

OWNER-USER FLEX PROPERTY FOR SALE

11505 W. Fairview Ave., Boise, ID 83713



 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE \$3,550,000

BLDG. SIZE 20,050 SF

PRICE PER/SF \$177.06

SITE AREA 1.161 AC

MARKET Boise

ZONING MX-3

PARKING 40 STALLS

PARCEL R2024607540



EXECUTIVE SUMMARY

Lee & Associates is pleased to present this flex building positioned along one of Boise's most heavily traveled corridors. The property offers a rare combination of retail frontage, functional loading, and flexible zoning, making it ideal for a wide range of owner-user or investor strategies.

This highly versatile property features prominent Fairview Avenue exposure with strong daily traffic counts, paired with exceptional loading capabilities rarely found in retail-fronted buildings. The building includes two grade-level doors and one dock-high door, allowing for seamless accommodation of distribution, service, showroom, or hybrid retail/industrial uses.

PROPERTY HIGHLIGHTS

- » Excellent Fairview Avenue frontage with strong visibility and signage with 29,500 VPD offered below replacement cost
- » Rare door mix: (2) grade-level doors + (1) dock-high door
- » Flexible interior layout with large open spans and auxiliary rooms
- » Ideal for owner-users or investors seeking adaptable space
- » Zoning: City of Boise MX-3, allowing a wide variety of commercial uses
- » Fully Sprinklered throughout



