



2,040 SF FOR LEASE

FAIRVIEW & CURTIS RETAIL

5800 W FAIRVIEW AVE, BOISE, IDAHO 83704

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LISTING HIGHLIGHTS

- Free-standing retail building available at the busy intersection of Fairview Avenue and Curtis Road - 53,068 combined cars per day
- Amenities include signalized hard corner unobstructed visibility, building and pylon signage, on-site parking, multiple curb-cuts and low maintenance block construction
- Potential uses include retail, restaurant, sale office or professional service provider type users
- Surrounded by local, regional and national retailers, restaurants and services including Guitar Center, MOR Furniture, Pancake House, Wallaroo's Furniture and Mattresses, Dollar Tree & Grocery Outlet
- Immediate availability, utilize on-site LockBox or contact agents to schedule a walk-thru today

PROPERTY FEATURES

Building Size:	2,040 SF
Lease Rate:	Negotiable - Dependent Upon Use & Term
Lot Size:	0.502 Acres
Parking:	Ample - On-Site
Zoning:	City-of-Boise C2D
Built-Remolded:	1994 - 2005
LockBox:	Yes, Located on the Front Door

PROPERTY PHOTOS



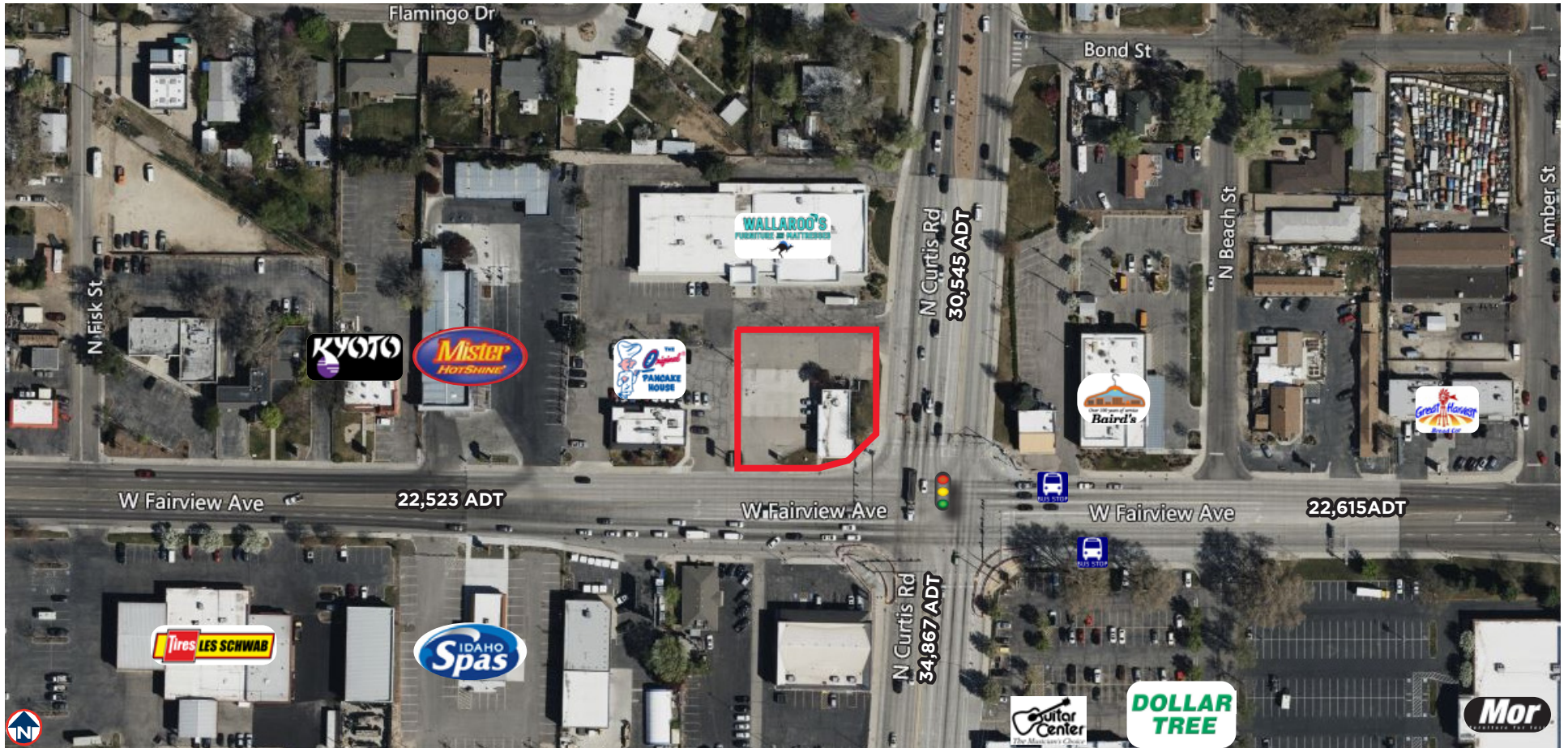
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PROPERTY OVERVIEW



