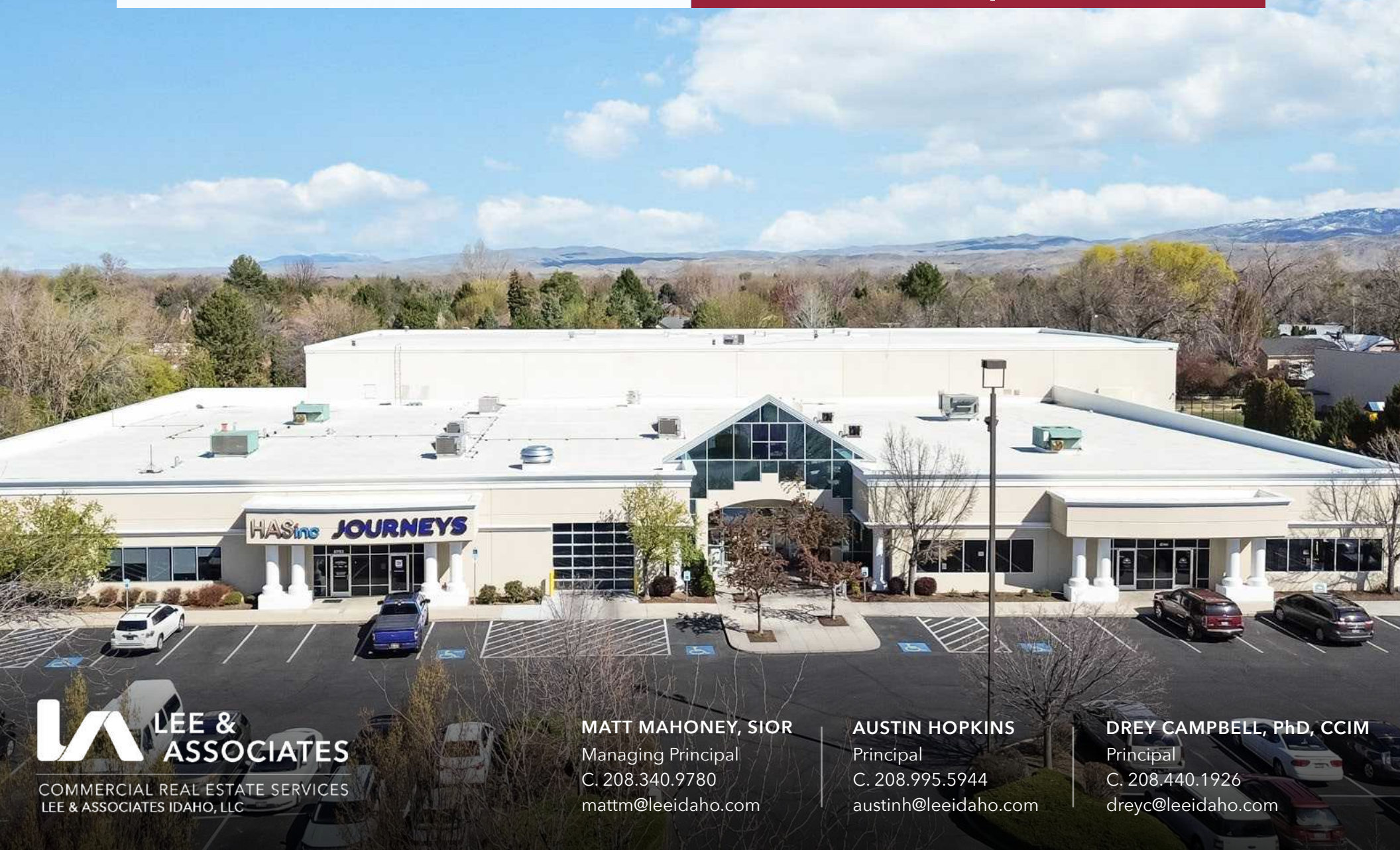


MULTI-TENANT INDUSTRIAL TRIPLE NET INVESTMENT FOR SALE

8740 W. Fairview Ave., Boise, ID 83704

PRICE IMPROVEMENT!

