

# 6490 S Federal Way Boise, ID

Grocery Anchored Drive Thru

Near SE Boise & Micron



## Property Details

- Former Bank building consisting of 4,574 SF with drive thru.
- Single or multitenant opportunity.
- DIVISIBLE ACCORDING TO TENANT'S NEEDS.
- 1.05 acre lot with 39 parking spaces.
- Located on the hard corner of a signalized intersection within the Albertsons anchored shopping center.
- Shopping center tenants include McDonalds, Stinker, Taco Del Mar, Subway, UPS, and more.
- ADJACENT TO MICRON'S CAMPUS WHICH IS ACTIVELY UNDERGOING \$15 billion expansion which will create ~2,000 direct Micron jobs and 17,000 new American jobs by the end of the decade.**
- Zoned MX-2 (Mixed Use: General).
- Rare drive thru opportunity off Federal Way under City of BOISE'S NEW ZONING CODE.

## Demographics

	1 mi.	3 mi.	5 mi.
Pop	2,537	33,117	72,059
Avg HH Income	\$127,429	\$141,181	\$115,937
Daytime Pop	3,232	38,727	90,022

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Real Estate Services, LLC  
350 N. 9th Street, Ste 200, Boise ID 83702

# Aerial

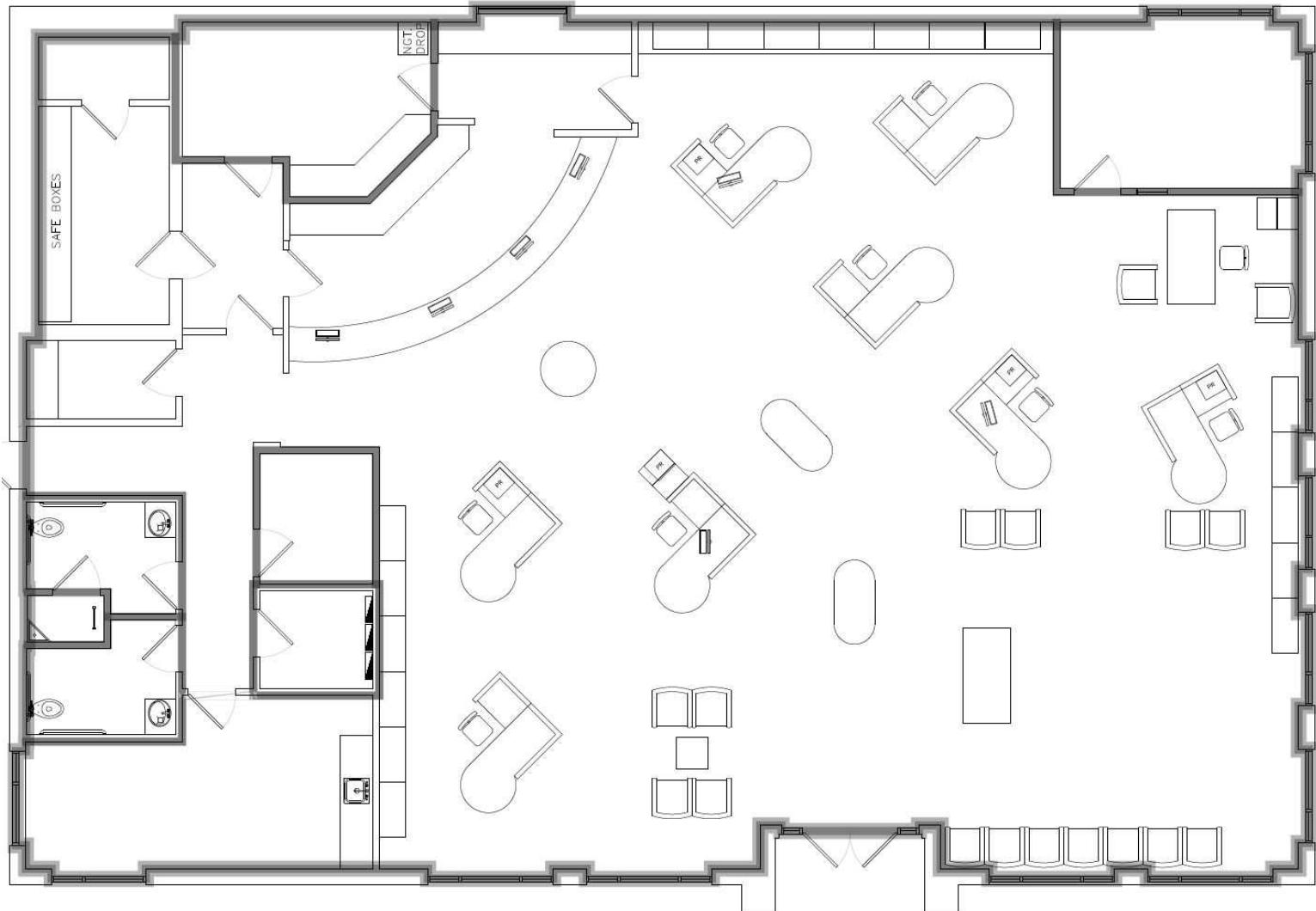


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# Existing Floor Plan

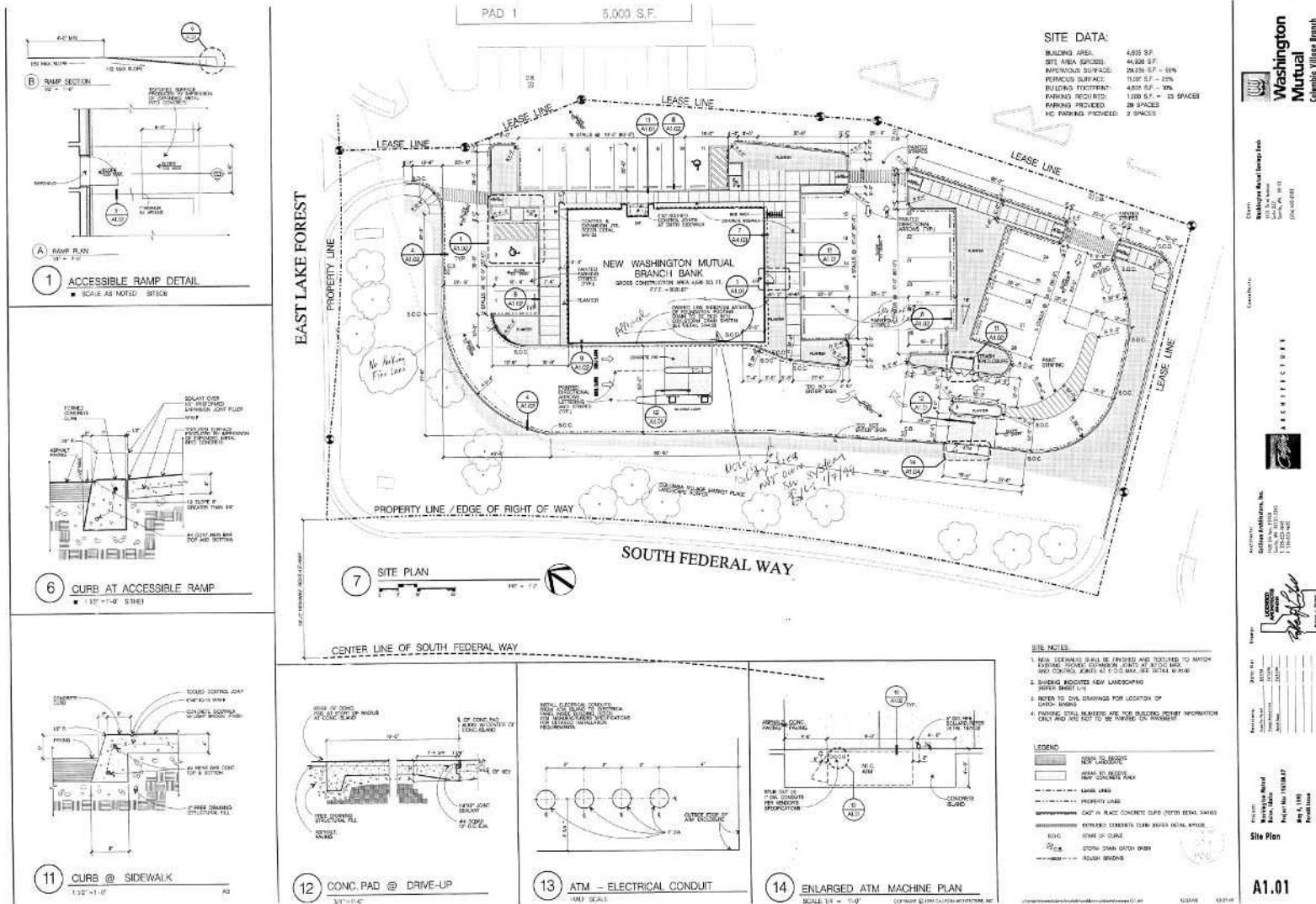


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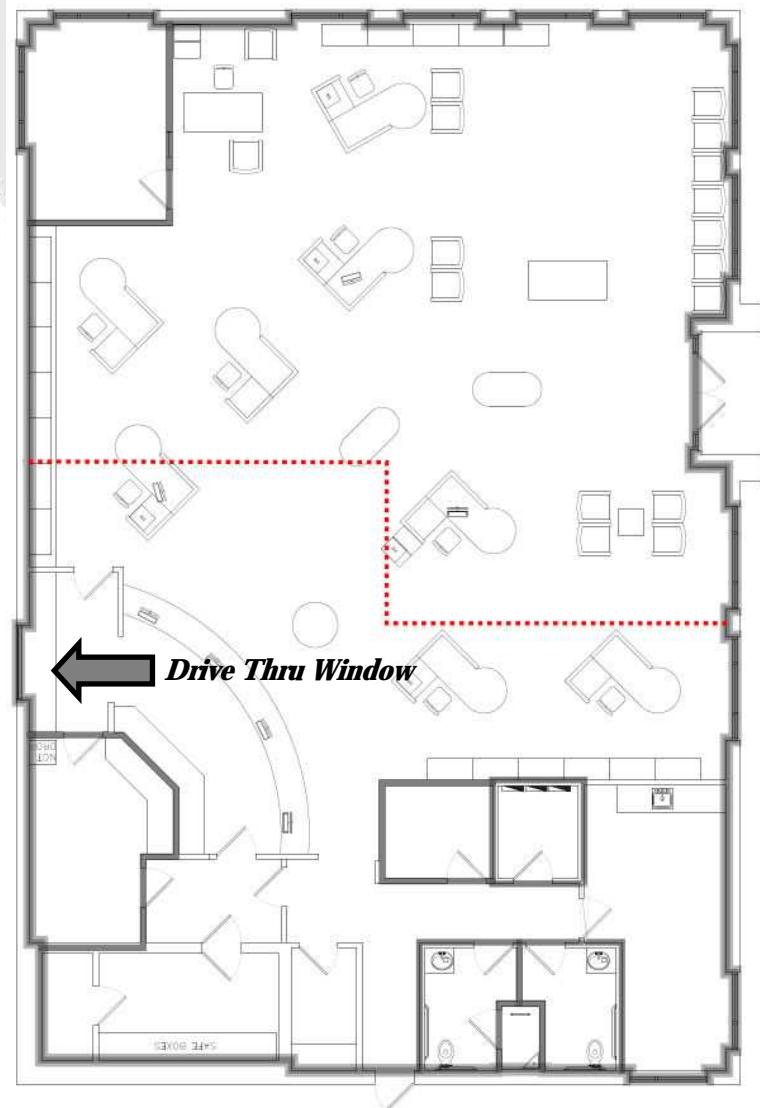
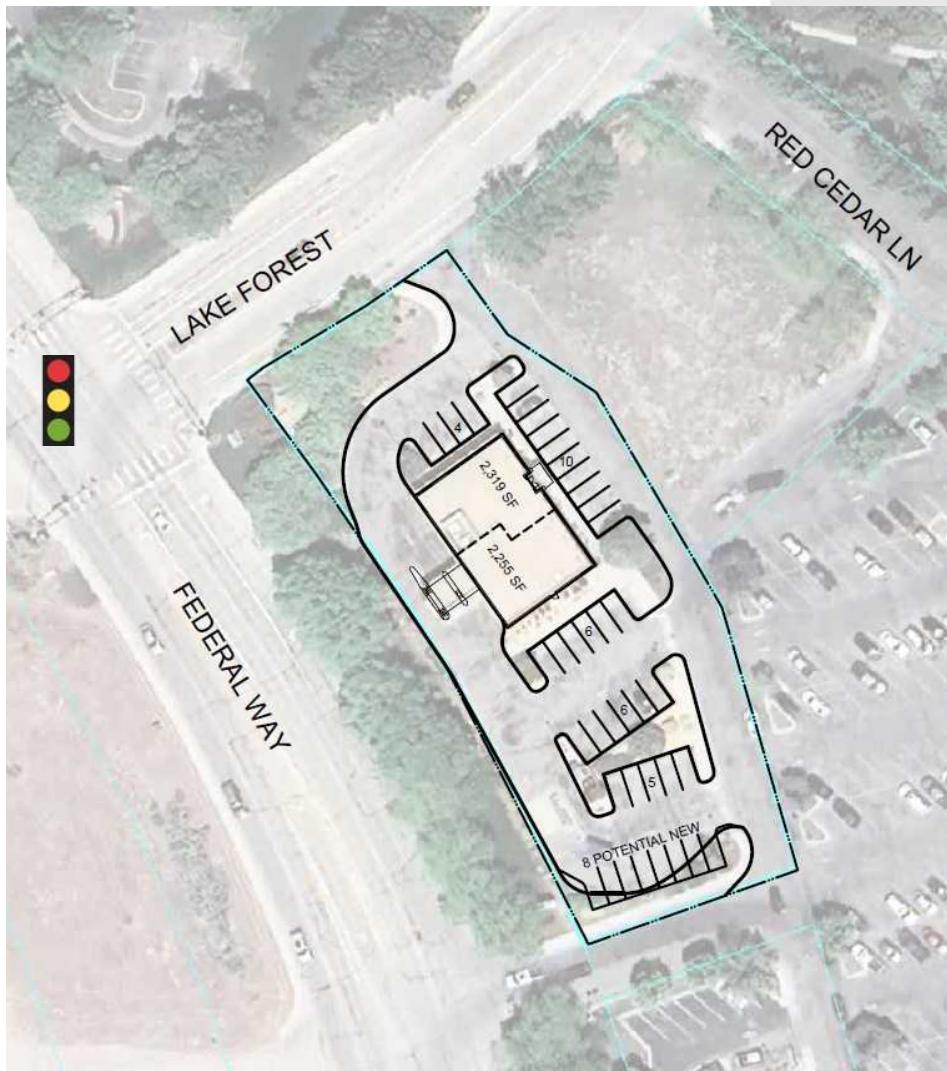
# Existing Site Plan



