

201 WEST BOISE AVENUE

Boise, Idaho 83706

Pennsylvania Station Retail Spaces - Multi-Tenant Opportunity / For Lease



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**WE ARE
THE CENTER
OF RETAIL**

PACCRA.COM

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**CUSHMAN &
WAKEFIELD**
PACIFIC
COMMERCIAL REALTY ADVISORS



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AVAILABLE

1,413 - 3,181 SF | Multiple Spaces

LEASE RATE

\$15.50 - \$18.50/SF NNN

ZONING/LOT

City of Boise C1-D/1.213 Acres

PARKING/PARCEL

Ample - On-Site Parking/R3161000126

COTENANTS

Comet Cleaners, Jacksons Food Stores & Cut N Style

BUILT/REMODELED

1959/1980 - New Exterior Facade Remodel Recently Completed

TRAFFIC COUNTS/FRONTAGE

10,000 ADT/277 Feet - Boise Ave

AVAILABILITY/LOCKBOX

Immediately/Contact Agents for Code

LISTING FEATURES

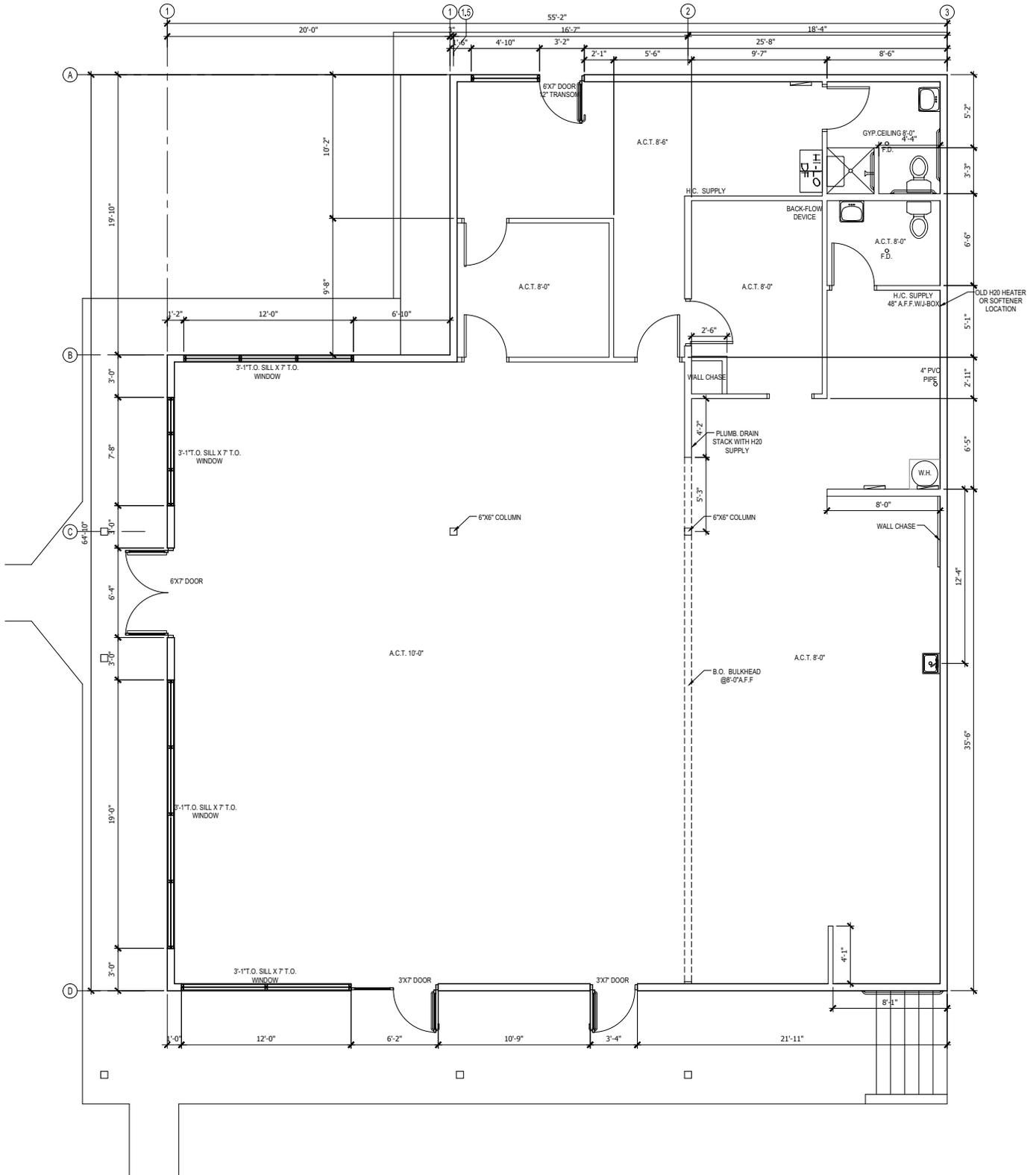
- Neighborhood retail center space available - space is currently one large suite, landlord willing to divide for qualified tenant, contact agents for details
- Property is located at the signalized intersection of Boise Avenue and Pennsylvania/Gekeler Lane - close to the highly traveled intersection of Broadway Avenue & Parkcenter Boulevard - easily accessible from both Boise Avenue and Gekeler Lane
- High visibility location - includes pylon and building signage spaces - surrounded by established residential subdivisions
- Good demographics - 2 Mile Population 46,525 - Average Household Income \$76,497 - Day Time Population 34,270
- Contact agents to discuss various uses and to schedule a walkthrough today!!

