

**FOR
LEASE**

1111 South Broadway Avenue
BOISE, ID 83706

**GENEROUS
TI'S AVAILABLE!
FACADE CAN BE
REMODELED!**

PROPERTY INFORMATION

Building Type:	Retail, Office/Medical
Space Available:	±2,440 SF
Parking:	5.0/1,000
Lease Rate:	\$28.00 SF/NNN
Drive Thru:	3-Bays

HIGHLIGHTS

- Perhaps the **best retail opportunity** in all of Boise
- 2,440 SF available on the ground floor (banking businesses excluded); optional ±1,000 SF available on the 2nd floor
- Average daily traffic volume 44,700
- Adjacent to Boise State University
- Frontage directly on Broadway Ave
- Building and monument signage available
- Corner lot with multiple ingress/egress

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,300	82,544	143,942
Household	6,910	38,653	64,135
Income	\$53,500	\$60,974	\$61,669



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SCOTT RAEER, CCIM, MBA
208 472 2817
scott.raeber@colliers.com

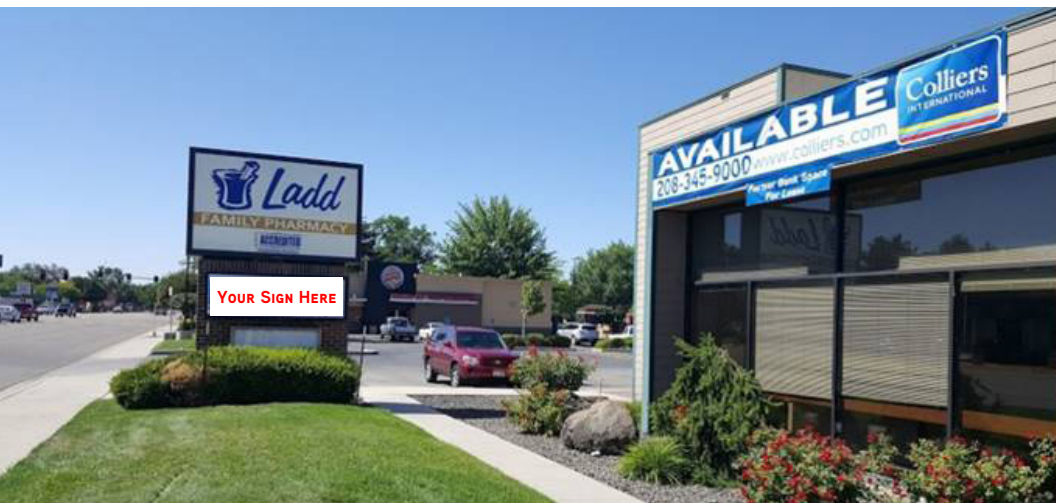
LEW GOLDMAN
208 472 2847
lew.goldman@colliers.com

Colliers International Idaho | 755 W. Front Street, Suite 300 Boise, Idaho 83702 | www.colliers.com/boise | +1 208 345 9000

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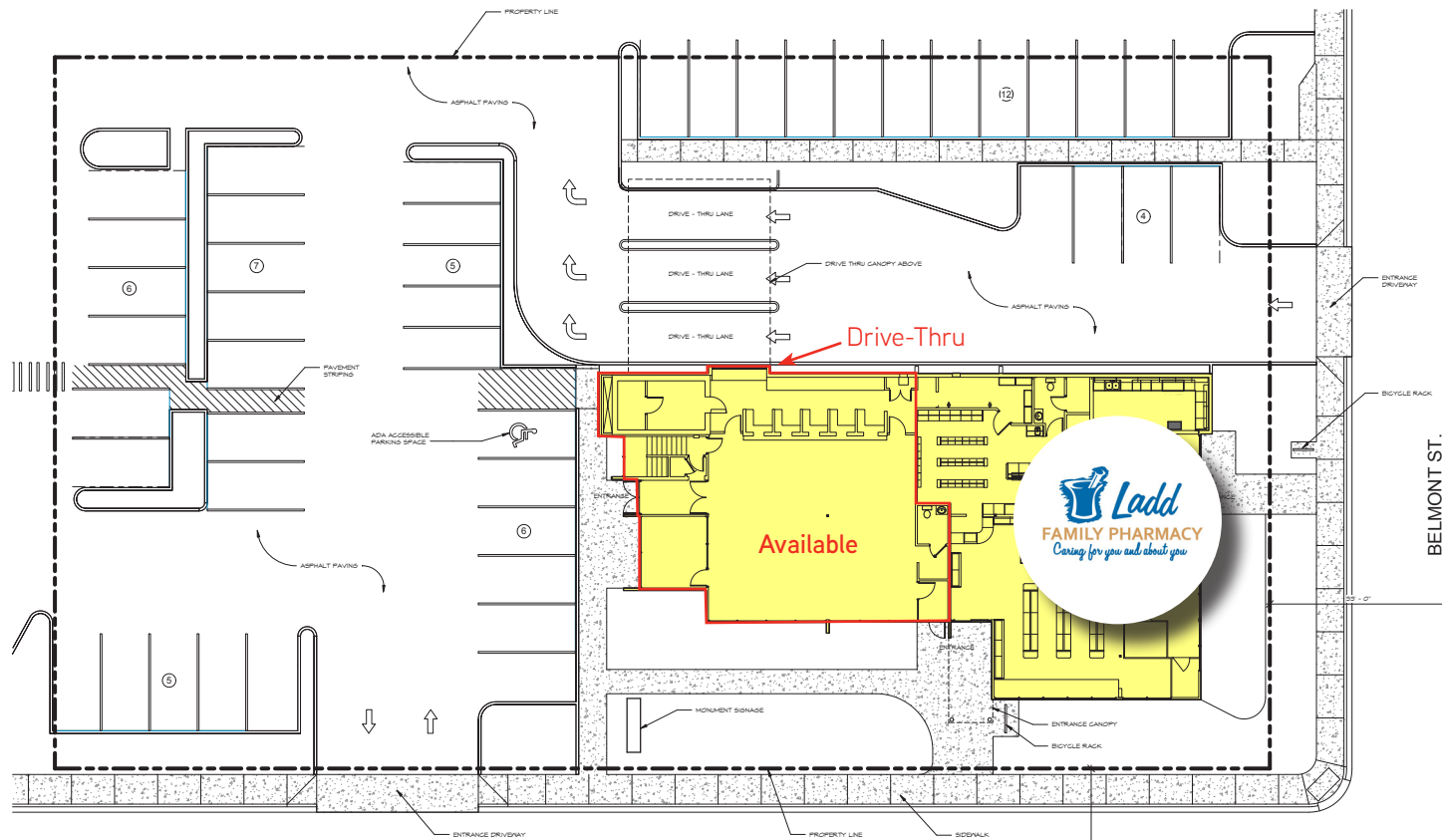


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