

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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Aerial

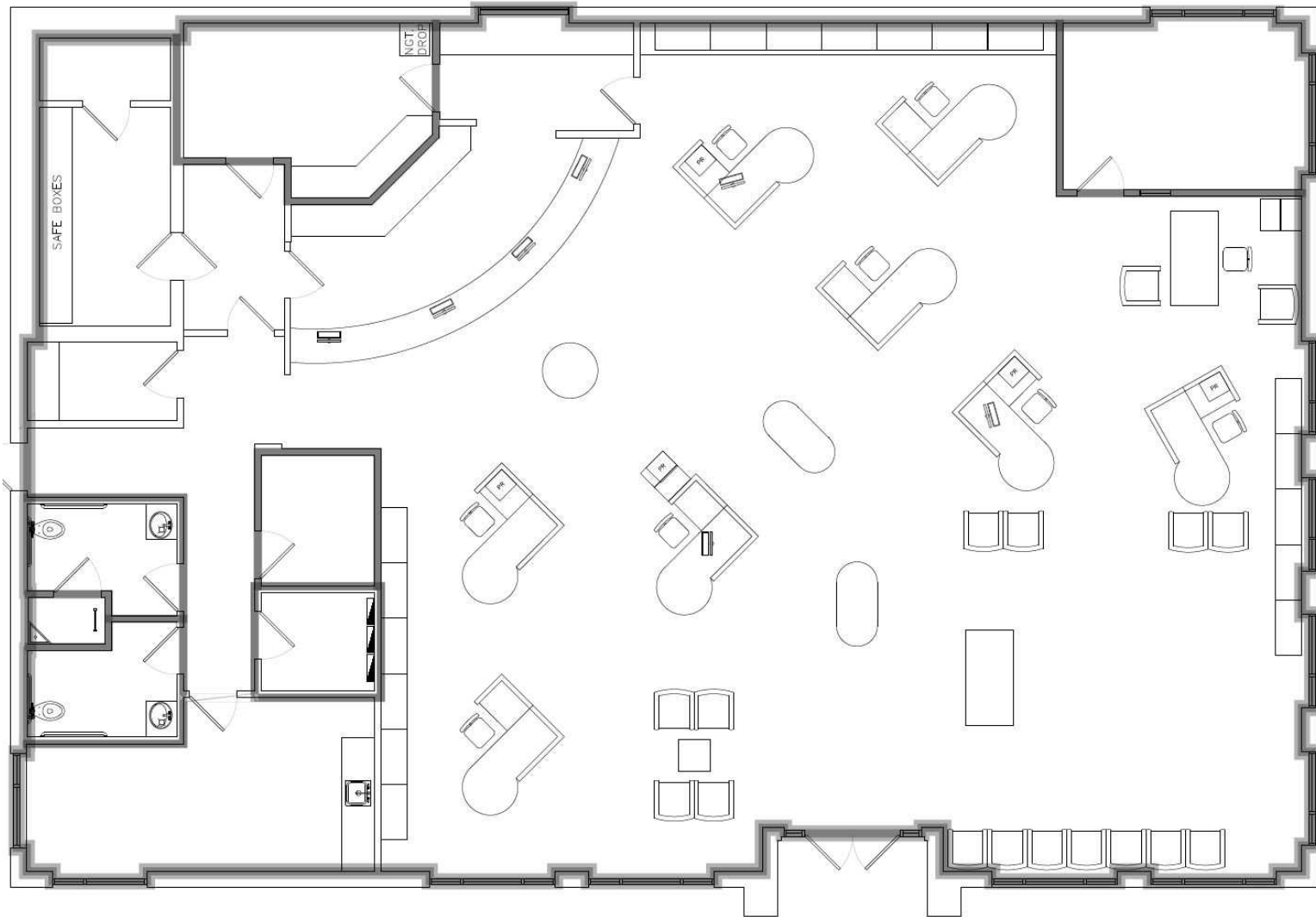


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Existing