

**RETAIL - RESTAURANT - OFFICE  
FOR SALE | 7,719 SF ON 0.64 AC**

**3197 NORTH COLE ROAD, BOISE, ID 83704**



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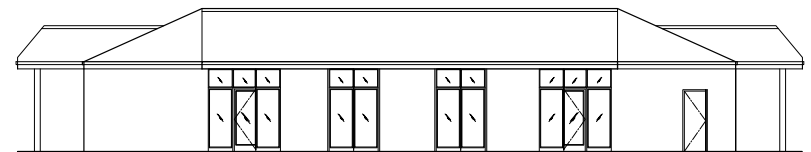
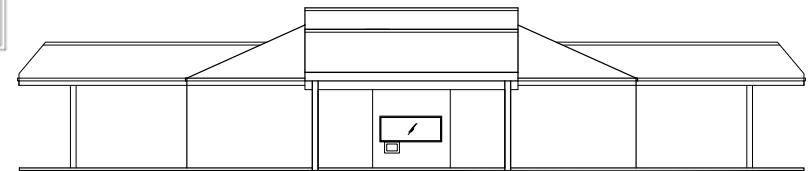
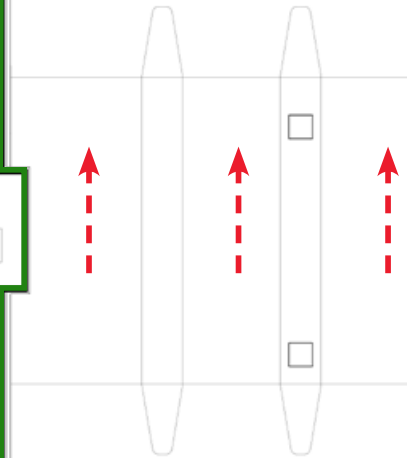
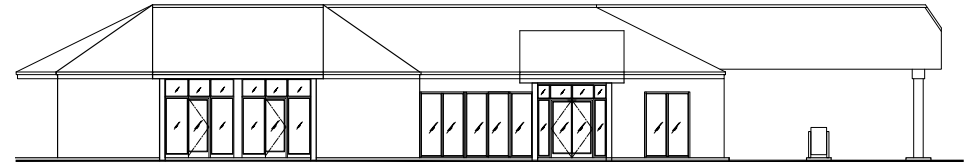
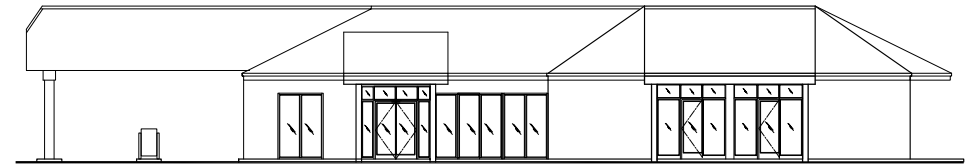
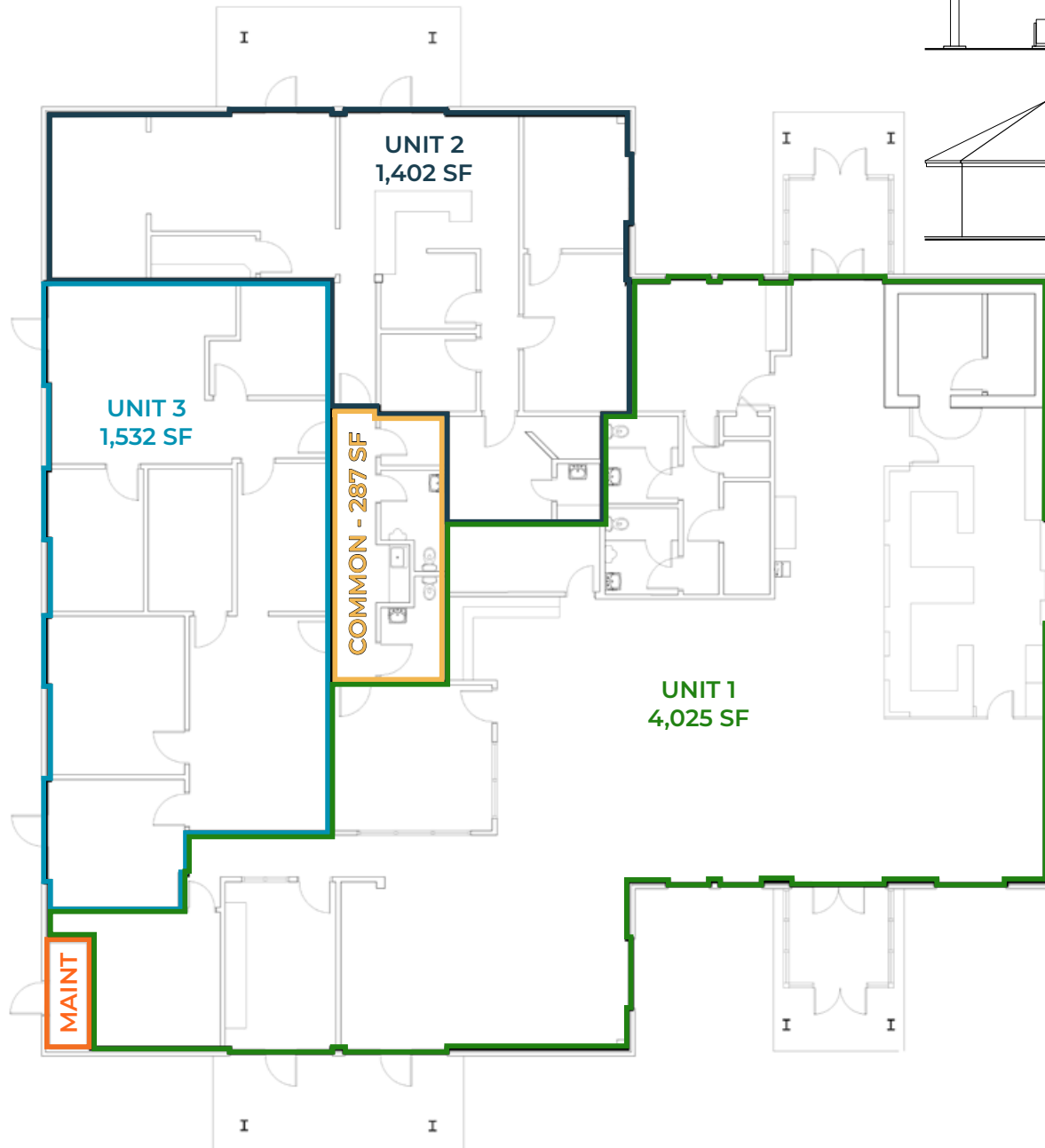
## SALE LISTING DETAILS & PROPERTY HIGHLIGHTS

