

OFFICE BUILDING FOR SALE

6128 W. Fairview Ave., Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE \$1,650,000

PRICE/SF \$198

BLDG. SIZE 8,334 SF

SITE AREA 0.42 AC

YEAR BUILT 1973

MARKET BOISE

ZONING MX-3



EXECUTIVE SUMMARY

Lee & Associates is pleased to present this office building available for sale in Boise, Idaho. Delivered vacant, this property presents an excellent opportunity for an owner-user or an investor looking for a flexible and well-located asset. The building is currently demised into four separate spaces, offering the ability to occupy the entire property, utilize a portion, or re-tenant as a multi-tenant office investment. Constructed of durable concrete block, the structure provides long-term stability and low maintenance. The property also includes ample on-site parking and an additional fenced and secured rear yard area for storage, fleet parking, or outdoor workspace.



**SET UP AS
MULTI-TENANT**



**FENCED YARD BEHIND
THE BUILDING**



**EASY INTERSTATE
ACCESS**



**ON-SITE
PARKING**



**EXCELLENT
VISIBILITY**

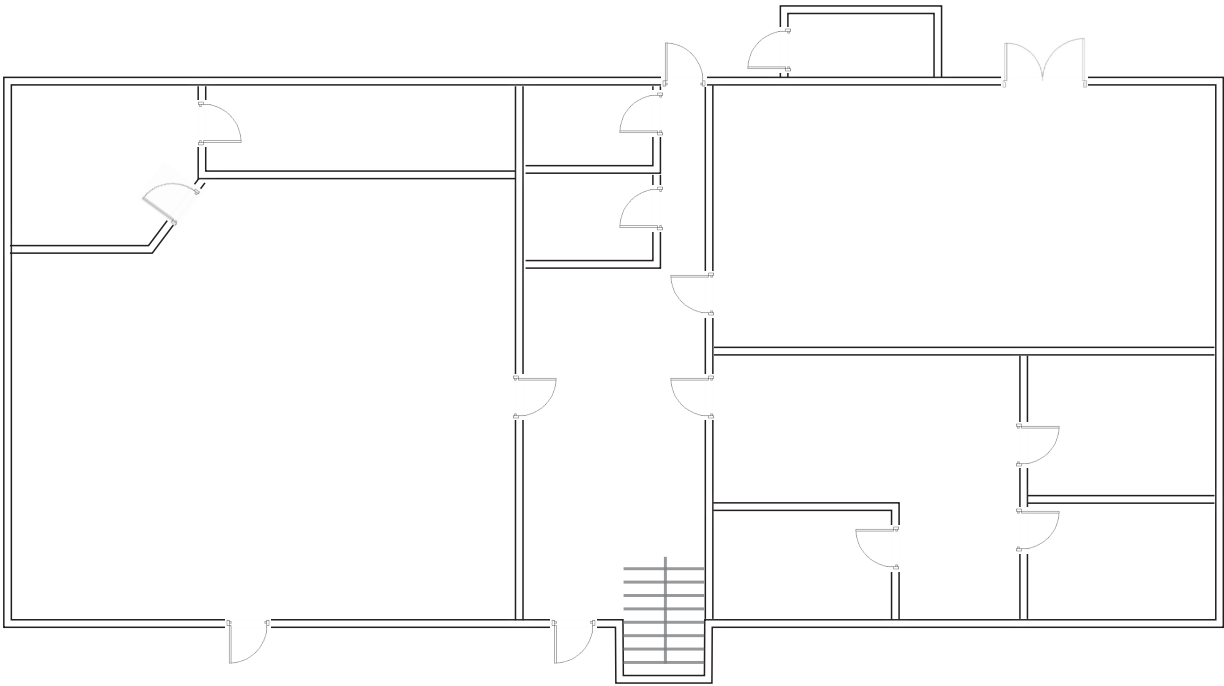


**PROMINENT
MONUMENT SIGNAGE**

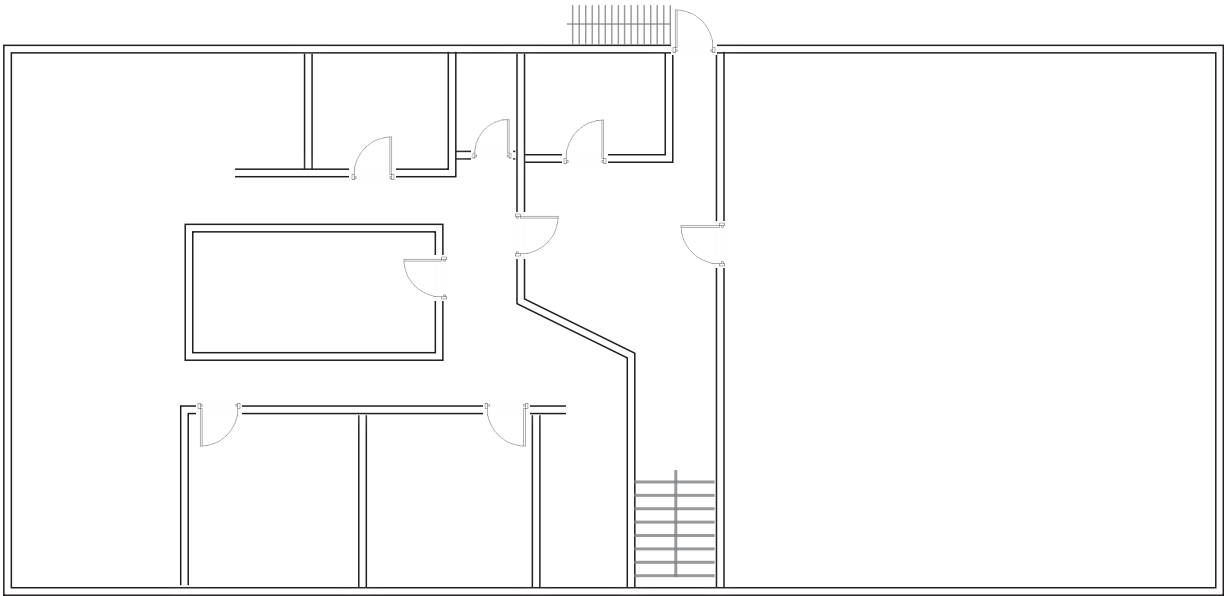


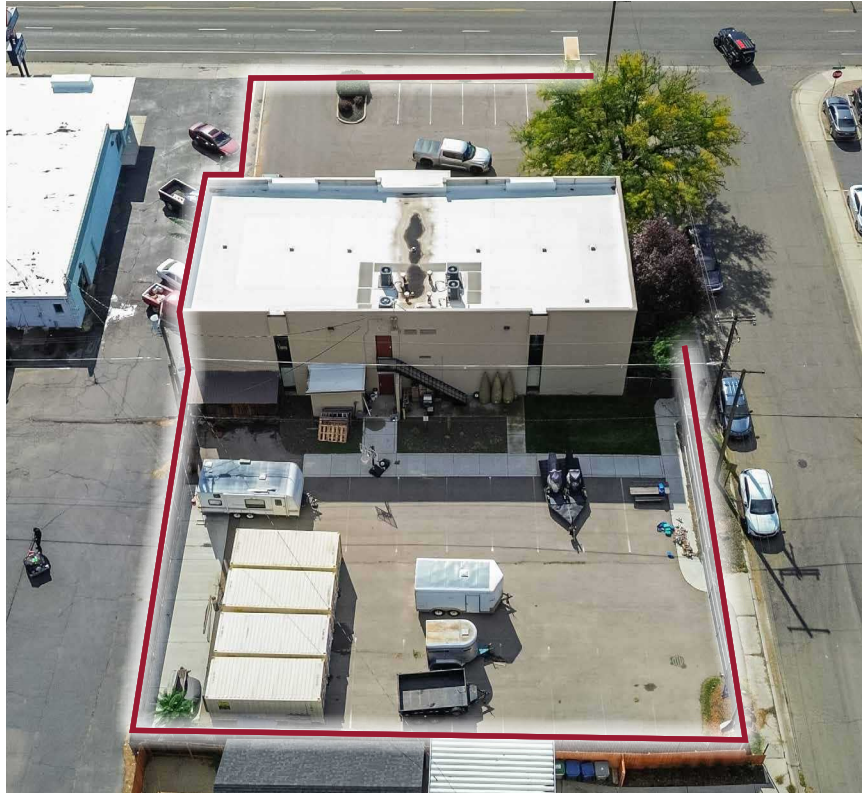
FLOOR PLAN

1ST FLOOR



2ND FLOOR







DOWNTOWN BOISE
3 MIN. | 1.2 MILES

GROCERYOUTLET
bargain Market

goodwill

India Foods

FISH
AQUARIUMS
& STUFF

Boise Bistro Market

INTERSTATE 84
I84 ENTRANCE
2 MIN. | 0.3 MILES

BODY & FRAME
PRO
LEAVE IT TO THE PRO

LA

W. FAIRVIEW AVE.

CHUCK E. CHEESE



BOISE AIRPORT - 7.0 MILES



184 ENTRANCE
1 MIN. | 0.3 MILES



184 ENTRANCE
2 MIN. | 0.3 MILES



