

MIXED-USE BUILDING FOR SALE

11801 N. 23rd Ave., Boise, ID 83714



 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE **\$2,450,000**

BLDG.SIZE **5,912 SF**

YEAR BUILT **2021**

SITE AREA **0.32 AC**

MARKET **Boise**

ZONING **PC**

PARCEL **R6042371345**



EXECUTIVE SUMMARY

Lee & Associates is pleased to present this multi tenant retail building for sale. 11801 N. 23rd Ave presents an attractive two-tenant retail building located in the growing north Boise foothills community. This asset is a true neighborhood center serving the surrounding population of Hidden Springs, Cartwright Ranch, Avimor, North Boise and more. The 5,912 square foot building offers a compelling mix of income security and upside or occupancy potential. The asset features one stabilized tenant, Hidden Springs Animal Hospital, a successful veterinary practice. The second unit is a vacant, fully built-out restaurant space that is ready for immediate occupancy. Contact Brokers to set up a showing today.

PROPERTY HIGHLIGHTS

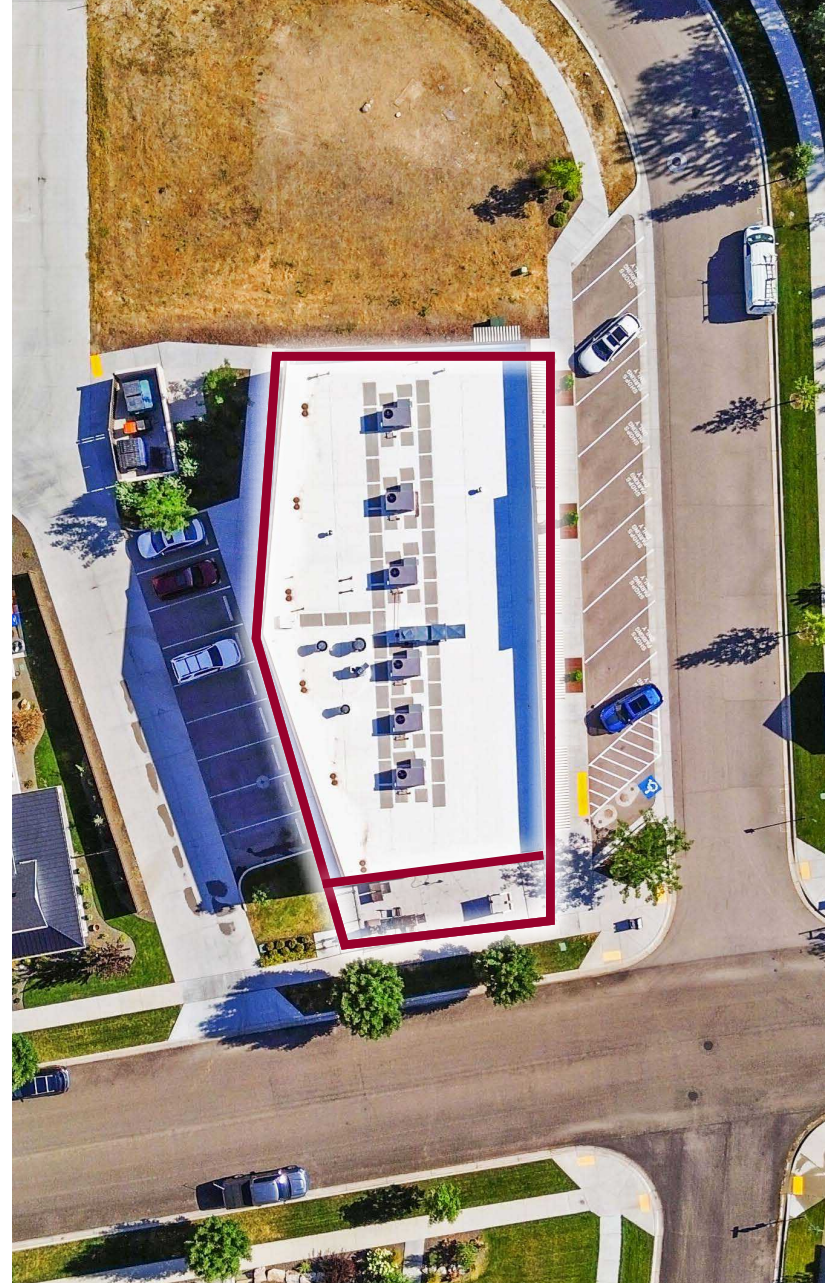
- » Priced below replacement cost in like new condition
- » Full turnkey kitchen with hood, freezer, pizza oven, and bar
- » Modern high quality construction