AVAILABLE:	7,719 SF
SALE PRICE:	\$1,500,000
LOT SIZE:	0.646 Acres
PARCEL NUMBER:	R0539000151
ZONING:	MX-1 - <a href="#">Allowed Uses Click Here</a>
POTENTIAL USES:	Retail, Restaurant, Office
YEAR BUILT:	1977 - Well Maintained
PARKING:	34 Stalls - 4.4/1,000 SF
MULTI-TENANT:	Currently 3 Individual Suites
ENTRANCES:	8 Total
FRONTAGE:	165' on Ustick & 168' on Cole
TRAFFIC COUNTS:	19,500 Ustick & 17,000 Cole Rd
LOCKBOX:	Yes - Contact Agents for Code

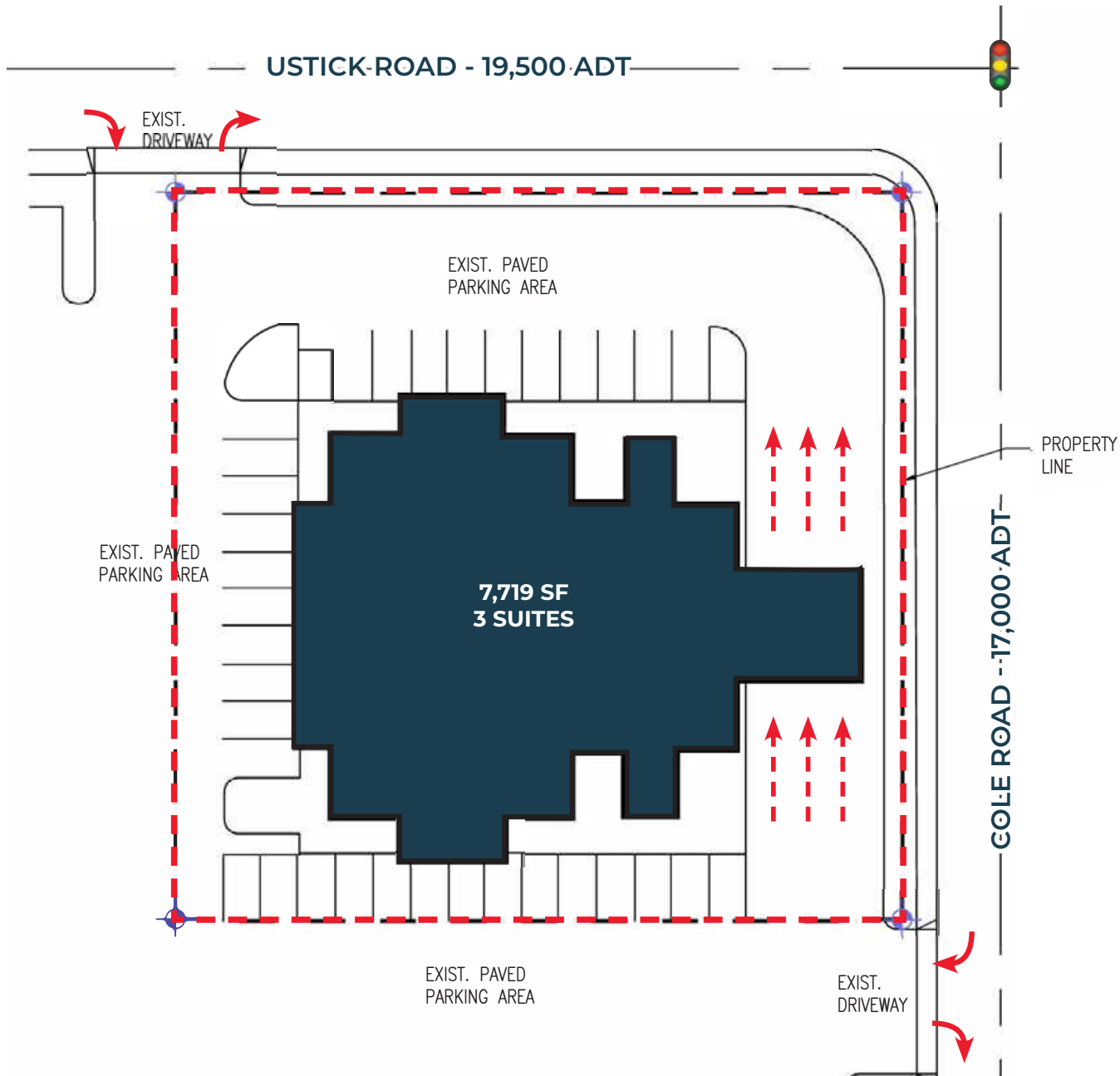
- Multi-tenant retail-office building located at the signalized intersection of Ustick & Cole
- Currently 3 individual suites - potential uses include retail, restaurant, office, medical, and other professional services - [Learn more about MX-1 zoning here](#)
- Site amenities include existing drive-thru, on-site parking, multiple building signage areas, access from both Ustick & Cole Roads, high traffic counts and unobstructed visibility on both major thoroughfares - [Google Map View](#)
- Configuration includes separate entrances to each existing suite, maintenance & telecom room, and common area restrooms and breakroom area with kitchenette
- Surrounded by several local, regional and national business, retailers and restaurants including a Walmart Neighborhood Market, Boise Library, Maverik, Jack in the Box, Stinker Store, Idaho Fitness Factory, USPS, Subway, Idaho Capital Asian Market
- Located in a well established neighborhood, traffic generators include Mountain View and Valley View Elementary Schools, Fairmont Junior High School, Capital High School, Spaulding Ranch, and city parks
- Strong demographics & income profile within the surrounding area - [Click Here to View](#)
- Contact agents for LockBox code and additional information



