

**FOR GROUND LEASE**

**8209 W Fairview Ave.**  
Boise, Idaho 83704



**Lincoln Hagood**

+1 208 472 1667

lincoln.hagood@colliers.com

**Nate Mack**

+1 208 740 9213

nate.mack@colliers.com

**Mike Peña**

+1 208 472 1666

mike.pena@colliers.com

**Bryant Jones**

+1 208 472 1663

bryant.jones@colliers.com



Accelerating success.

# Property Overview

8209 W FAIRVIEW AVE | BOISE, IDAHO 83704

Property Type	Land
Location	Boise West Bench Submarket
Land Size	4,500 SF
Parcel #	S1112212550
Zoning	MX-3
Pricing	\$60,000/yr

## Demographics

	1 Mile	3 Miles	5 Miles
Population	14,298	108,692	251,944
Households	6,325	45,137	105,688
Avg. Income	\$86,135	\$98,417	\$114,207

## Key Highlights



Excellent opportunity to secure a building pad near the high-traffic intersection of Fairview Avenue and Milwaukee.



Can accommodate a building up to 4,500 SF



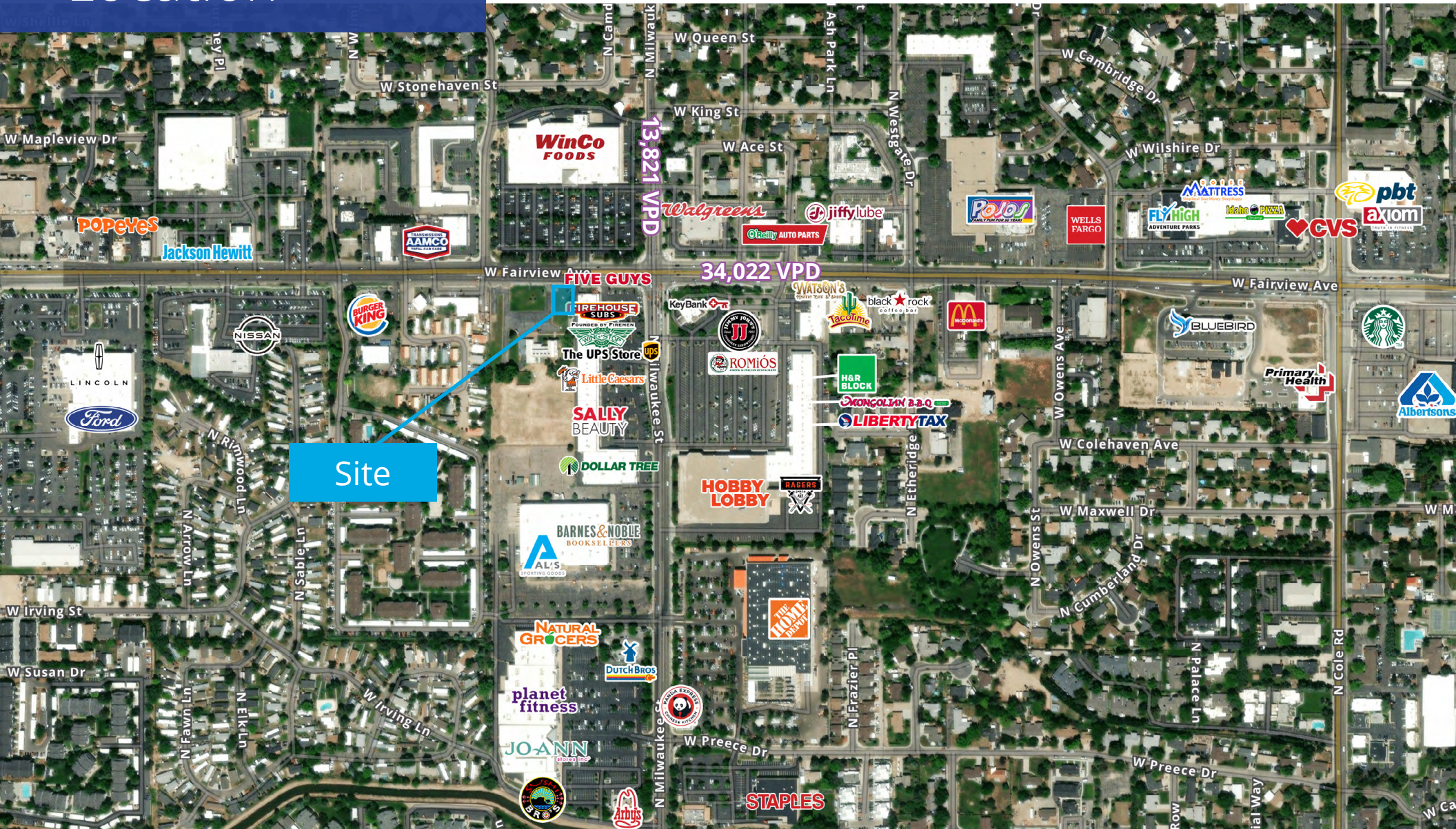
The site is located directly across from WinCo, with direct access off Fairview Avenue, strong visibility, and convenient access to one of Boise's established retail corridors.



The pad is priced below market, creating an attractive opportunity for a variety of retail or office users seeking a well-positioned location with excellent surrounding traffic drivers.



# Location



5700 E Franklin Road, Suite 205  
Nampa, Idaho 83687  
+1 208 472 1660  
colliers.com/idaho

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