



4141 W Chinden Blvd

4141 W Chinden Blvd, Garden City, ID 83714



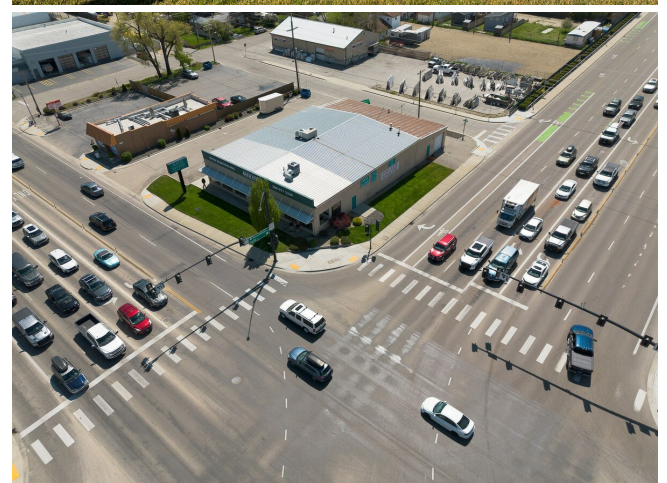
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4141 W Chinden Blvd

\$24.00 /SF/YR

7,920 SF freestanding building with parking. This building presents a rare opportunity for specialty retail, showroom, or professional office users, offering excellent visibility at the busy intersection of W. Chinden Blvd. and N. Curtis Rd., where traffic counts range from 28,000 to 32,000 VPD and peak-hour traffic reaches 5,740 vehicles (PM peak). The intersection serves as a primary connector between Downtown Boise, Garden City, and West Boise, and provides convenient access to I-84. This highly desirable corner location is an exceptional opportunity for businesses seeking strong exposure....

- Excellent signage opportunity on the pole sign and building frontage
- 14 parking stalls
- Roll-up door at the rear of the building
- Great exposure at a busy intersection, ideal for a showroom, retail, or office.

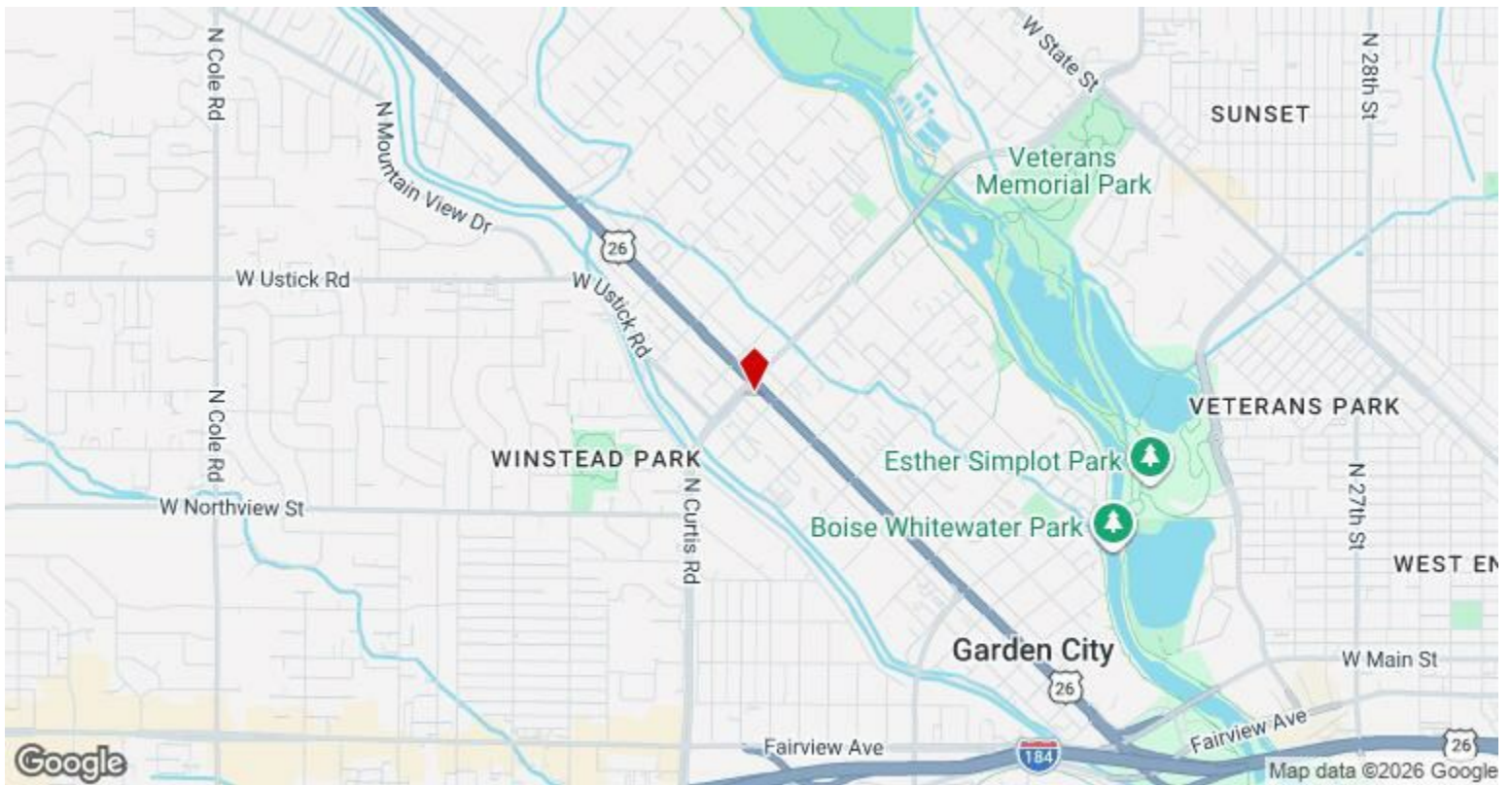


Rental Rate:	\$24.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	7,920 SF
Year Built:	1972
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Taxes:	\$0.14 USD/SF/MO
Operating Expenses:	\$0.21 USD/SF/MO
Rental Rate Mo:	\$2.00 /SF/MO

1st Floor

Space Available	7,920 SF
Rental Rate	\$24.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Great Retail Showroom Space. Lots of Frontage on Chinden Blvd and rear roll-up door with approx. 14 Parking spaces.



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Property Photos

SITE & FLOOR PLAN

4141 W. Chinden Blvd., Garden City, ID

SHOWROOM AT THE CORNER OF CHINDEN & CURTIS



Repair Shop
±2,160 SF

Retail & Office
±5,760SF

Chinden Blvd.

CBRE



Property Photos



PARKING LOT



SHOWROOM INTERIOR

Property Photos



Property Photos



INTERSECTION



CORNER WINDOW OFFICE

Property Photos



STORE FRONT



POLE SIGN

Property Photos



Property Photos



ROLL UP DOOR



GARAGE INTERIOR