**CURRENT CONFIGURATION INCLUDES  
3 INDIVIDUAL SUITES & DRIVE-THRU**

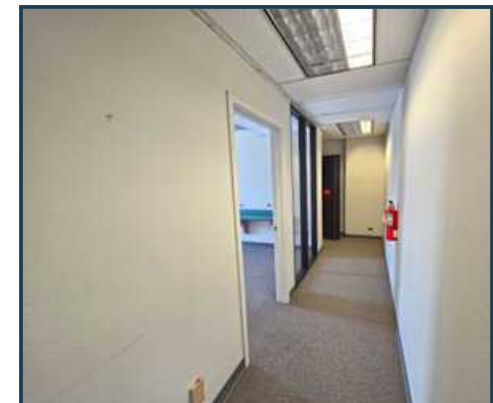
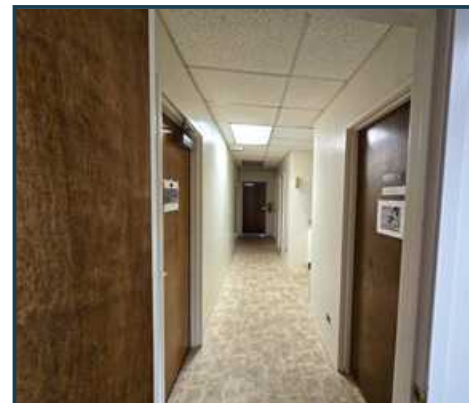