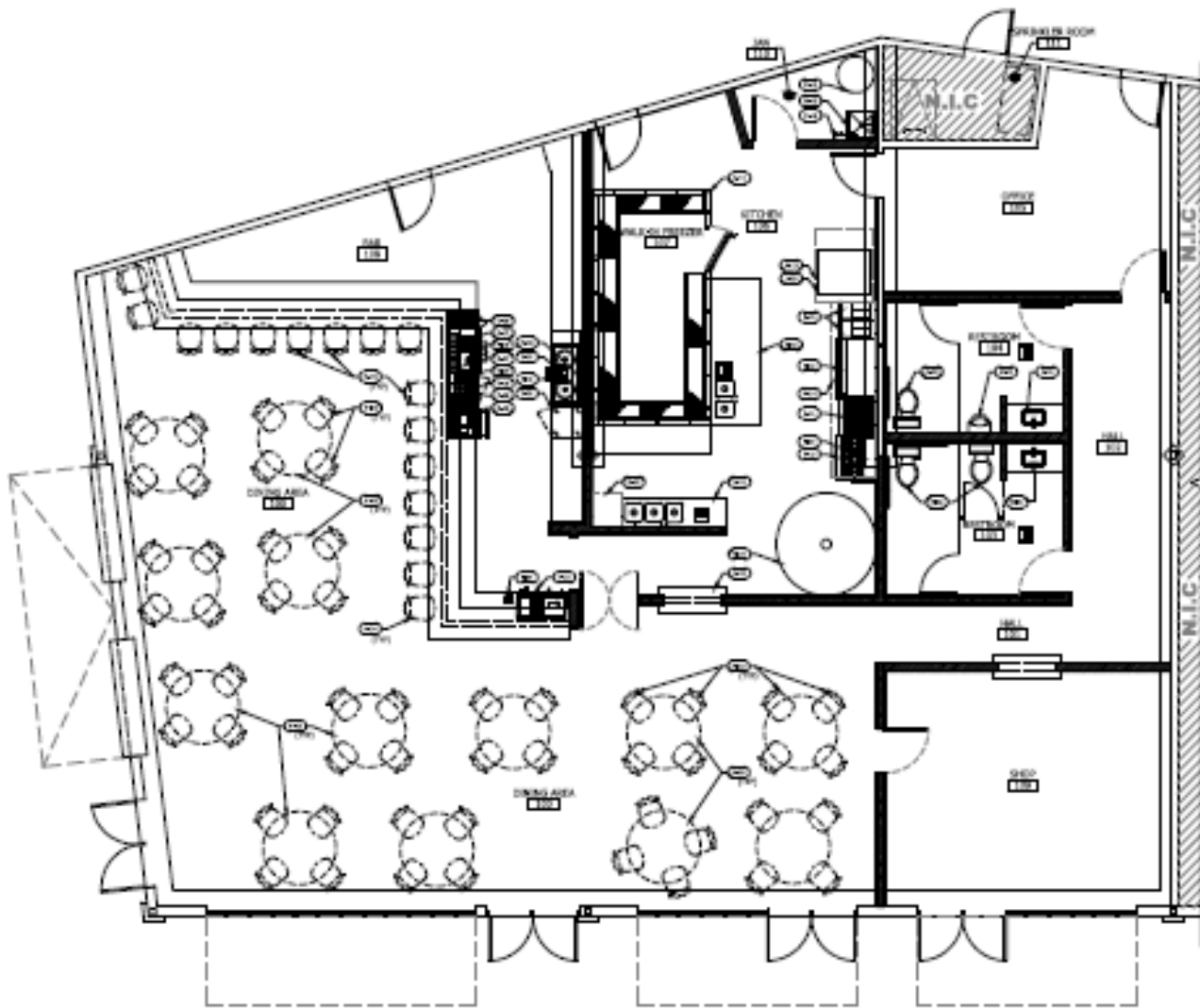
SITE PLAN

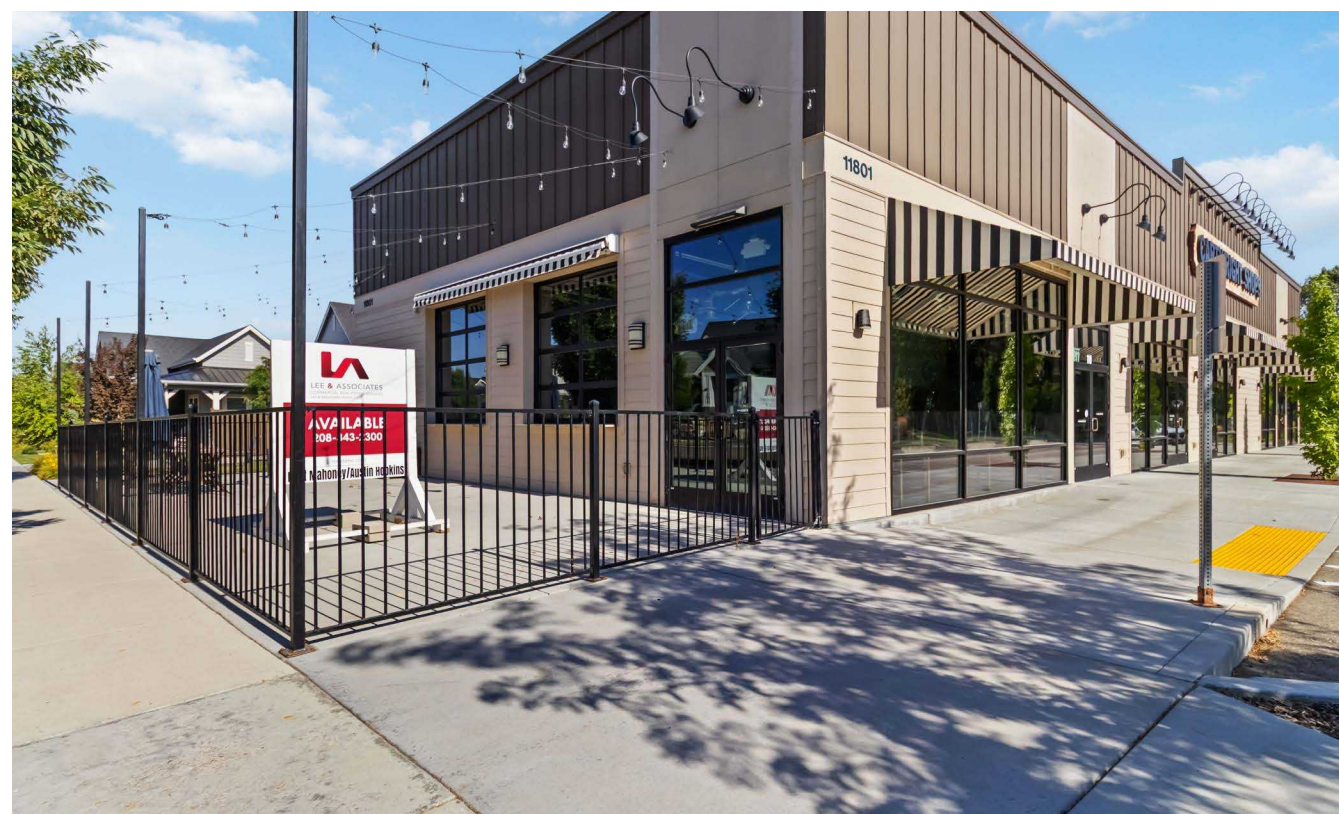
