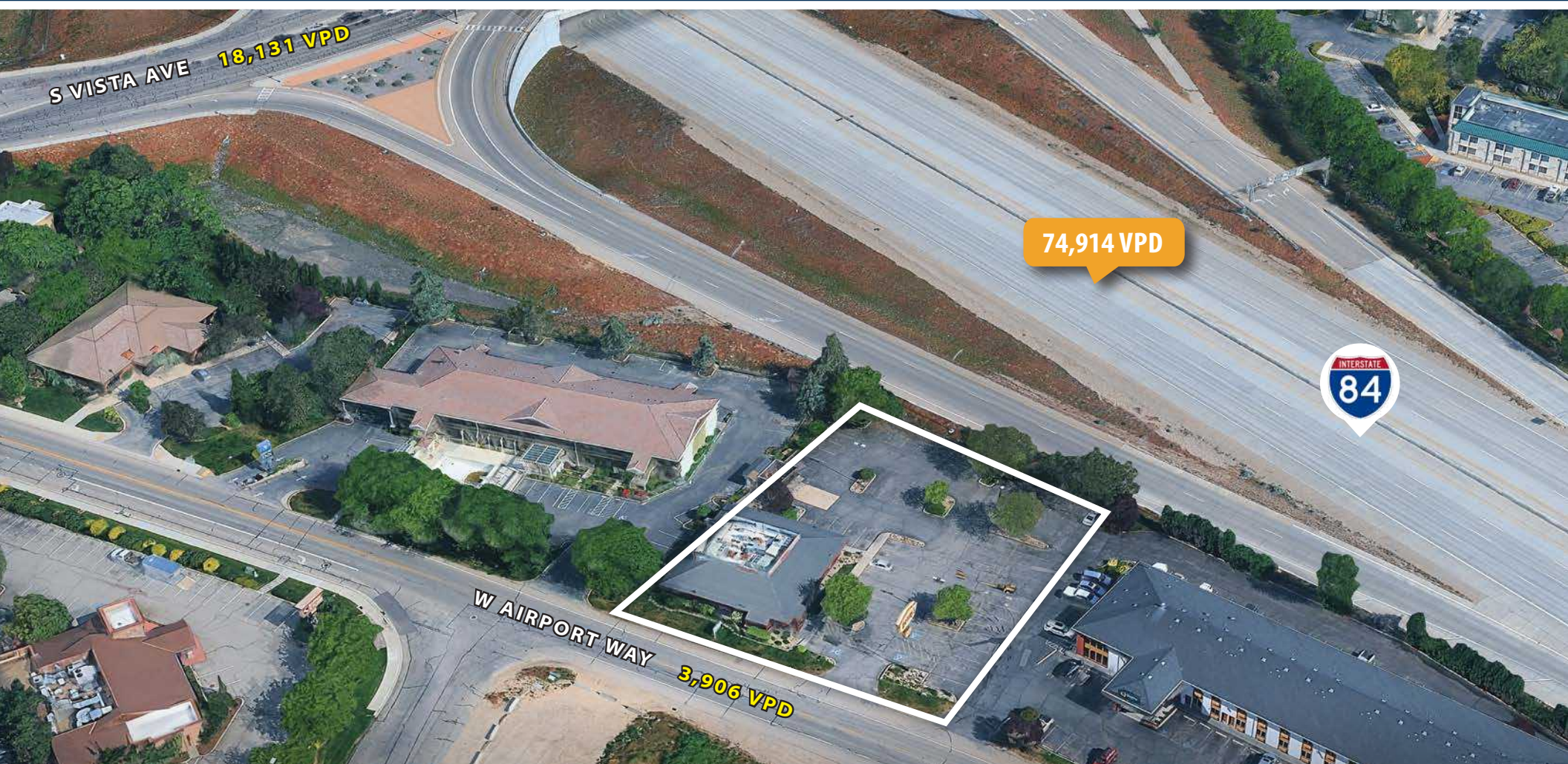


# 2580 AIRPORT WAY

REDEVELOPMENT/RETAIL OPPORTUNITY • FOR SALE OR LEASE • BOISE, ID 83705



74,914 VPD



**PRICE REDUCED!**

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*Positioned steps from the Boise Airport, this location offers unmatched connectivity and convenience, making it a strategic asset for both developers and owner-users.*

- **Prime Location:** Positioned directly on Airport Way, just steps from the Boise Airport with excellent visibility and traffic exposure.
- **Former Denny's Restaurant:** Already equipped for food service operations.
- **Kitchen Infrastructure in Place:** Includes three Type 1 hoods, walk-in cooler, and walk-in freezer, providing significant savings on build-out costs.
- **Freestanding Building:** Offers flexible use opportunities for restaurant operators or full-scale redevelopment.
- **Ample Parking:** Convenient on-site parking for customers, staff, or redevelopment use.
- **High-Exposure Corridor:** Strong traffic counts and proximity to both local residents and travelers.
- **Dual Market Appeal:** Attractive to both owner-users looking to capitalize on existing restaurant infrastructure and redevelopers seeking a high-visibility site near the airport.