W. FAIRVIEW AVE.

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	49,893	190,332	299,867

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$81,080	\$93,566	\$105,282

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	21,446	80,280	123,054

LABOR FORCE

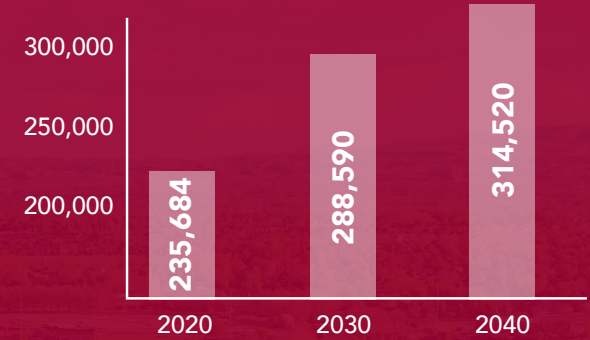
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	27,003	103,223	159,487

KEY EMPLOYERS

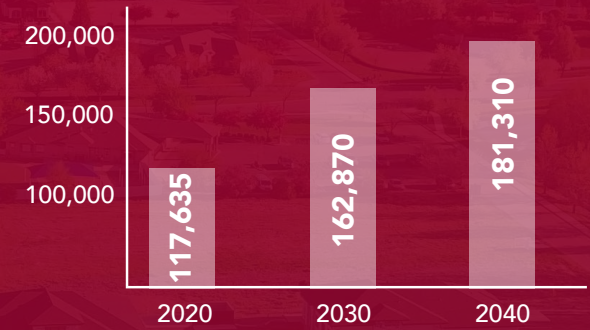
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

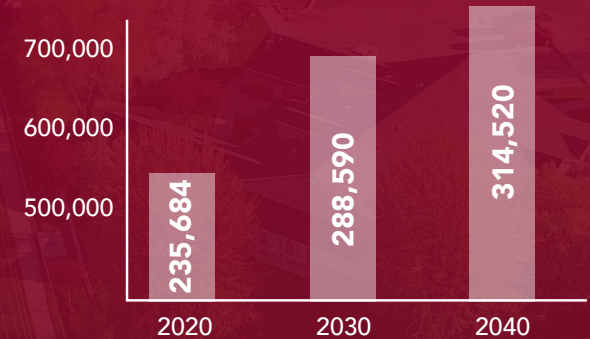
BOISE



MERIDIAN



ADA COUNTY



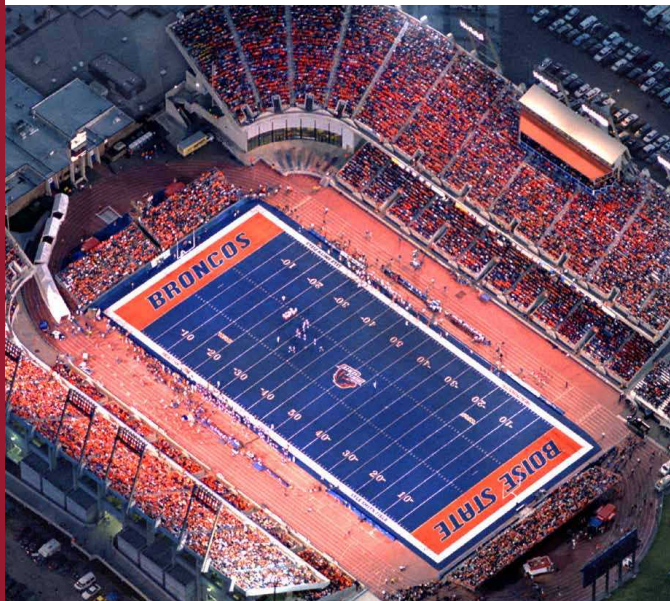
AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





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FOR MORE INFORMATION, PLEASE CONTACT

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