BUILDING STATS

2,040
Square Feet

0.502
Acre Lot

C-2D
Zoning

Frontage
Signage
Use

Fairview & Curtis
Building & Pylon
Retail or Office

LOCATION HIGHLIGHTS



DEMOGRAPHICS

In the identified area, the current year population is 232,103. In 2020, the Census count in the area was 227,414. The rate of change since 2020 was 0.91% annually. The five-year projection for the population in the area is 245,416 representing a change of 1.12% annually from 2022 to 2027.



113,129
3 MILE
POPULATION



\$59,541
3 MILE
MEDIAN INCOME



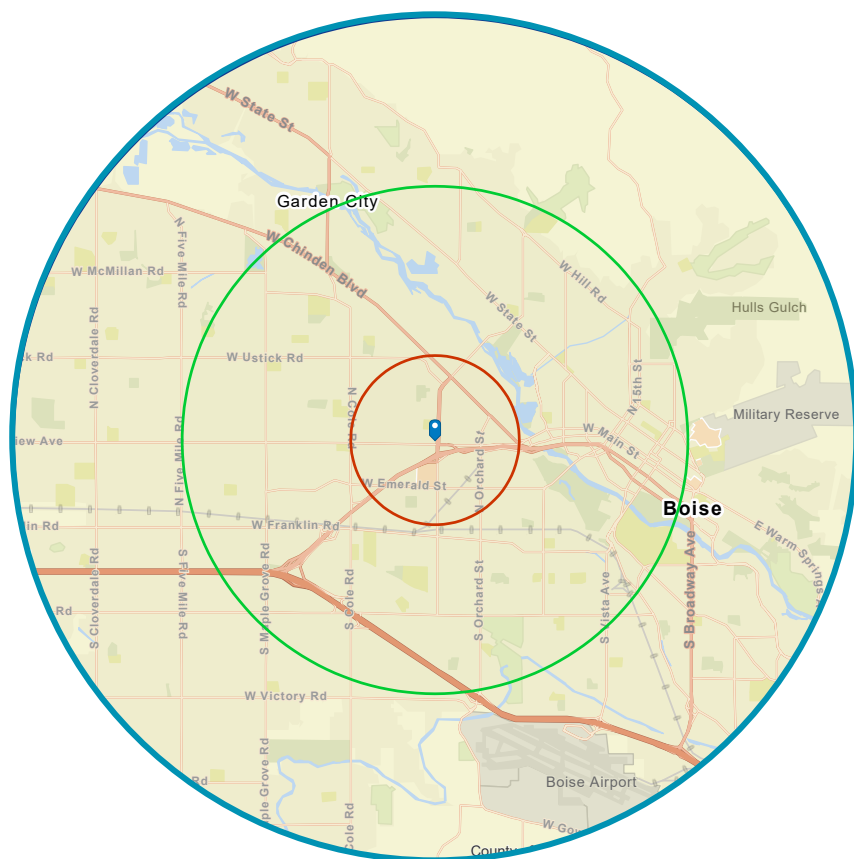
37.7
3 MILE
MEDIAN AGE

1, 3 & 5 MILE DEMOGRAPHICS

Current median household income is \$68,730 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$82,292 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$96,631 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$111,578 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$40,727 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$47,255 in five years, compared to \$47,064 for all U.S. households