PROPERTY DETAILS

<b>Building Type:</b>	Retail
<b>Building Size:</b>	4,278 SF
<b>Lot Size:</b>	0.87 Acres
<b>Submarket:</b>	Airport
<b>Zoning:</b>	MX-2

**FOR SALE**

BLDG SIZE	LOT SIZE	PRICE
4,278 SF	0.87 AC	\$1,495,000

**FOR LEASE**

SPACE	SIZE	RATE
Building	4,278 SF	\$25.00/SF, NNN

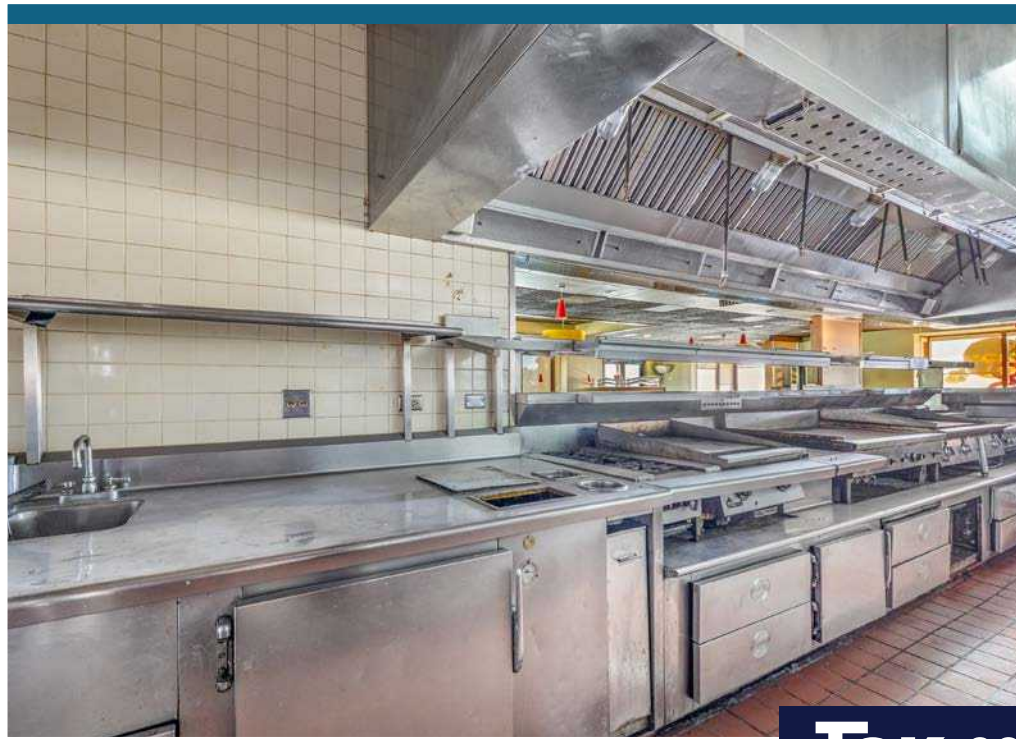
<b>PARKING AVAILABLE</b>	Ample Immediately	<b>LEASE TERM LEASE TYPE</b>	Negotiable NNN
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UPDATED: 2.24.2026

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ADJACENT TO THE BOISE AIRPORT | CAPTURING STEADY TRAFFIC FROM TRAVELERS, AIRPORT EMPLOYEES, AND NEARBY INDUSTRIAL USERS



Boise Airport

- 4,990,885 - Yearly passengers
- 81% Increase in passengers (2014-2024)
- 27 Nonstop destinations

RODEWAY INN

BW Best Western

SITE

74,914 VPD

INTERSTATE 84

18,131 VPD

W AIRPORT WAY 3,906 VPD

Quality INN & SUITES BY CHOICE HOTELS

TOK COMMERCIAL REAL ESTATE

POSITIONED AMONG BOISE'S LEADING RETAIL HUBS OFFERING SEAMLESS CONNECTIVITY



15 MIN DRIVE TIME RADIUS DEMOS

<b>POPULATION:</b>	184,991
<b>HIST. ANNUAL GROWTH RATE:</b>	1.2%
<b>AVERAGE HOUSEHOLD INCOME:</b>	\$114,165
<b>TOTAL CONSUMER RETAIL EXPENDITURE:</b>	\$4.21B (2025)

**SITE**

Boise Airport

**TOK** COMMERCIAL REAL ESTATE

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SURROUNDED BY HOTELS AND GROWING MULTIFAMILY DEVELOPMENTS, THIS PROPERTY BENEFITS FROM A BUILT-IN CUSTOMER BASE AND CONSISTENT DEMAND FROM BOTH VISITORS AND RESIDENTS.



### HOTELS

1 IHG (Garner Hotel)	73 Rooms
2 Quality Inn	61 Rooms
3 Best Western Hotels	85 Rooms
4 Rodeway	69 Rooms
5 Comfort Inn	107 Rooms
6 Holiday Inn	119 Rooms
7 Holiday Inn Express	104 Rooms
8 Fairfield	61 Rooms
9 Super 8	106 Rooms
10 Hampton	63 Rooms
11 Ramada	116 Rooms
12 Extended Stay America	107 Rooms
13 Comfort Inn Suites	83 Rooms
14 La Quinta	60 Rooms
15 Ascend Hotel (Hotel 28)	124 Rooms

### PLANNED MULTIFAMILY

1 1273 Orchard Street	64 Units
2 1508 Boise Avenue	26 Units
3 HIP Townhomes	10 Units
4 Mesa Pointe Apartments	12 Units
5 Kootenai and Federal Way Apartments	194 Units
6 2350 Kootenai St Multifamily	85 Units



LOCATED NEAR MICRON'S MAJOR CAMPUS EXPANSION, THIS PROPERTY IS STRATEGICALLY POSITIONED TO CAPTURE DEMAND FROM A RAPIDLY GROWING WORKFORCE AND THE BUSINESSES THAT SUPPORT IT.



**SITE**

Boise Airport

**SIMPLOT SPORTS COMPLEX**  
10 MINUTES / 5.4 MILES AWAY  
241,266 YEARLY VISITORS

**MICRON EXPANSION**  
10 MINUTES / 5 MILES AWAY

micron

**TOK** COMMERCIAL  
REAL ESTATE

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