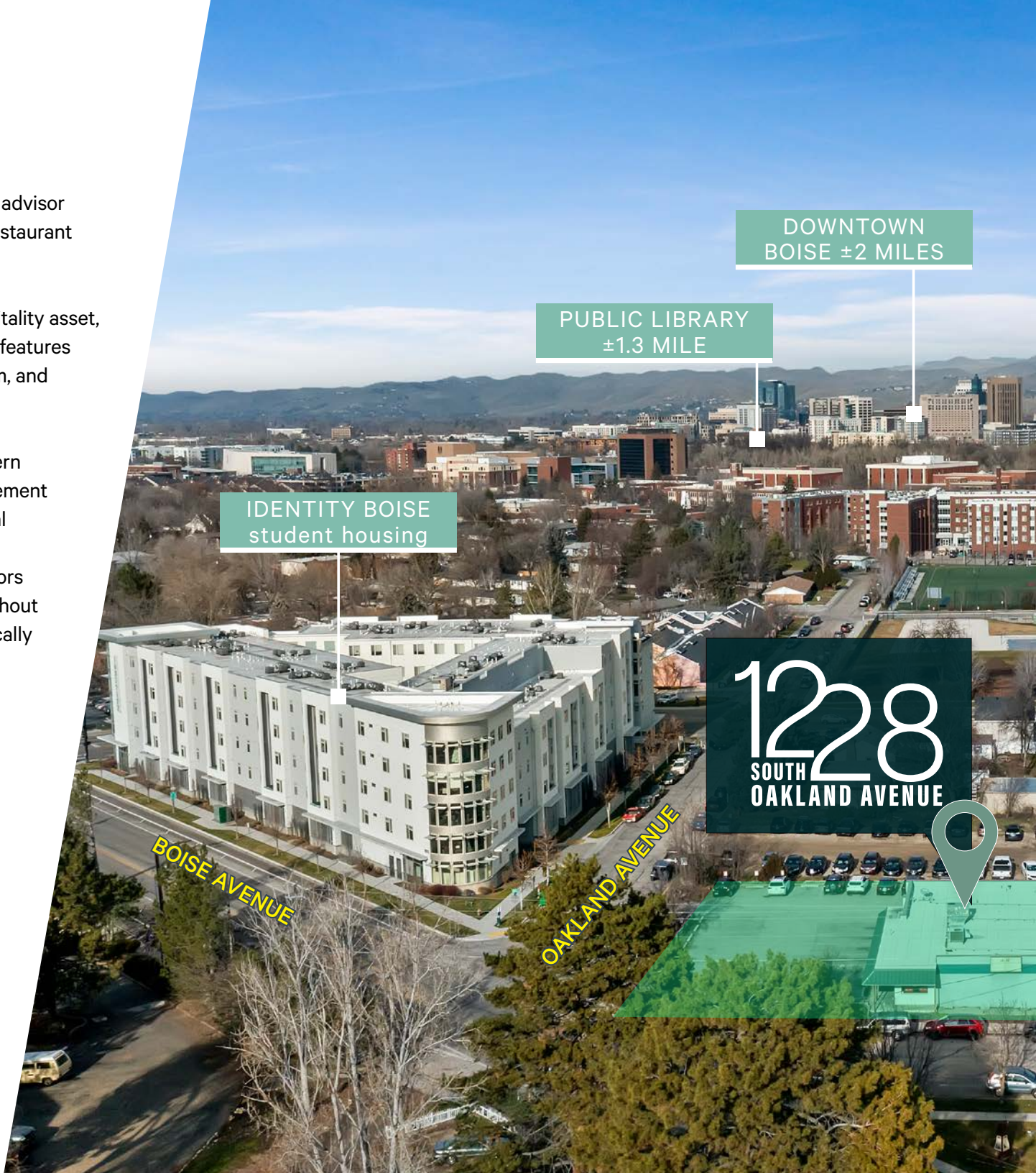


EXECUTIVE SUMMARY

CBRE, Inc. has been retained as the exclusive advisor to present this premier owner-user bar and restaurant property for sale.