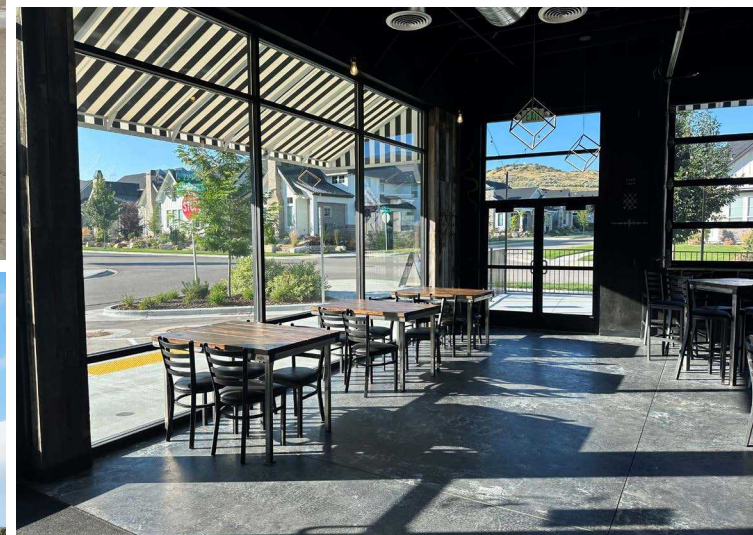
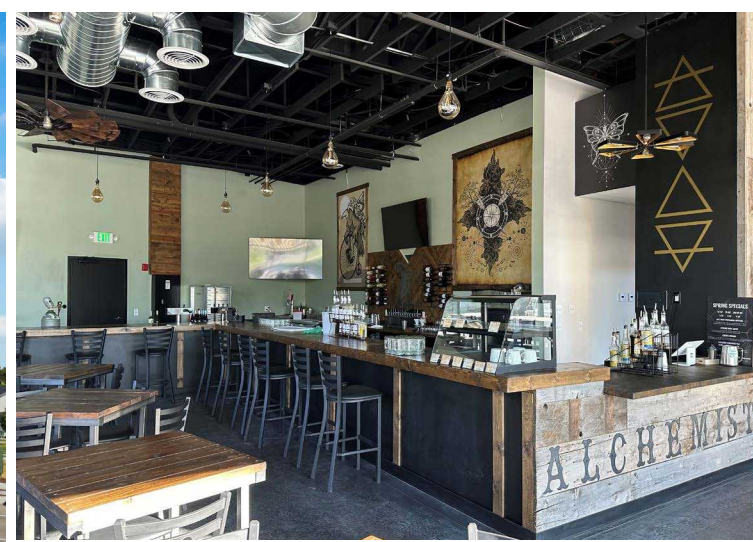


