



1,147 SF FOR LEASE

FAIRVIEW & COLE RETAIL

7375 W FAIRVIEW AVE, BOISE, IDAHO 83704

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LISTING HIGHLIGHTS

- 1,147 SF Suite available in a 2,865 SF multi-tenant retail building located at the busy intersection of Fairview Avenue and Cole Road - 47,000 combined cars per day
- Current co-tenant in the multi-tenant building - Starbucks since 2008
- Amenities include signalized hard corner, unobstructed visibility, building and pylon signage, on-site parking and multiple curb-cuts
- Potential uses include retail, sale office or professional service provider type users
- Surrounded by local, regional and national retailers, restaurants and services including Albertsons, Burlington, CVS, Axiom & McDonald's
- Available November 1, please contact agent for showing instructions

PROPERTY FEATURES

Available:	1,147 SF
Lease Rate:	Negotiable - Dependent Upon Use & Term
Bldg/Lot Size:	2,865 SF on 0.3770 Acres
Parking:	Ample - On-Site
Zoning:	City-of-Boise C2D
Year Built:	2008 - Well Maintained
LockBox:	No, Contact Agent

PROPERTY PHOTOS



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PROPERTY OVERVIEW



TOTAL BUILDING STATS

2,865
Square Feet

0.3770
Acre Lot

C-2D
Zoning

Frontage
Signage
Use

Fairview & Cole
Building & Pylon
Retail or Service

LOCATION HIGHLIGHTS



DEMOGRAPHICS

In the identified area, the current year population is 242,420. In 2020, the Census count in the area was 236,696. The rate of change since 2020 was 1.07% annually. The five-year projection for the population in the area is 257,026 representing a change of 1.18% annually from 2022 to 2027.



111,947
3 MILE
POPULATION



\$61,417
3 MILE
MEDIAN INCOME



37.5
3 MILE
MEDIAN AGE

1, 3 & 5 MILE DEMOGRAPHICS

Current median household income is \$70,418 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$83,581 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$97,288 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$112,459 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$40,267 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$46,777 in five years, compared to \$47,064 for all U.S. households



	1 mile	3 miles	5 miles
Population			
2010 Population	15,580	100,294	209,926
2020 Population	17,451	109,852	236,696
2022 Population	17,920	111,947	242,420
2027 Population	19,377	117,940	257,026
2010-2020 Annual Rate	1.14%	0.91%	1.21%
2020-2022 Annual Rate	1.19%	0.84%	1.07%
2022-2027 Annual Rate	1.58%	1.05%	1.18%
2022 Male Population	50.6%	49.4%	49.5%
2022 Female Population	49.4%	50.6%	50.5%
2022 Median Age	35.0	37.5	37.3

Households			
2022 Wealth Index	47	65	84
2010 Households	6,489	41,967	86,361
2020 Households	7,309	46,011	97,437
2022 Households	7,565	47,096	100,244
2027 Households	8,216	49,825	106,831
2010-2020 Annual Rate	1.20%	0.92%	1.21%
2020-2022 Annual Rate	1.54%	1.04%	1.27%
2022-2027 Annual Rate	1.66%	1.13%	1.28%
2022 Average Household Size	2.24	2.32	2.35

Average Household Income			
2022 Average Household Income	\$70,535	\$83,632	\$97,288
2027 Average Household Income	\$83,900	\$97,328	\$112,459
2022-2027 Annual Rate	3.53%	3.08%	2.94%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,179	6,756	14,071
Total Employees:	18,923	84,549	187,568



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

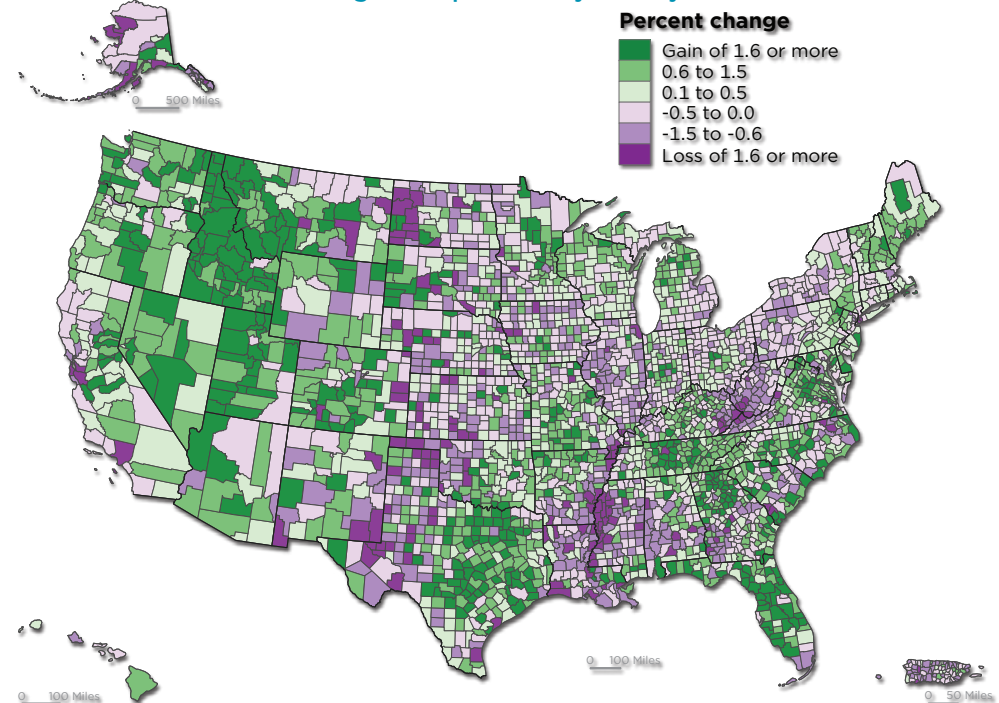
Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce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



Click here to download the complete Boise Valley Regional Overview:
<https://bvpe.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://bvpe.org/lifestyle/national-accolades>

**Best Places to Live
in the U.S.**

**U.S. News
June 2022**

**Next Great
Food City**

**Food & Wine
April 2022**

**#1 Most Promising
US City**

**RocketHomes
December 2021**



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