This fully equipped 3,500 sq. ft. turnkey hospitality asset, positioned in a high-traffic university district, features a custom-built bar, premium draft beer system, and occupancy for up to 167 guests.

With 40 on-site surface parking spaces, modern infrastructure, and 1,600 SF of additional basement space, this property represents an exceptional opportunity for owner-operators, hospitality entrepreneurs, and creative restaurant investors seeking a high-visibility location without the long-term constraints of leasing. Strategically situated to capture strong student, faculty, neighborhood, and event-driven traffic, this second-generation restaurant space is ideally suited for a sports bar, taproom, pub, cocktail lounge, gastropub, or full-service restaurant. This is a rare chance to secure a turnkey bar/restaurant property in a thriving university retail corridor with substantial long-term growth potential.



DOWNTOWN
BOISE ±2 MILES

PUBLIC LIBRARY
±1.3 MILE

IDENTITY BOISE
student housing

1228
SOUTH
OAKLAND AVENUE



INVESTMENT HIGHLIGHTS

PRIME LOCATION



Turnkey hospitality asset in a high-traffic university district



Owner-user bar restaurant



3,500 SF



Occupancy limit: 167



40 parking spaces

the PROPERTY

PROPERTY WEBSITE

pcplistings.com/1228soakland





1228 S Oakland Ave
Boise, ID 83706

ADDRESS



R8048010195

APN



MX-1

City of Boise

ZONING



±0.35 ACRE

LOT SIZE



1228
SOUTH
OAKLAND AVENUE



PROPERTY SUMMARY



±3,500 SF
BUILDING SIZE



±0.35AC
LAND SIZE



1/one
STORY



1/one
NO. OF BUILDINGS



The property is accessible via
3 ingress/egress points.

SITE ACCESS



40 on site surface spaces
which includes one ADA

PARKING







128
SOUTH
OAKLAND AVENUE





1228
SOUTH OAKLAND AVENUE



±9,056 VPD
OAKLAND & BOISE AVE.



± 28,519- FALL 2025
STUDENT POPULATION



18,500+ VISITORS/YR
ALBERTSONS STADIUM



30,000+ VISITORS/YR
EXTRAMILE ARENA



±2 MILES
DOWNTOWN BOISE



±2.5 MILES
BOISE AIRPORT





the AREA

PROPERTY WEBSITE

pcplistings.com/1228soakland





BOISE, IDAHO

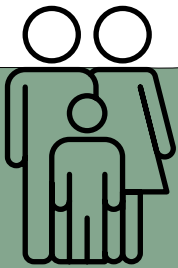
Welcome to the Unexpected West

Boise is special for its unique blend of outdoor access, vibrant culture, and urban amenities, offering a high quality of life with the Boise River Greenbelt, nearby mountains for skiing, and a thriving downtown, alongside a strong Basque heritage, growing arts scene, and affordability compared to other western cities. It's known as the "City of Trees," with easy access to nature, but also features a bustling downtown with festivals, unique restaurants, and a unique feature: the only state capitol heated by geothermal energy.

Source: visitboise.com/about-boise/

BOISE

The Boise Metropolitan Statistical Area, also known as The Treasure Valley, is in southwestern Idaho, which stretches from Weiser to Mountain Home and is the third-largest metropolitan area in the Pacific Northwest. The region is situated along the Boise River and framed by the Owyhee Mountains and Boise Foothills. Treasure Valley is Idaho's largest metro area, home to Boise, Nampa, Meridian, and Caldwell. Spanning eight counties, it's where over 40% of Idaho's population lives.



405,259
COLLEGE-EDUCATED
POPULATION

\$33.1B
ANNUAL HOUSEHOLD
EXPENDITURE BUDGET

28,733
NUMBER OF
EMPLOYERS

453,597
NUMBER OF
EMPLOYEES

863,927
POPULATION

37.8
YEARS / MEDIAN AGE

\$119,702
AVERAGE HOUSEHOLD
INCOME

\$598,441
AVERAGE PROPERTY
VALUE

2.4%
UNEMPLOYMENT RATE
2025

The Treasure Valley boasts Idaho's most dynamic economy and the state's largest economic output; driven by government, healthcare, education, retail, transportation, and a thriving tech sector. Major employers include Boise State University, state agencies, Saint Alphonsus and St. Luke's health systems, and tech leaders like Micron and HP. A growing startup scene underscores the region's innovation and economic strength.