Floor Plan

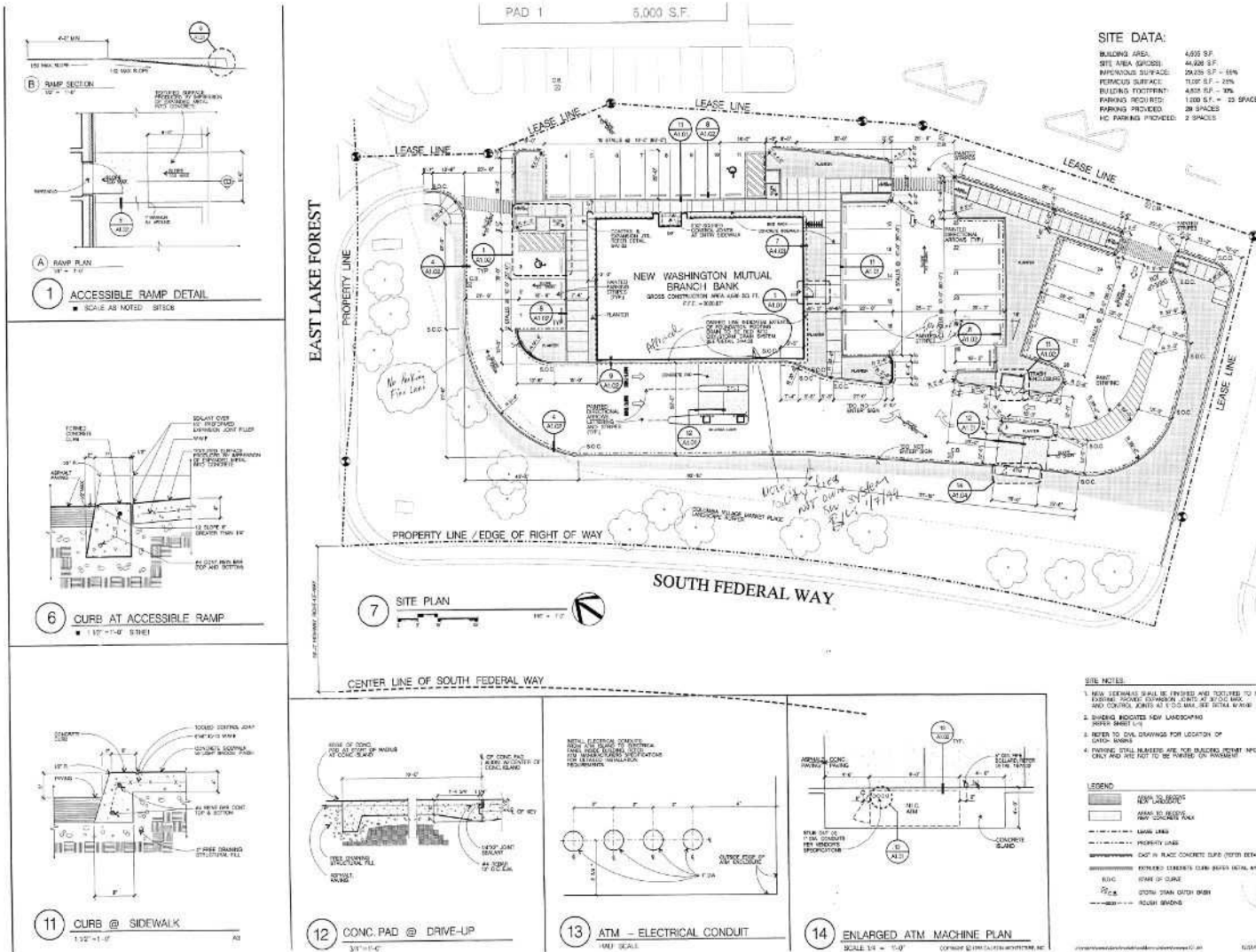


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Existing Site Plan



Washington Mutual
Columbia Valley Branch