Exclusive Patio Area

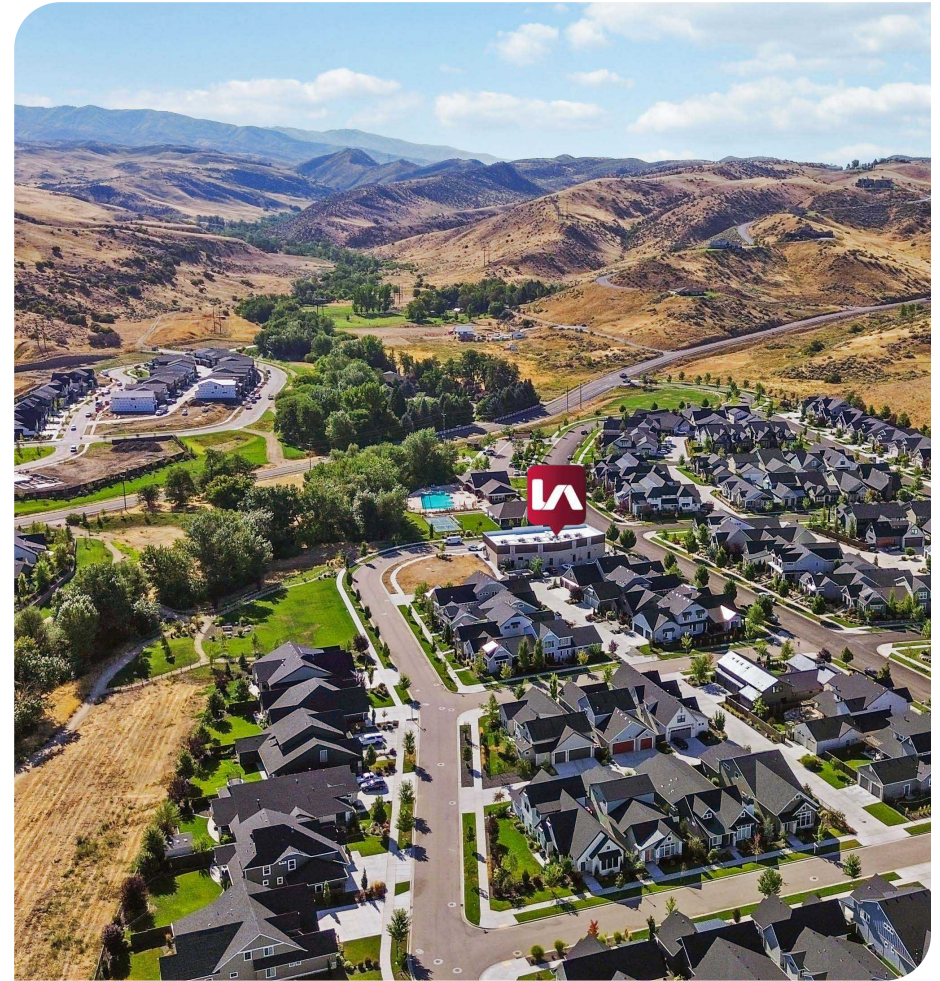