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1 AS-BUILT FLOOR PLAN

A101 1/4" = 1'-0"

3,062 SQ.FT





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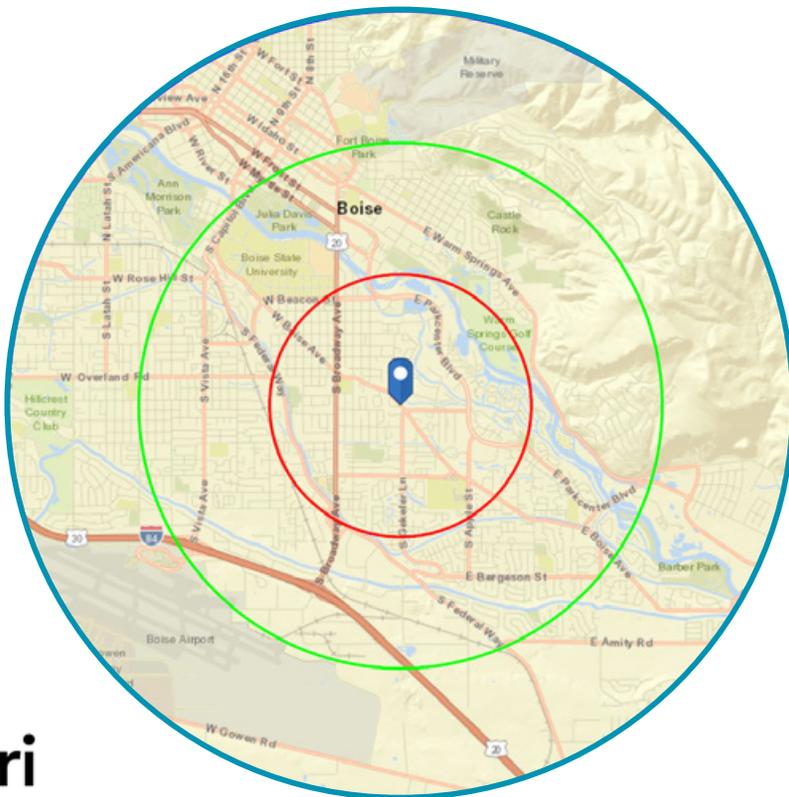
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- LOCATED IN A HIGH GROWTH AREA IN BOISE -

In the identified area, the current year population is 71,323. In 2010, the Census count in the area was 63,911. The rate of change since 2010 was 1.34% annually. The five-year projection for the population in the area is 76,445 representing a change of 1.40% annually from 2018 to 2023.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

	1 mile	2 miles	3 miles
Population			
2000 Population	13,060	42,226	63,942
2010 Population	13,190	42,331	63,911
2018 Population	14,665	46,525	71,323
2023 Population	15,697	49,793	76,445
2000-2010 Annual Rate	0.10%	0.02%	0.00%
2010-2018 Annual Rate	1.29%	1.15%	1.34%
2018-2023 Annual Rate	1.37%	1.37%	1.40%
2018 Male Population	49.3%	49.5%	49.9%
2018 Female Population	50.7%	50.5%	50.1%
2018 Median Age	35.5	35.1	36.3

	1 mile	2 miles	3 miles
Households			
2000 Households	6,003	18,042	27,538
2010 Households	6,535	19,360	29,305
2018 Total Households	7,332	21,322	32,869
2023 Total Households	7,887	22,926	35,420
2000-2010 Annual Rate	0.85%	0.71%	0.62%
2010-2018 Annual Rate	1.40%	1.18%	1.40%
2018-2023 Annual Rate	1.47%	1.46%	1.51%
2018 Average Household Siz	2.00	2.12	2.10

	1 mile	2 miles	3 miles
Average Household Income			
2018 Average Household Income	\$74,723	\$76,497	\$74,802
2023 Average Household Income	\$87,146	\$88,380	\$86,181
2018-2023 Annual Rate	3.12%	2.93%	2.87%

Data for all businesses in area	1 mile	2 miles	3 miles
Total Businesses:	586	2,007	4,660
Total Employees:	6,764	34,270	78,853

- BOISE IS THE FASTEST-GROWING AREA IN THE U.S. -

By all metrics, Boise is booming, according to a new Forbes list of the fastest-growing cities in the country. Idaho's capital swept the competition, exceeding 2017 expansion projections "by nearly ever metric that matters," the business magazine wrote. And according to Moody's Analytics, the firm that provides data for Forbes' annual list, Boise's growth spurt is likely to continue. Boise ranked 11th on last year's list. "(Boise has) the pieces in place. It's got the location, it's got low cost, a healthy tech presence," Moody's senior economist Adam Kamins told Forbes. Boise's population grew 3.08 percent in 2017 — the highest percentage growth for any major metro area, Forbes said.

Read more here: <https://www.forbes.com/sites/samanthasharf/2018/02/28/americas-fastest-growing-cities-2018/#2c5f8ed745dc>