Washington Mutual
Columbia Valley Branch

ARCHITECTURE

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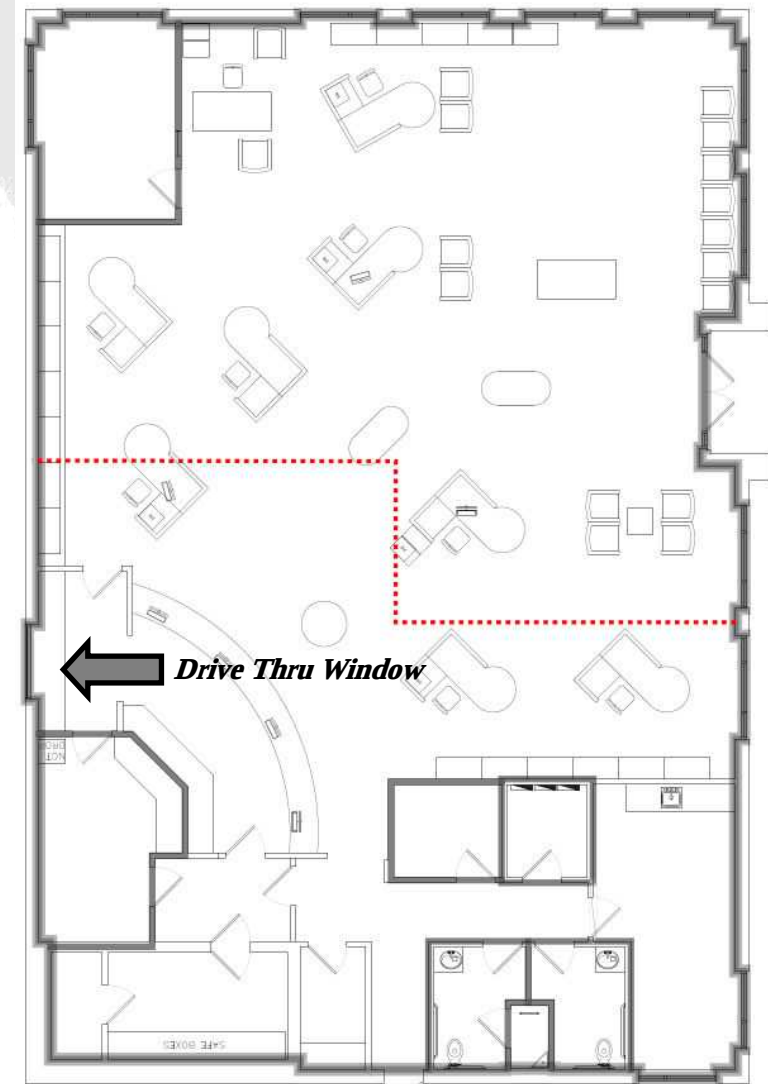
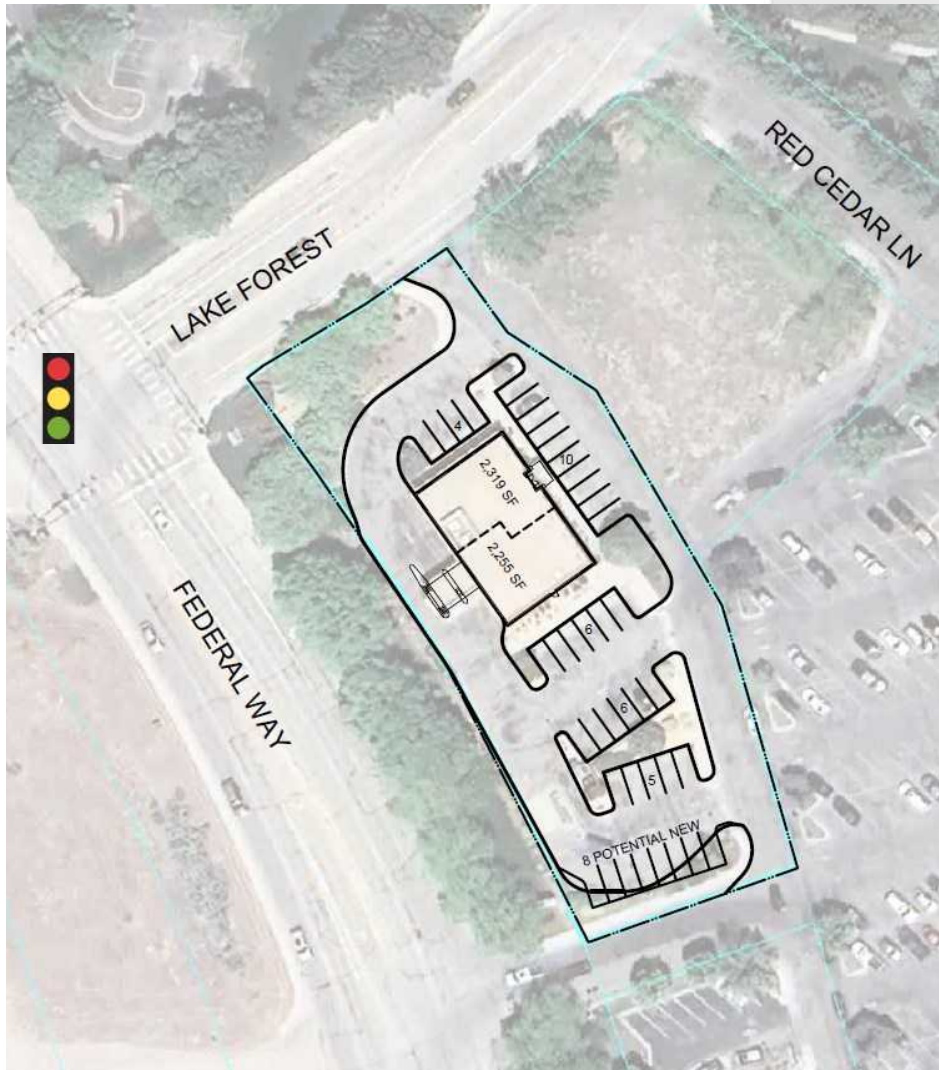
ARCHITECTURE