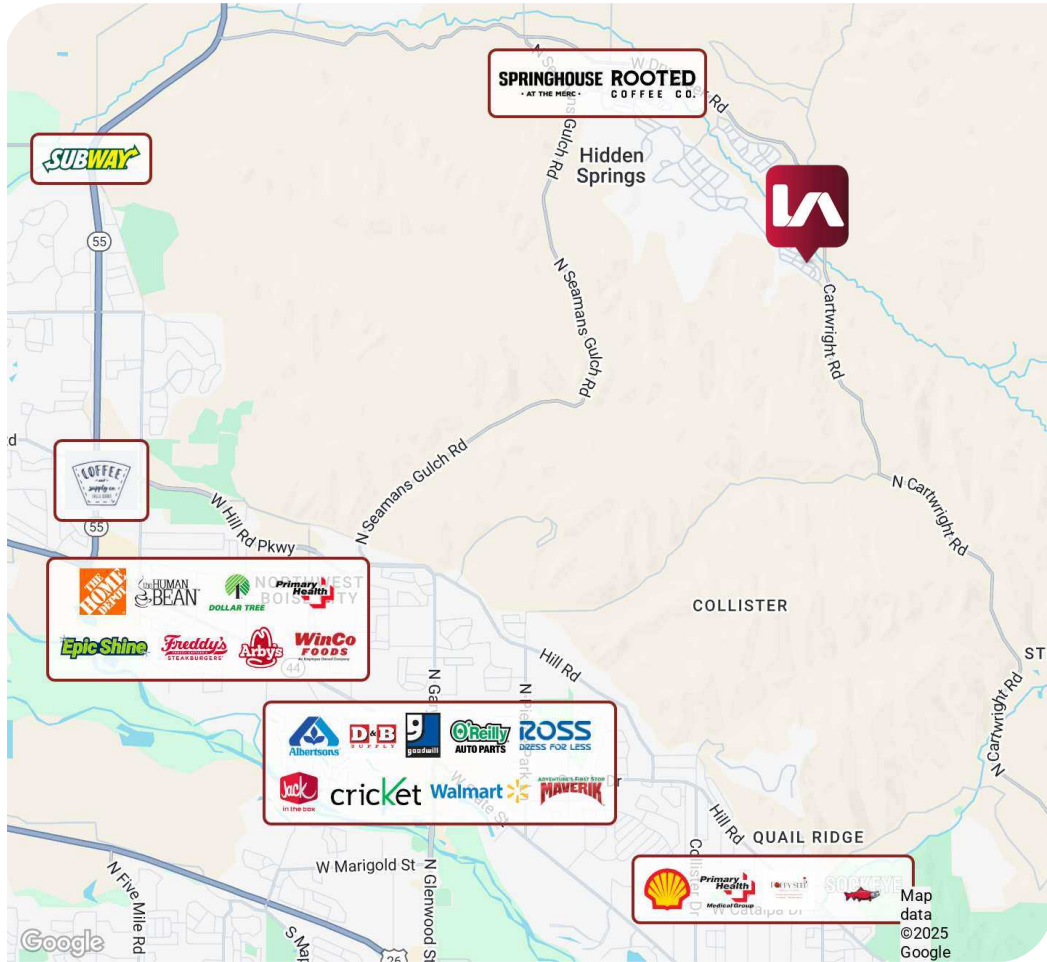