INTERSTATE 84 INTERSTATE - 3.0 MILES

AIRPORT - 8.2 MILES

UPTOWN CHEAPSKATE

Dutch Bros STARBUCKS COFFEE

Larry H. Miller Dealerships

ICCU

PAWN

LA

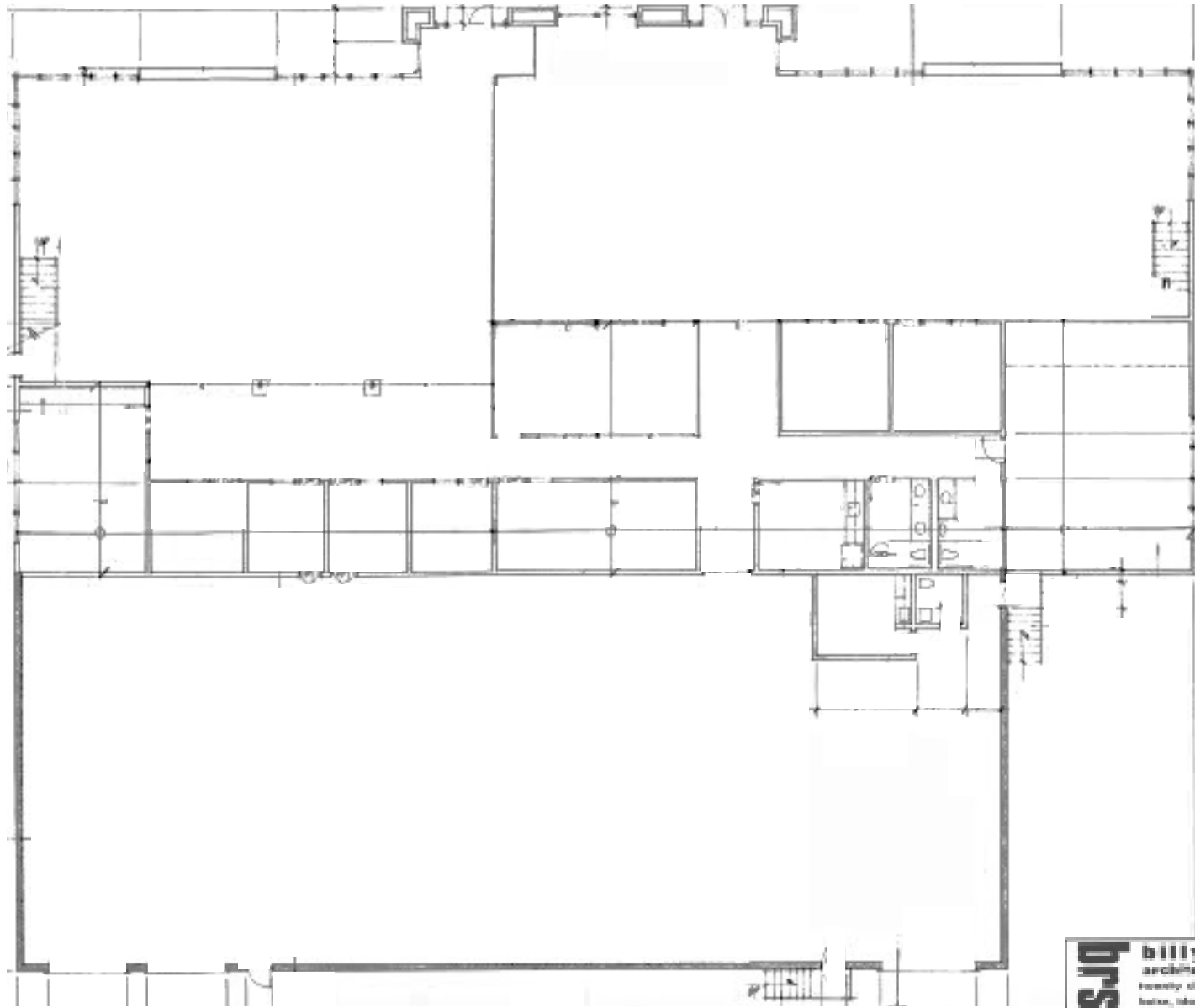
Dillabaugh's Flooring America

IDAHO FITNESS FACTORY

11501 W. FAIRVIEW



FLOOR PLAN



brs **billy ray strite**
architect p.a. aia.
freddy de stacy grower ceert
bates, maine 02703 208-834-6370

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	47,411	179,921	353,594

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$93,734	\$109,510	\$112,015

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	19,176	72,150	142,564

LABOR FORCE

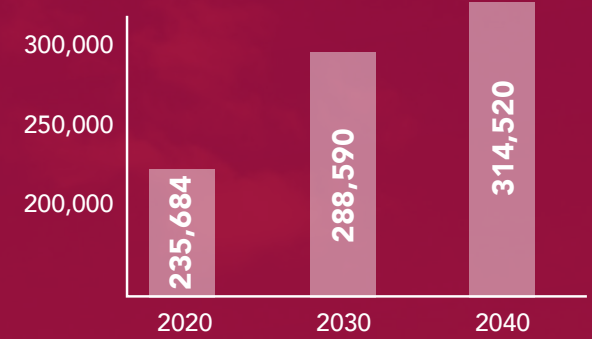
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	24,614	93,803	184,403

KEY EMPLOYERS

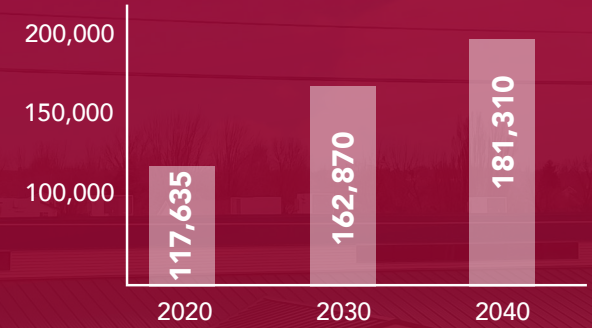
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

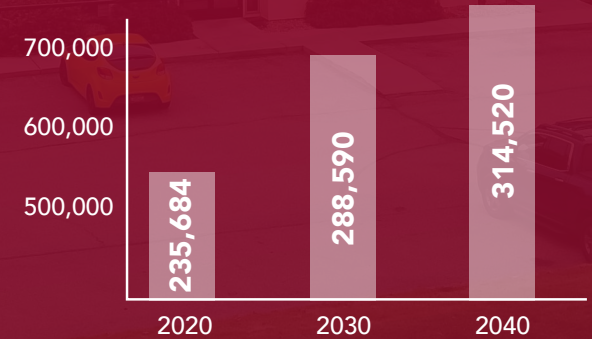
BOISE



MERIDIAN



ADA COUNTY



AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





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