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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



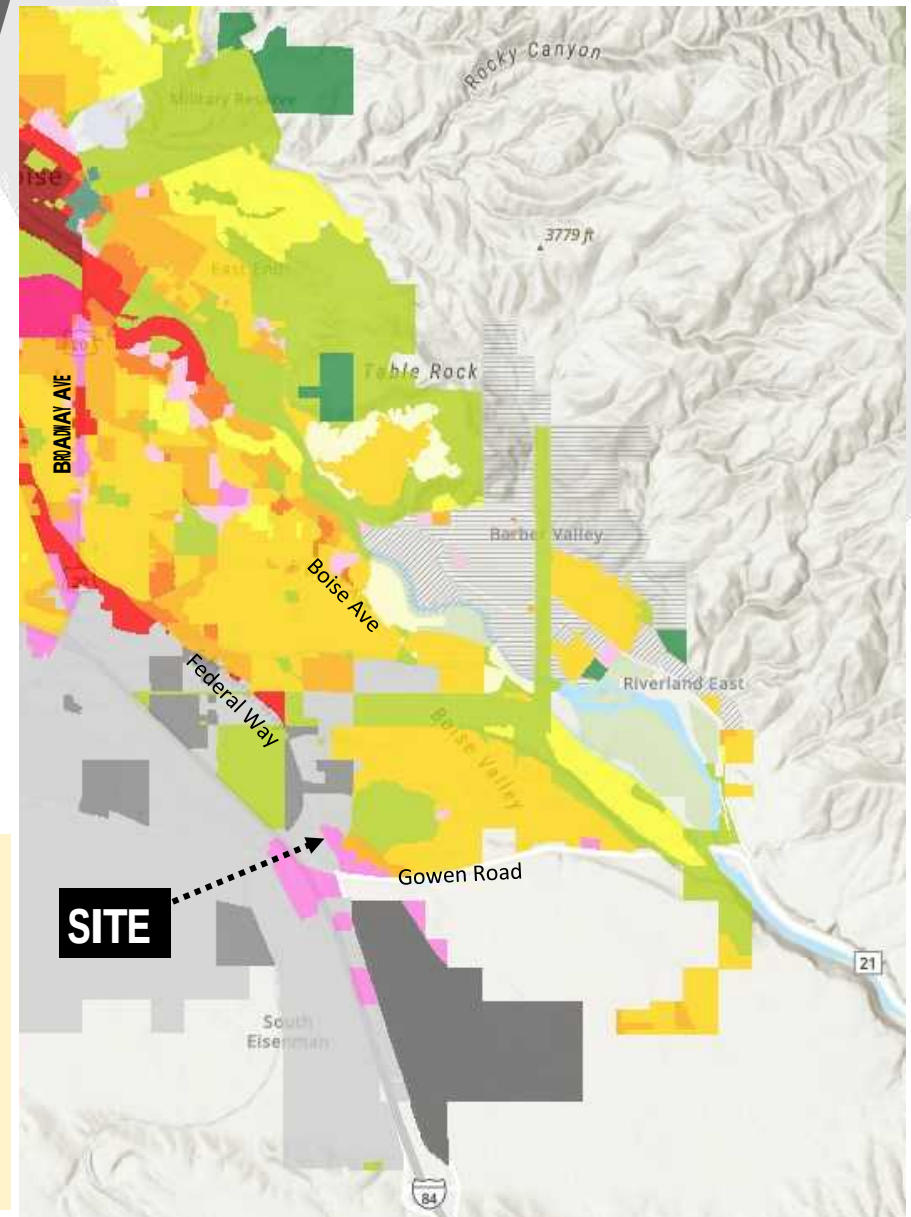
Zoning Conversion Map

A-1 - Open Land Very Low Density	MX-5 - Mixed Use: Downtown
A-2 - Open Land Reserve	MX-H - Mixed-Use: Health
I-1 - Industrial: Light	MX-U - Mixed Use: University
I-2 - Industrial: Heavy	R-1A - Residential: Large Lot
I-3 - Industrial: Technology	R-1B - Residential: Suburban
MX-1 - Mixed Use: Neighborhood	R-1C - Residential: Traditional
MX-2 - Mixed Use: General	R-2 - Residential: Compact
MX-3 - Mixed Use: Active	R-3 - Residential: Urban
MX-4 - Mixed Use: Transit Oriented Development (TOD)	SP-01 - Harris Ranch Specific Plan District
	SP-02 - Barber Valley Specific Plan District