**SITE PLAN - 7,719 SF ON 0.646 ACRES**  
**FRONTAGE ON BOTH COLE & USTICK**





**SEPARATE ENTRANCES AND  
COMMON AREA WITH KITCHENETTE**



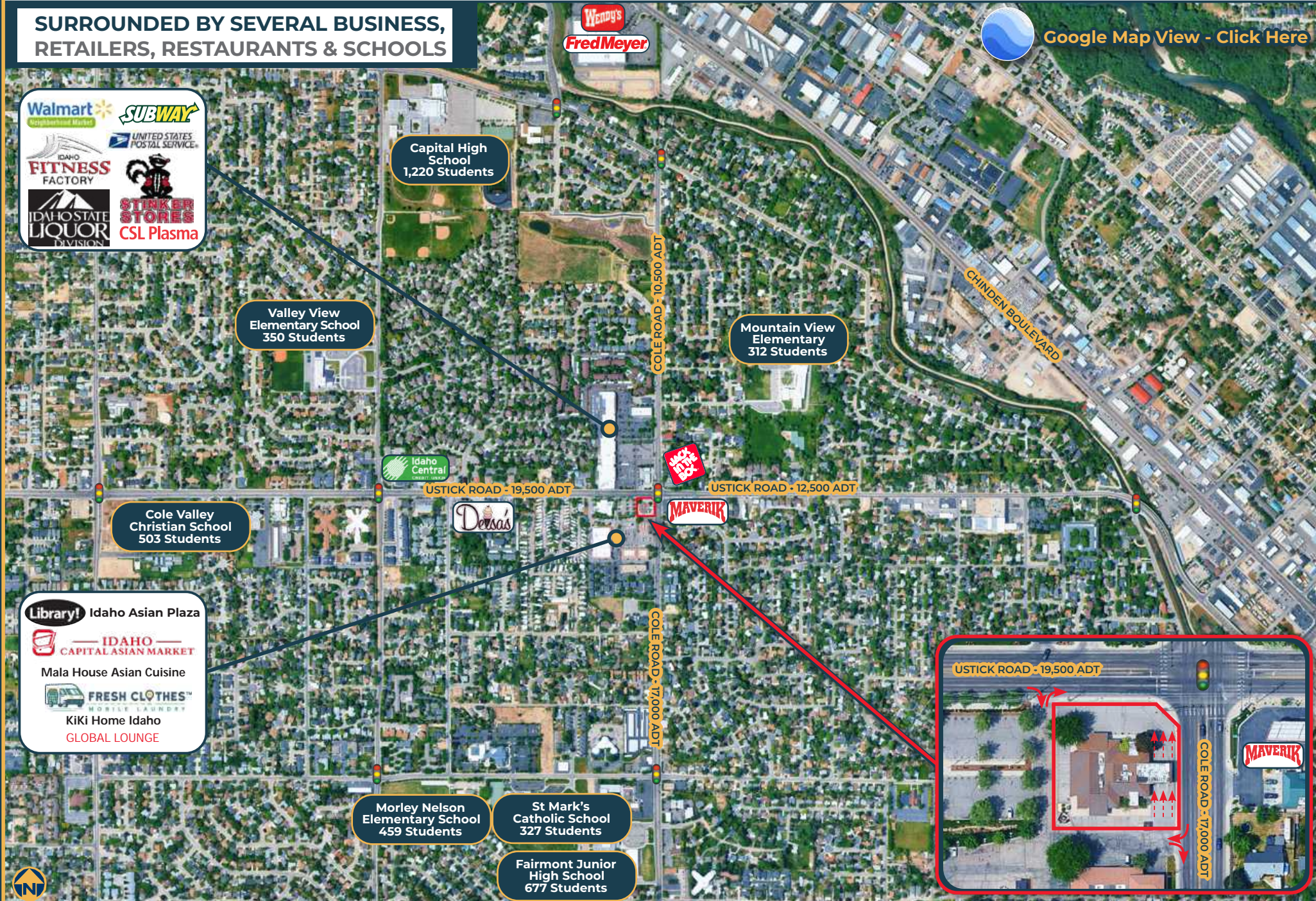


**FORMER BANK BRANCH - MULTI-TENANT - 7,719 SF**  
**3197 NORTH COLE ROAD, BOISE, ID 83704**

**SURROUNDED BY SEVERAL BUSINESS,  
RETAILERS, RESTAURANTS & SCHOOLS**



[Google Map View - Click Here](#)





**0.5, 1 & 1.5 MILE DEMOGRAPHICS  
& RETAIL DEMAND OUTLOOK**

**1.5 MILE SNAPSHOT**

32,236  
**POPULATION**

13,997  
**HOUSEHOLDS**

\$70,122  
**MEDIAN HH INCOME**

\$94,756  
**AVERAGE HH INCOME**

15,571  
**DAYTIME POPULATION**

In the identified area, the current year population is 32,236. In 2020, the Census count in the area was 31,726. The rate of change since 2020 was 0.30% annually. The five-year projection for the population in the area is 33,366 representing a change of 0.69% annually from 2025 to 2030.

The household count in this area has changed from 13,405 in 2020 to 13,997 in the current year, a change of 0.83% annually. The five-year projection of households is 14,694, a change of 0.98% annually from the current year total. Average household size is currently 2.28, compared to 2.34 in the year 2020. The number of families in the current year is 7,379 in the specified area.

