



Prime W. Chinden Showroom & Flex Building For Lease

3131 & 3129 Chinden , Garden City, ID

CONTACT

Aaron Flynn

+1 208 807 3332

aaron.flynn@colliers.com

5700 E Franklin Rd, Suite 205

Nampa, Idaho 83687

+1 208 472 1660

colliers.com/idaho

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PROPERTY HIGHLIGHTS

- “+/- 5,798 total SF with ±1,400 SF street-facing showroom with display windows on Chinden Blvd
- Newly renovated office suite with ADA-compliant restroom
- Substantial rear warehouse and shop space
- Heavy power serving the rear warehouse
- Covered exterior storage
- Grade-level roll-up door
- Loading dock for truck access
- Dedicated monument sign on Chinden plus building signage
- Direct Chinden Blvd. frontage with high vehicle counts
- Immediate access to the Connector (I-184) interchange just east of the site
- Approximately 2.5 miles to Downtown Boise
- Suites 3131 and 3129 leased together

PROPERTY DETAILS

Property Type	Showroom/flex
Space Available	5,798 SF
Total Building Size	13,260 SF
Parking	Ample
Lease Type	NNN <i>Estimated NNNs = \$2.27/SF</i>
Access	Contact agent

SPACE AVAILABLE

Suite	Size	Rate
3131	2,372 SF	\$13/SF
3129	3,426 SF	\$13/SF
Total	5,798 SF	\$6,281/mo + NNNs

PROPERTY INFORMATION

A high visibility opportunity directly on West Chinden Boulevard in Garden City, with immediate access to the Connector (I-184) interchange just to the east, placing your business minutes from Downtown Boise and I-84. The front of the building offers ±1,400 SF of street-facing showroom alongside a newly renovated office suite, both with high-visibility frontage and signage on Chinden. The rear of the building opens up to substantial flex space which includes warehouse/shop space, heavy power, covered storage, a loading dock, and a grade-level roll-up door. This unique space provides the opportunity to run retail/showroom, office, and workshop/warehouse operations with full loading and unloading capability, all in one highly visible and accessible location. Suites leased together.

POTENTIAL USES



Flooring & Tile
Showroom



Cabinet & Countertop
Showroom



Window & Door
Dealer



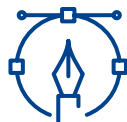
HVAC or Plumbing
Contractor



Furniture or
Appliance Retailer



Bicycle or
Powersports Dealer



Sign & Graphics
Shop



Event Rental
Company

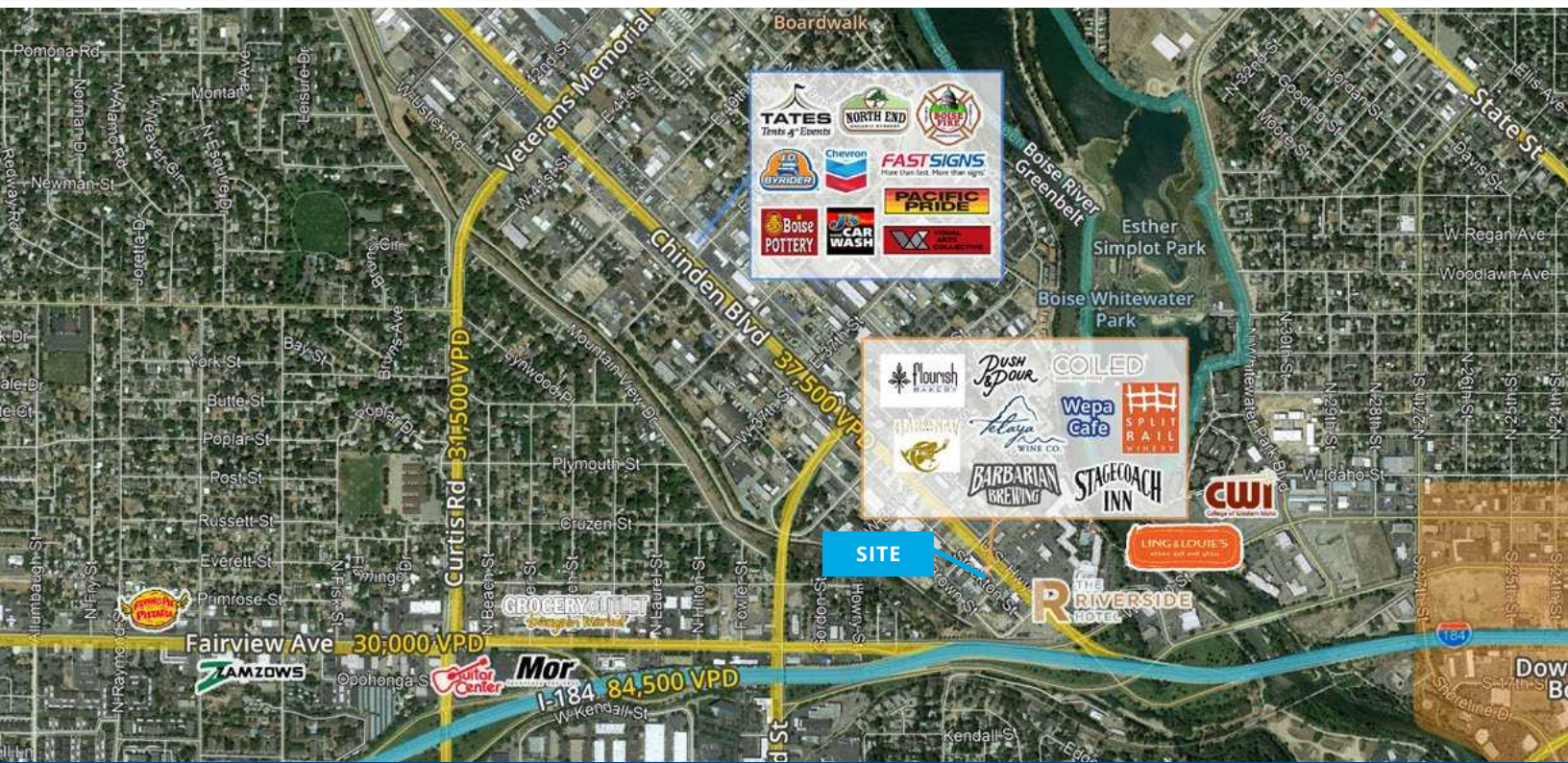


Auto Accessories
& Install

LOCATION

 Google Map

 Street View



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DEMOS	1 Miles	3 Miles	5 Miles
Population	10,109	113,161	212,695
Households	4,540	51,061	92,867
Avg. HH Income	\$76,149	\$71,613	\$79,936