



For Sale



3,000 SF Drive-Thru Available

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HIGHLIGHTS:

- 3,000 SF drive-thru space ideal for quick-service restaurants, coffee shops, or fast-casual dining concepts
- High-traffic location with direct access to I-84, providing excellent visibility and convenient interstate access for customers
- Growing market opportunity in proximity to Micron's expanding Boise Campus, bringing thousands of new workers to the area
- Prime Southwest Boise location in a rapidly developing area with strong demographics and average household income exceeding \$135,000 within 3 miles

For Sale

PROPERTY INFORMATION

Sale Price	<i>\$1.2 M</i>
Property Type	Retail
Land Size	2.12 acres
Parking	Ample
Available SF	3,000 SF
Access	Contact Agent

DEMOS

	1 Miles	3 Miles	5 Miles
Population	1,169	31,576	76,793
Households	518	12,739	32,310
Avg. Income	\$117,526	\$135,965	\$114,965

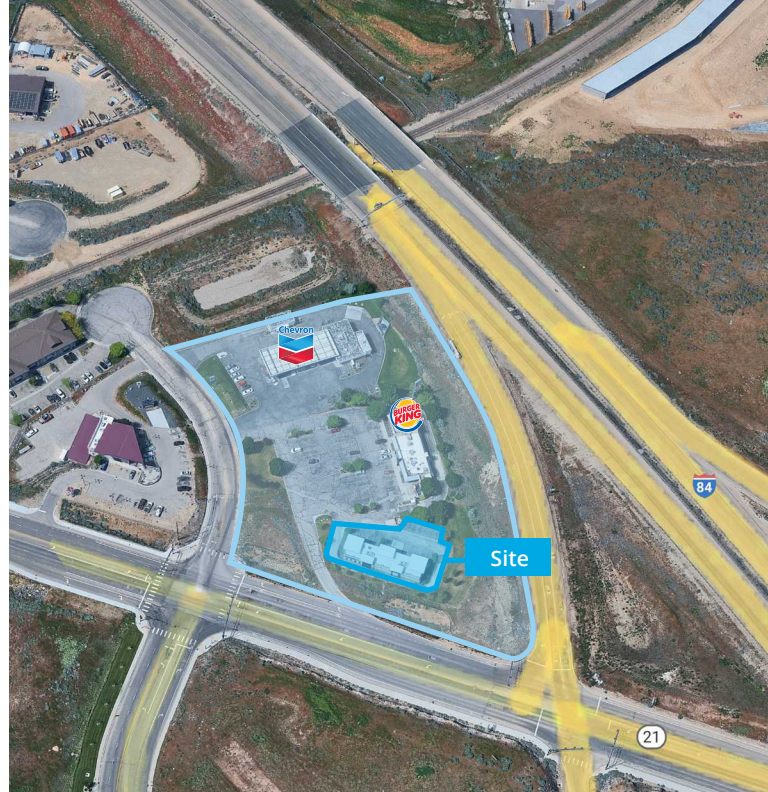


Site Demos

Neighboring national retailers demonstrate strong and growing performance at this location. Chevron and Burger King generate a combined 609.3K annual visits supporting consistent traffic and demand in the immediate trade area.

Over the past three years, Chevron has increased visits by 9.2%, ranks among the top 4 performing stations in Idaho and stands within the top 3% of all locations nationally. Its peak customer activity occurs between 11am and 5pm with Friday as the busiest day. Burger King has seen a 2% increase over the same period, with the highest frequency of visits between 11am and 3pm and Fridays performing strongest.

These established brands contribute meaningful activity throughout the week and reinforce the strength of the surrounding commercial environment.

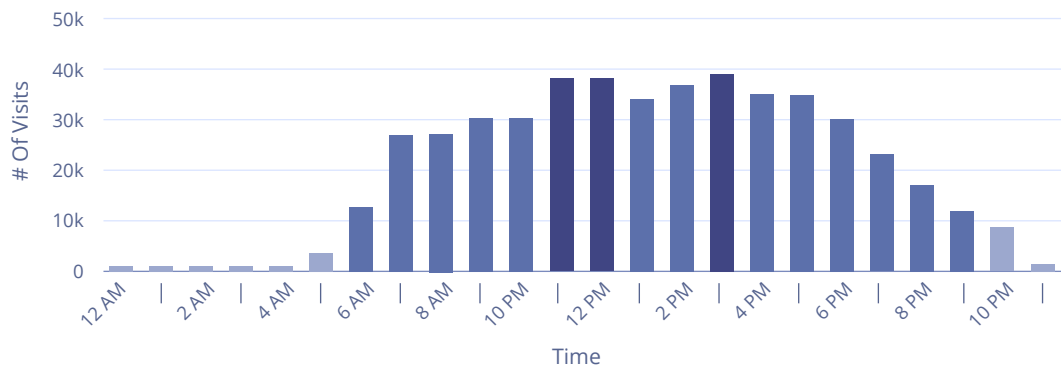


#4
 Top Performing
 Chevron in Idaho

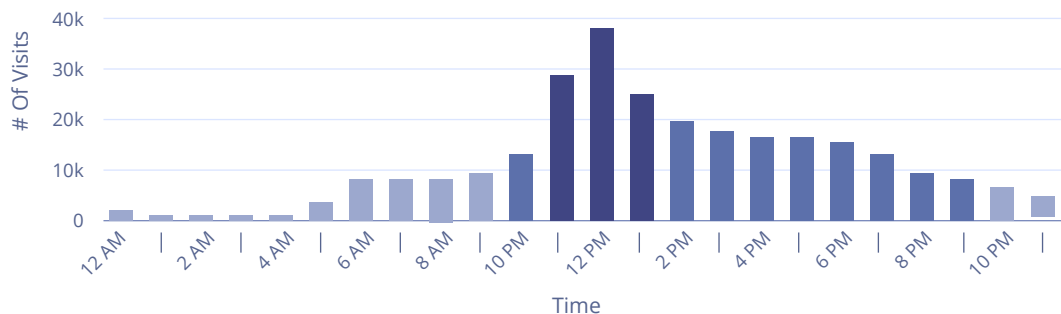
11AM-5PM
 Peak Customer Activity

609.3K
 Combined Annual Visits to
 Burger King and Chevron

CHEVRON HOURLY VISITS



BURGER KING HOURLY VISITS



Micron Expansion

Micron Technology, Inc. is an American producer of computer memory and data storage including dynamic random-access memory, flash memory, and USB flash drives. Micron is a Fortune 500 company that is headquartered in Boise and employs roughly 5,000 people in Idaho. A world leader in innovative memory solutions, Micron's Boise Campus has been a world-leading innovation center for memory and Research & Development (R&D) for decades.

Micron is currently in the midst of a \$15 billion expansion of its Boise Campus for a new memory fab which is estimated to create over 17,000 new Idaho jobs.



Sources

- [Micron Boise Expansion - Location, Video, Details](#)
- [Micron to get \\$6.1 billion for Boise site with 2nd fab possible](#)
- [KTVB: Growing Idaho: Taxpayers' getting their money's worth from Micron expansion](#)
- [Boise to annex nearly 600 acres of land for Micron expansion](#)



Money Allocated to New Boise Fabrication Plant

\$30B



New Jobs Created (Direct & Indirect)

17K

2022-2027



Micron Campus Expansion

5M SF

Estimated completion: 2027



Location

 Google Map

 Street View



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