\$11,250,000 | 6.08% CAP



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY OVERVIEW



\$11,250,000

SALE PRICE

69,484 SF

TOTAL BLDG. SIZE

SALE PRICE **\$11,250,000**

PRICE PER SF **\$162**

CAP RATE **6.08%**

NOI **\$684,195.48**

LEASE TYPE **NNN**

TOTAL BLDG. SIZE **69,175 SF**

SITE AREA **4.98 AC**

YEAR BUILT **1991**

YEAR RENOVATED **2022**

ZONING **MX-3**

PARCEL **R5457170295**

- » New updated roof
- » 14' x 20' Overhead doors
- » Full HVAC and fire suppression through tenant suites
- » Ample on-site parking
- » Centrally located with excellent freeway access

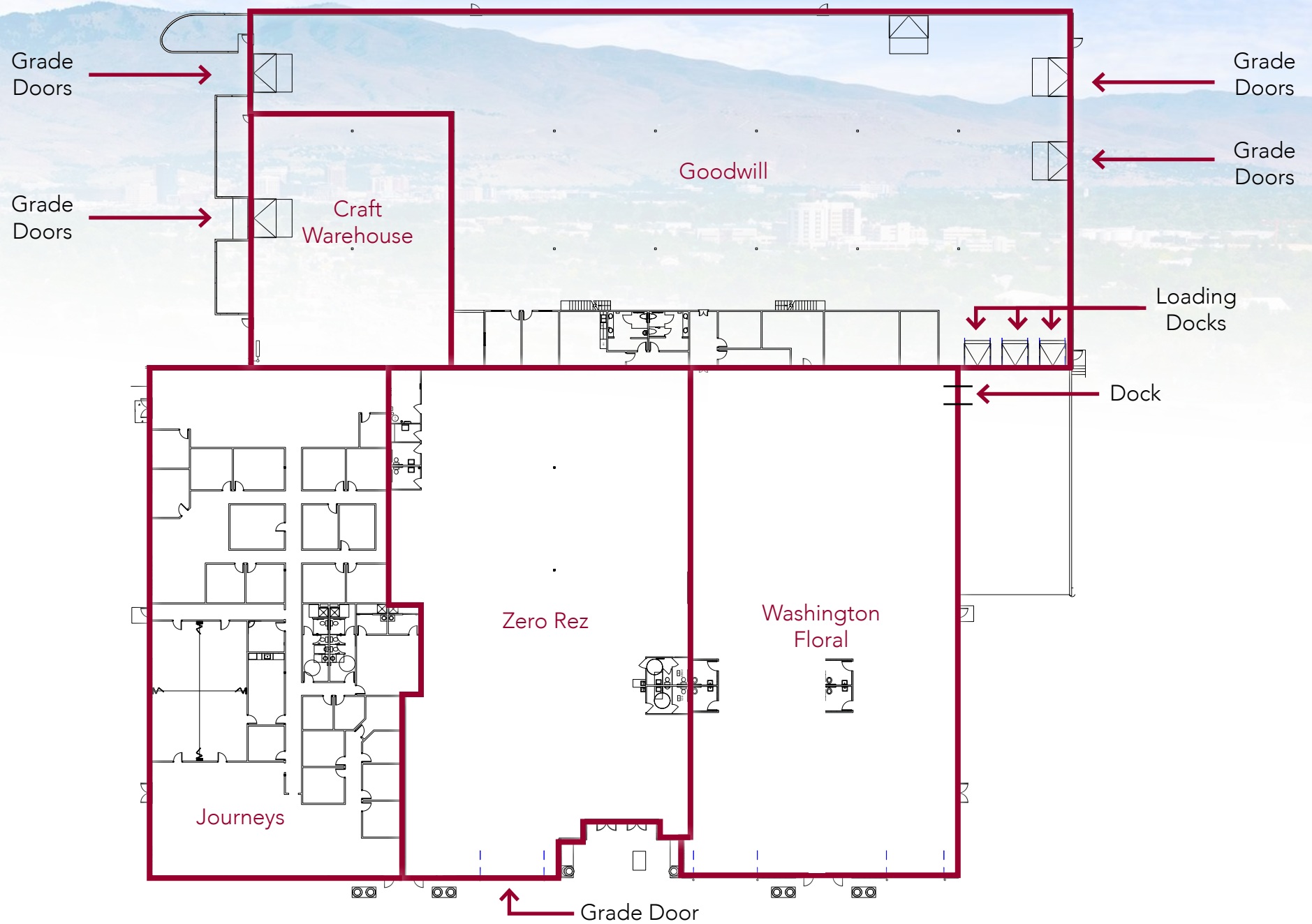


PROPERTY OVERVIEW

Lee & Associates is pleased to present this 100% leased multi-tenant industrial flex investment for sale in the heart of the Boise MSA. The property features an excellent tenant mix consisting of established local, regional, and national companies. The amenities of this asset include concrete tilt construction, a large paved parking lot, tremendous clear height, full HVAC in multiple tenant suites, a new updated roof and dock-high doors. Triple net leases allow for minimal landlord responsibilities with annual escalations. The central location provides excellent access to surrounding cities and the interstate.