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# Potential Site & Floor Plan



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## Exterior Photos



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## Interior Photos

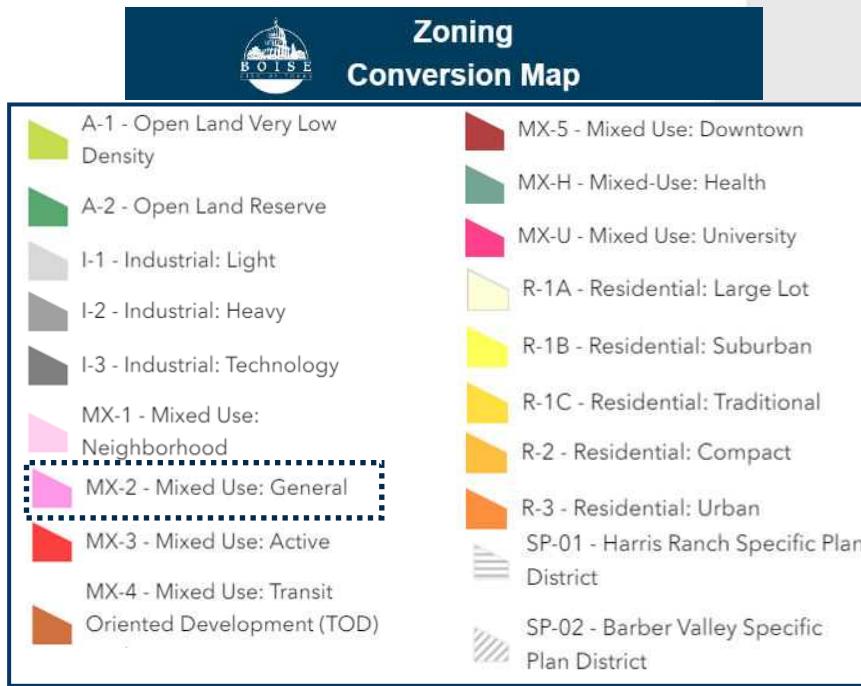


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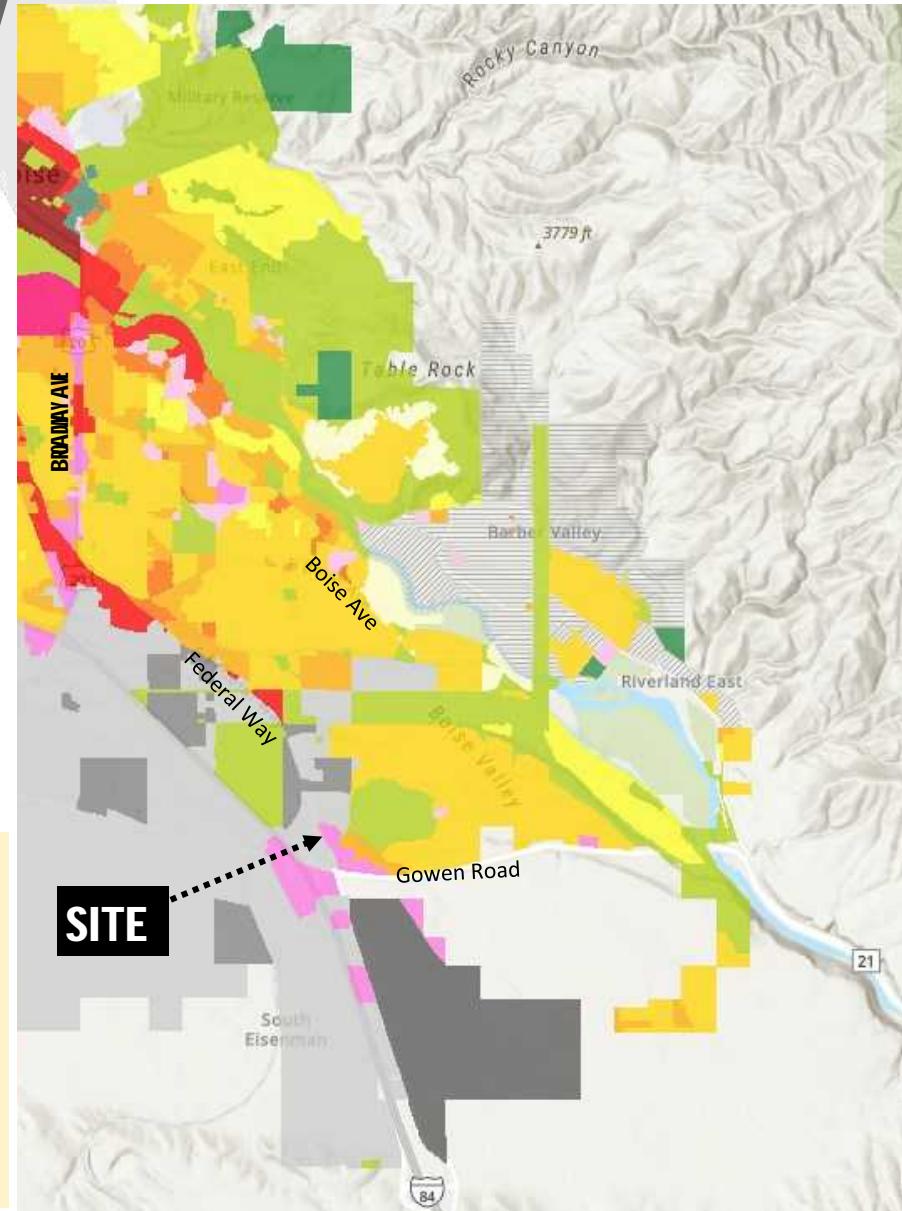
# Boise Zoning Code Conversion