	1 mile	3 miles	5 miles
Population			
2010 Population	12,526	101,320	203,197
2020 Population	13,822	111,336	227,414
2022 Population	14,092	113,129	232,103
2027 Population	15,057	119,798	245,416
2010-2020 Annual Rate	0.99%	0.95%	1.13%
2020-2022 Annual Rate	0.86%	0.71%	0.91%
2022-2027 Annual Rate	1.33%	1.15%	1.12%
2022 Male Population	50.6%	49.7%	49.4%
2022 Female Population	49.4%	50.3%	50.6%
2022 Median Age	35.1	36.6	37.7

Households			
2022 Wealth Index	48	63	84
2010 Households	5,603	44,441	85,332
2020 Households	6,277	48,164	95,142
2022 Households	6,440	49,209	97,534
2027 Households	6,929	52,492	103,692
2010-2020 Annual Rate	1.14%	0.81%	1.09%
2020-2022 Annual Rate	1.15%	0.96%	1.11%
2022-2027 Annual Rate	1.47%	1.30%	1.23%
2022 Average Household Size	2.07	2.21	2.31

Average Household Income			
2022 Average Household Income	\$70,081	\$84,092	\$96,631
2027 Average Household Income	\$84,086	\$98,117	\$111,578
2022-2027 Annual Rate	3.71%	3.13%	2.92%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,196	8,795	13,187
Total Daytime Population:	20,326	121,545	183,509



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2022 and 2027. Esri converted Census 2000 data into 2010 geography.

WELCOME TO THE WEST'S MOST DYNAMIC METRO, BOISE, IDAHO

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

WHY BOISE METRO

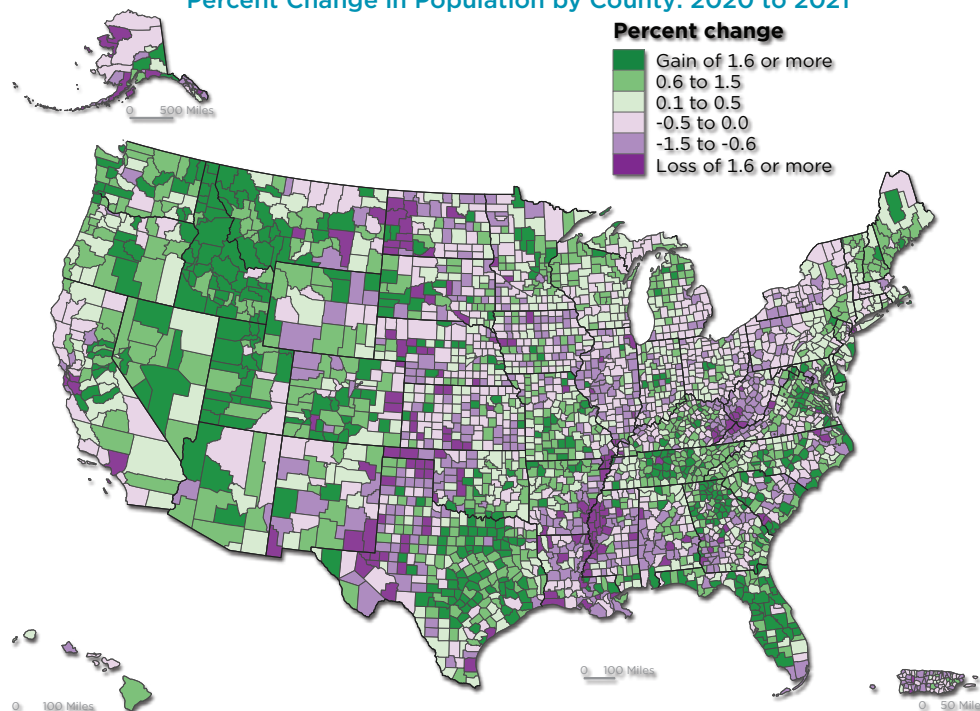
Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



Click here to download the complete Boise Valley Regional Overview:
<https://bvep.org/uploads/BVEP-Regional-Overview-Feb-2022.pdf>

WHERE COUNTIES ARE GROWING

Percent Change in Population by County: 2020 to 2021



United States™
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov

NATIONAL ACCOLADES

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. Click the tiles below to view - View All Accolades Here: <https://bvep.org/lifestyle/national-accolades>

**#10 Best City for
Young Professionals**

SmartAsset
June 2021

**Safest Cities in
America**

SmartAsset
April 2021

#5 Best State

US News & World
Report
March 2021

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