**0.5, 1 & 1.5 MILE DEMOGRAPHICS**  
CLICK BELOW TO VIEW

**RETAIL DEMAND OUTLOOK**  
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.



**FORMER BANK BRANCH - MULTI-TENANT - 7,719 SF**  
**3197 NORTH COLE ROAD, BOISE, ID 83704**

**2, 4 & 6 MINUTE DRIVE-TIME  
DEMOGRAPHICS**

**6 MINUTE SNAPSHOT**

39,044  
**POPULATION**

16,556  
**HOUSEHOLDS**

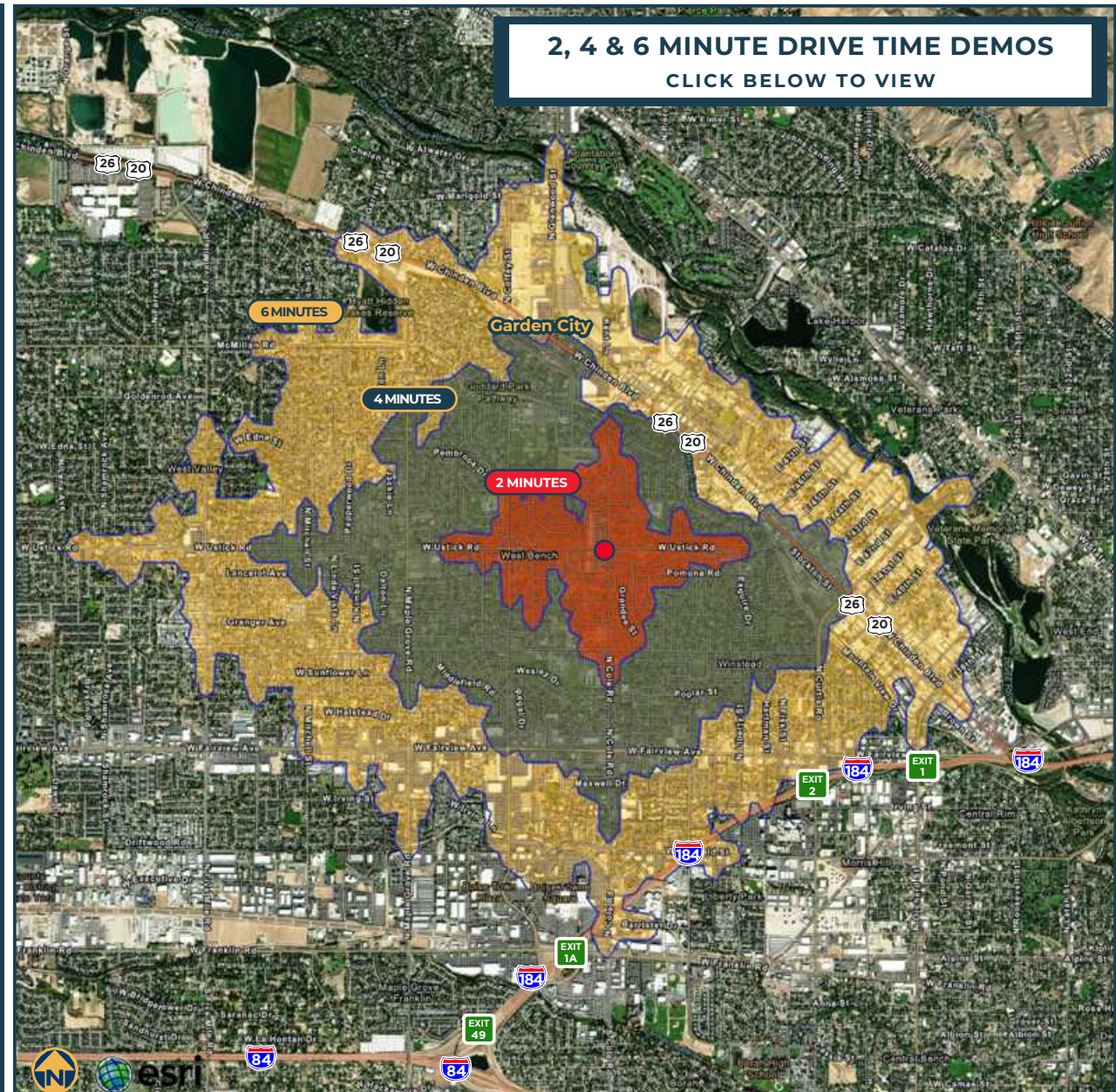
\$72,124  
**MEDIAN HH INCOME**

\$96,735  
**AVERAGE HH INCOME**

21,482  
**DAYTIME POPULATION**

**2, 4 & 6 MINUTE DRIVE TIME DEMOS**

**CLICK BELOW TO VIEW**



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.



**BOISE METROPOLITAN & REGIONAL  
INFORMATION & BROCHURE**



## OPPORTUNITY, MEET AMBITION

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

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.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs. [\*\*Click Here to Learn More From BVEP\*\*](https://bit.ly/45eyYg1)



*Click here to download the complete Boise Valley  
Regional Overview:*

[\*\*https://bit.ly/45eyYg1\*\*](https://bit.ly/45eyYg1)





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