**The MX-2 district is intended to provide opportunities for a mix of office, commercial, institutional, and residential at a scale designed to serve community needs broader than those of nearby neighborhoods.**

**The MX-2 district is the only district where a single-tenant, one-story drive thru is an Allowed Use.**

[\*\*CLICK HERE\*\*](#) for the Allowed Use Table



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# Micron Expansion



## Expansion Details:

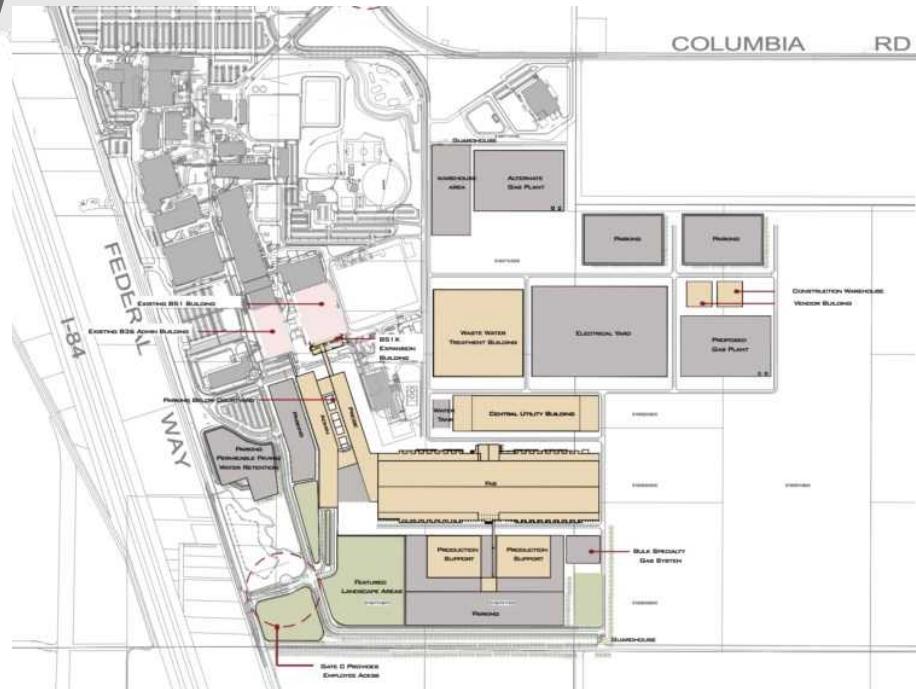
- ⇒ Micron will directly infuse **\$15.3 billion** into the Idaho economy bringing leading edge memory manufacturing to the U.S. which will create over **17,000 community jobs**, including **2,000 direct Micron jobs**.
- ⇒ **6.5 Million SF** of new facilities (same size as the Pentagon) will be built on **MICRON'S CAMPUS EAST OF BOISE**.
- ⇒ **MICRON'S IDAHO FAB PLANT WILL SUPPORT AN ANNUAL AVERAGE OF 15,000 jobs** paying **\$1.2 billion** in wages.
- ⇒ For every 1 Micron job, an average of nearly 10 additional jobs will be supported in Idaho.
- ⇒ **MICRON'S IDAHO FAB PLANT WILL GENERATE AN ANNUAL AVERAGE OF \$2.4 BILLION** in Idaho Gross State Product (GSP).

## What Does This Mean for Boise & Surrounding Towns?

- ⇒ More people will move to the area to support the construction, operations, and the community.
- ⇒ More residential and commercial needed to support the major influx of people moving here.

Source: [Micron Press Release](#)

Project Update: <https://youtu.be/0hsAySzj4C0>



THE EXPANSION IS REPRESENTED BY THE COLORED STRUCTURES. THE LIGHT GRAY IS MICRON'S EXISTING



Preliminary illustration, subject to change

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