Access to the Boise Metropolitan Area is simple and convenient. Boise Airport (an international airport) offers nonstop flights to major U.S. hubs, complemented by regional airports in Nampa and Caldwell. By land, the area is well-connected with Interstates 84 and 184, U.S. Highways 16, 20, 26, 30, and 95, plus several state routes. Local transit, rideshare options, and bike-friendly paths make exploring Treasure Valley easy.

The Boise Metropolitan Area ranks among the nation's best for quality of life, offering stunning natural beauty, clean public spaces, and low crime rates. Residents enjoy unlimited outdoor recreation—from hiking, skiing, and mountain biking to whitewater rafting—alongside a thriving arts and culture scene featuring Treefort Music Fest, Idaho Shakespeare Festival, the Western Idaho Fair, Snake River Stampede, and Basque Festival. As the region grows, it continues to balance economic progress with its outdoor lifestyle and cultural richness, making Boise one of the most desirable places to live and visit in the Intermountain West.

TOP EMPLOYERS



SURROUNDING UNIVERSITIES



MAJOR TRANSPORTATION INFRASTRUCTURES



Hassle Free Hub of the West

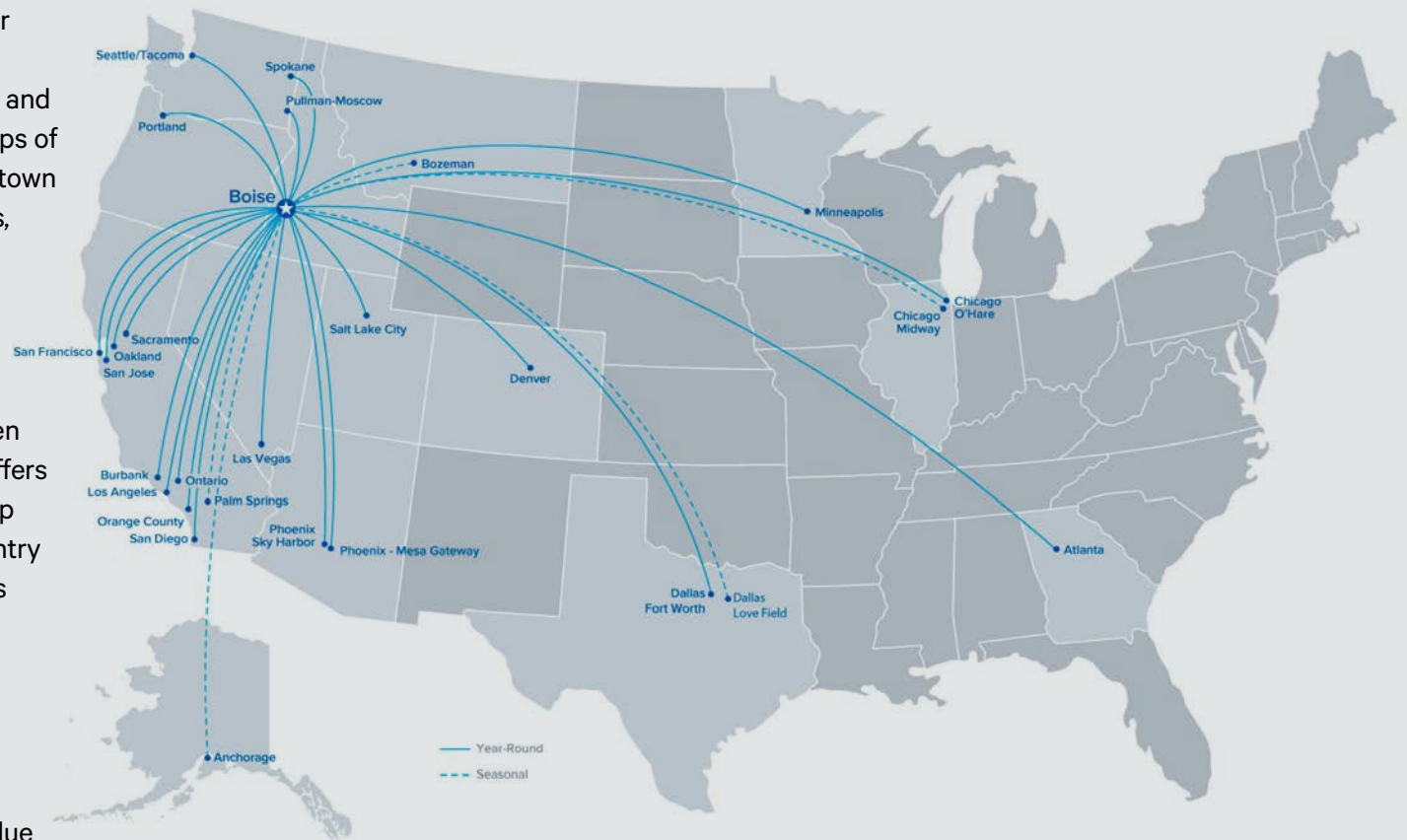
Boise is a convenient destination from almost anywhere, served by every major airline. The airport is ten minutes from downtown, where you'll find nine hotels and nearly a hundred restaurants within steps of the city center. Exploring beyond downtown is easy with cabs, Uber or Lyft, scooters, bike rentals, or public transit.