FLOOR PLAN





GOODWILL

Goodwill is a nonprofit dedicated to empowering individuals through job training, employment placement, and community programs. It works to remove barriers to opportunity and provide resources that help individuals achieve stability. Goodwill strengthens communities and fosters independence through work.

CORE OFFERINGS

- Job Training Programs
- Employment Placement Services
- Youth Services
- Financial Education
- Community-Based Programs

MISSION STATEMENT

"Goodwill works to enhance the dignity and quality of life of individuals and families by strengthening communities, eliminating barriers to opportunity, and helping people in need reach their full potential through learning and the power of work"

FOUNDED 1902



WASHINGTON FLORAL SERVICE

Washington Floral Service is a wholesale distributor of fresh flowers, plants, and floral supplies. They serve florists, event planners, and businesses with high-quality floral products. Their offerings ensure customers have access to fresh botanicals, essential supplies, and expert guidance for creating stunning arrangements.

CORE OFFERINGS

- Fresh Flower Distribution
- Plant Supply
- Floral Supplies
- Seasonal Décor
- Vessels and Containers

MISSION STATEMENT

"To be a leading wholesale distributor of fresh flowers, plants, and floral supplies, providing exceptional products and services to our clients."

FOUNDED 1985



ZEROREZ

Zerorez Boise specializes in eco-friendly, chemical-free cleaning services for homes and businesses. Using patented technology, they offer deep cleaning for carpets, upholstery, tile, and air ducts. Their focus on sustainability and customer satisfaction has made them a trusted name in the Boise area.

CORE OFFERINGS

- Carpet Cleaning
- Upholstery Cleaning
- Tile and Grout Cleaning
- Area Rug Cleaning
- Pet Treatment

MISSION STATEMENT

"To provide the highest quality cleaning services using our patented technology, ensuring a cleaner and healthier living environment for our clients."

FOUNDED 1993



JOURNEYS AGENCY

Journey Developmental Disability Agency in Boise, Idaho, is committed to supporting individuals with developmental disabilities by providing tailored programs that promote independence and inclusion. Through vocational training, respite care, and community integration, Journey helps individuals and their families access the resources they need to thrive.

CORE OFFERINGS

- Children's Services
- Adult Services
- Vocational Services
- Consultation Services
- Respite Care

MISSION STATEMENT

"To enhance individuals' lives through inclusion, integrity, and independence, providing professional and innovative approaches to meet the unique needs of each client and their families."

FOUNDED 2003



CRAFT WAREHOUSE

Craft Warehouse is a go-to destination for creative individuals looking for quality art, craft, and DIY supplies. With a vast selection of products ranging from sewing and scrapbooking materials to home décor and seasonal crafts, Craft Warehouse inspires and supports hobbyists and professionals alike in bringing their creative visions to life.

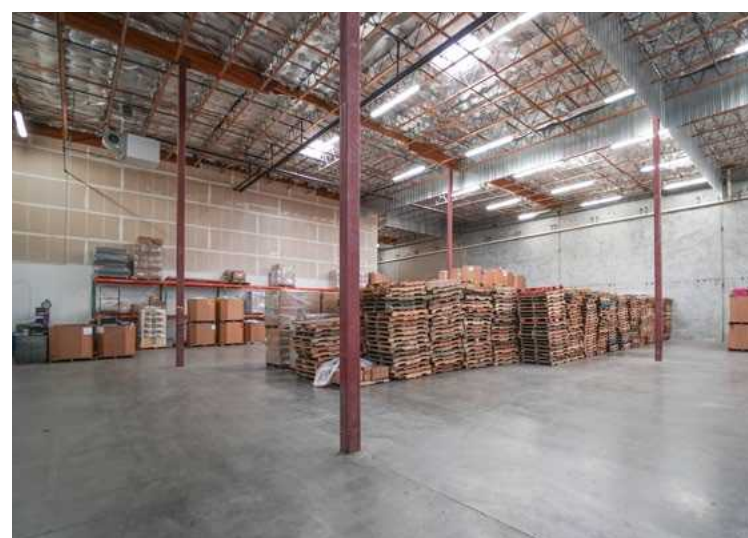
CORE OFFERINGS

- Fabric and Sewing Supplies
- Scrapbooking Materials
- Beading and Jewelry Making Supplies
- Home Décor Items
- Art Supplies

MISSION STATEMENT

"To inspire creativity by providing a wide range of quality crafting supplies and exceptional customer service to our community."