FLOOR PLAN





LOCATION OVERVIEW



EXPANDING MARKET

The property is well-positioned to benefit from expanding economic opportunities, and infrastructure investments



PROXIMITY TO AMENITIES

Just minutes from Downtown Boise offering convenient access to dining, shopping, and essential services



CONVENIENT TRAVEL

Only 26 minutes from the Boise Airport, providing easy access for business and personal travel

CARTWRIGHT RANCH

- » 20 minutes to downtown Boise
- » 810+ acres of preserved open space and trails
- » Proximity to Hidden Springs shops, dining, and markets
- » Resort-style amenities including parks, fitness center, and pool

Nestled in the scenic Boise Foothills, Cartwright Ranch is a premier master-planned community that blends modern living with Idaho's natural beauty. Located just 20 minutes from downtown Boise, the area offers a perfect balance of convenience and tranquility, making it one of the Treasure Valley's most desirable neighborhoods.



HIDDEN SPRINGS

- » Families wanting safe, walkable neighborhoods / strong schools
- » Nature lovers craving outdoor living
- » Anyone desiring a warm, connected community. Feels "like home"
- » Population: 3,490

Just a short 20-minute drive from downtown Boise, Hidden Springs offers residents the best of both worlds: nearby city conveniences with a deeply grounded sense of community. The neighborhood's walkability, community hub ("The Merc"), parks, pools, and events cultivate genuine connections.



POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	49,571	150,364	227,075

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$94,600	\$97,267	\$103,086

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	22,503	66,385	96,944

LABOR FORCE

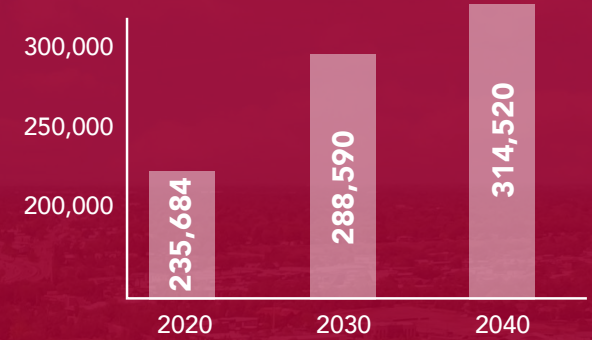
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	28,343	82,884	122,891

KEY EMPLOYERS

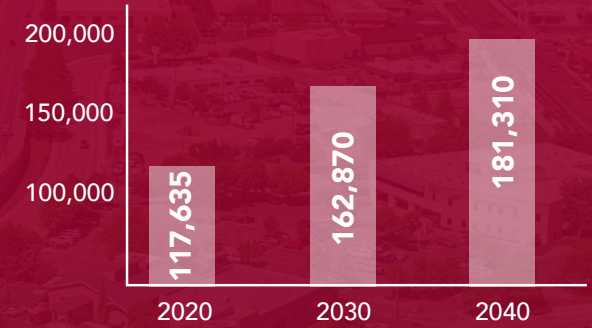
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

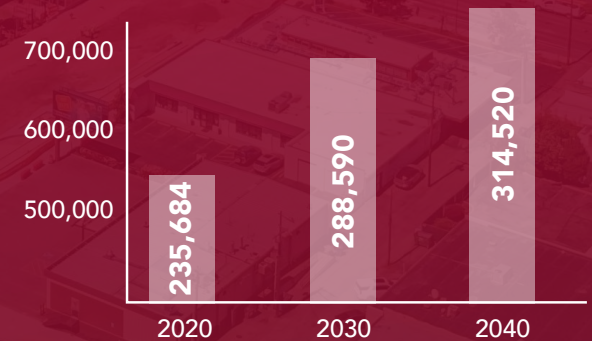
BOISE



MERIDIAN



ADA COUNTY



AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





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FOR MORE INFORMATION, PLEASE CONTACT

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