The Boise Airport just is four miles or ten minutes from the heart of downtown, offers nonstop service and numerous one-stop options for easy access across the country and internationally. Getting to Boise has never been easier.

NONSTOP ROUTES

Boise offers nonstop service to 27 destinations, which are highlighted in blue on the map below.



Source: iflyboise.com

Experience Boise — A City You Want To Visit



Plan the Ultimate Basque Festival Experience



Garden City: Boise's most up-and-coming areas



Hike and Bike the Ridge to Rivers



National Geographic's Top 25 Travel Destinations



Lonely Planet Best in Travel



Boise Centre

Source: visitboise.com

Why Boise

Poised for Growth: Idaho's population grew 8.8% between 2020-2024 — making it one of the fastest growing states in the U.S.

– U.S. CENSUS BUREAU

#2

in the U.S. for Economic Outlook
U.S. NEWS & WORLD REPORT

#1

in the Nation for
Economic Momentum
STATE POLICY REPORTS

#1

in the country for Quality
of Life in Idaho
U.S. NEWS & WORLD REPORT

#1

with AAA Credit Rating from
Fitch — 2nd Year in a Row
FITCH RATINGS

top10

in the Tax Foundation's
Business Tax Climate Index
TAX FOUNDATION'S BUSINESS
TAX CLIMATE INDEX