FOUNDED 1980



AERIAL

DOWNTOWN BOISE
10 MIN. | 3.9 MI



W. Fairview Ave.



VPD: 31,817



SUBMARKET

DEMOGRAPHIC HIGHLIGHTS

This property is positioned in one of the busiest submarkets in the Boise MSA with a population of 237,466 residents. Boise is one of the fastest growing cities in the metropolitan statistical area. The population has increased by 15.4% since 2010 and is expected to increase 2.2% annually by 2027.

BOISE METROPOLITAN STATISTICAL AREA IN THE NEWS:

"Over 800,000 people live in the Boise Metro, and we're welcoming more every day. In fact, in 2019 we were the second-fastest growing metro in the nation, and from 2010 - 2019 our population grew more than three times faster than the national average. This rapid growth - both from in-migration and retention - is fueled by the draw of recreational and cultural amenities occurring simultaneously with the economic pull of strong jobs."

bvep.org



LOCATION & DEMOGRAPHICS

LOCATION HIGHLIGHTS

The subject property is ideally positioned within close proximity to the I-84. This placement offers multiple points of excellent access to the major transportation artery of the Treasure Valley. The property is also minutes away from Downtown Boise and the Boise Airport.

BOISE, IDAHO

**10 min.
3.9 mi.**

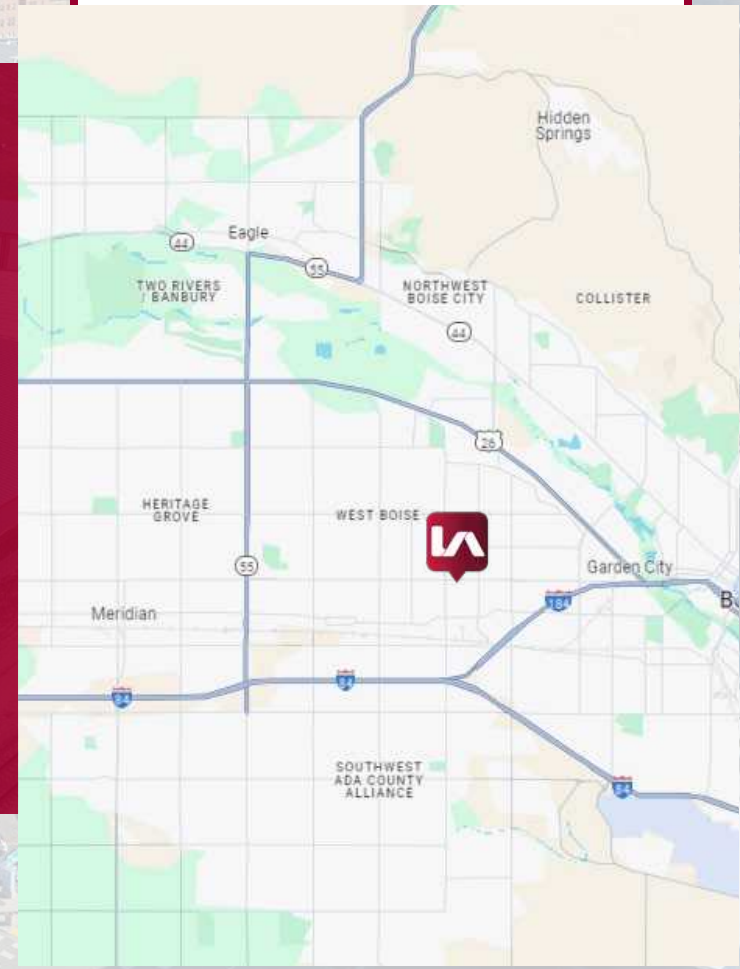
to Downtown Boise

**5 min.
1.7 mi.**

to I-84 Interstate

"Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here. The area boasts a little over 800,000 individuals allowing us to feel small but experience BIG."

bvep.org



CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 8740 W. Fairview Ave., Boise, ID 83704 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





FOR MORE INFORMATION, PLEASE CONTACT

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