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:

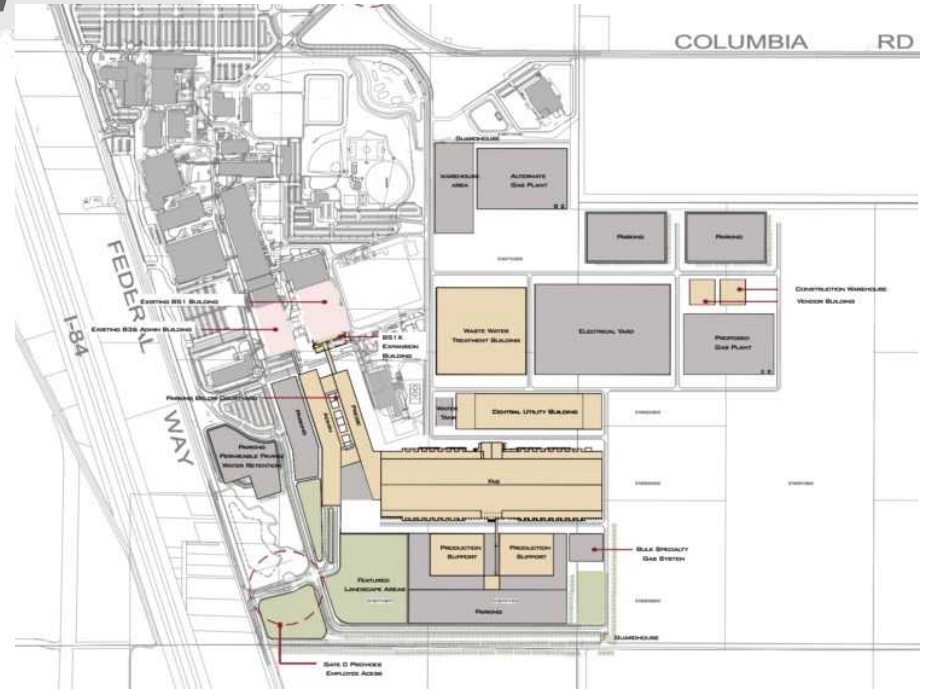
- ⇒ Micron will directly infuse **\$15.3 billion into the Idaho economy bringing leading edge memory manufacturing to the U.S. which will create over 17,000 community jobs, including 2,000 direct Micron jobs.**
- ⇒ **6.5 Million SF of new facilities** (same size as the Pentagon) will be built on **MICRON'S CAMPUS EAST OF BOISE.**
- ⇒ **MICRON'S IDAHO FAB PLANT WILL SUPPORT AN ANNUAL AVERAGE OF 15,367 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 \$1.2 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/0hsAySzi4C0>



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



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