7

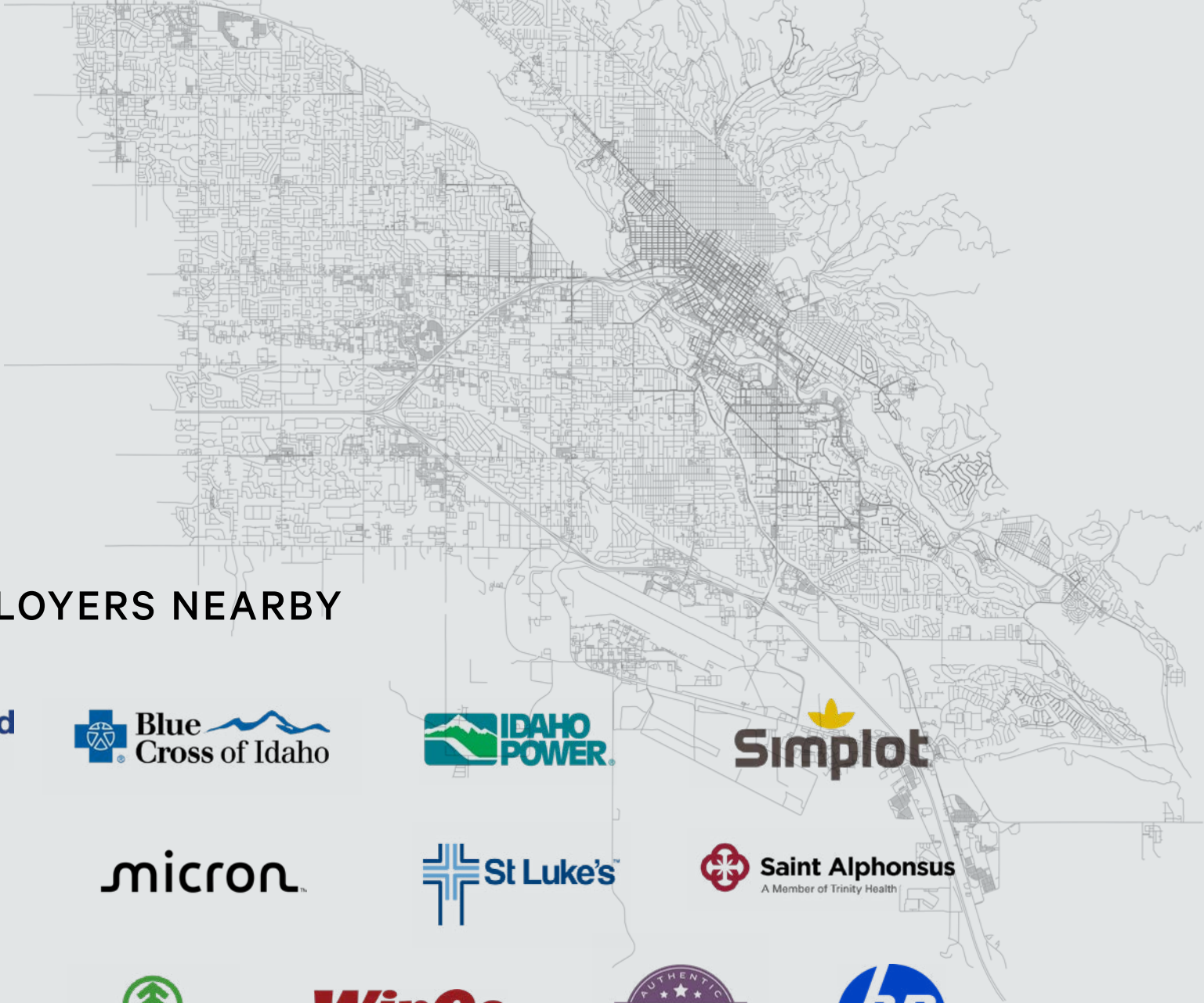
Universities &
Liberal Arts colleges
BOISE MSA

61%

Growth of the Number of
High-Tech Companies in Idaho
Over the Past Decade
EAST IDAHO NEWS

5.9%

Real GDP Growth
in Idaho during 2Q
HIGHEST AMONG ALL U.S. STATES



MAJOR EMPLOYERS NEARBY





OSLA
EALERA

POSTER

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CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.



INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

1228

**SOUTH
OAKLAND AVENUE**

Boise, ID

www.pcplistings.com

CBRE

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

Orange County

Anthony DeLorenzo
Harry Su
Jackson Marlow
Paul Stache
Bryan Johnson
Nick Williams
Halie Bergeron

Los Angeles / Ventura County

Mark Shaffer
Grant Goldman
Gerard Poutier
Dylan Rutigliano

San Diego

Matt Pourcho
Matt Harris
Casey Sterk

Phoenix

Geoffrey Turbow
James Chantilas
Emily Minnier

Inland Empire

Sammy Cemo
Austin Reuland

Sacramento

Matt Post

Las Vegas

Tyler Ecklund
Michael Hsu
Marc Magliarditi

Portland

Graham Taylor
Gabe Schnitzer
Briana Mathias

North Colorado

Jon Rue

Midwest U.S.

Kevin Foley
Austin Wolitarsky

Boise

Tim Reid
Kurt Gregg
Montana Carranza

Buyer Advisory

Gary Stache
Bill Maher
Daniel Meager
Chris Martin
Brandon Lalli