

For Sale

1602 W Hays St
Boise, ID 83702

Hay's Place Office & Retail

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Accelerating success.

For Sale

Property Information

Property Type	Office & Retail
Building Size	5,730 SF
Land Size	0.37 Acres
Parking	17 Stalls
Zoning	City of Boise A-1
Sale Price	$2,435,000 ($425/SF)
Access	Call agent

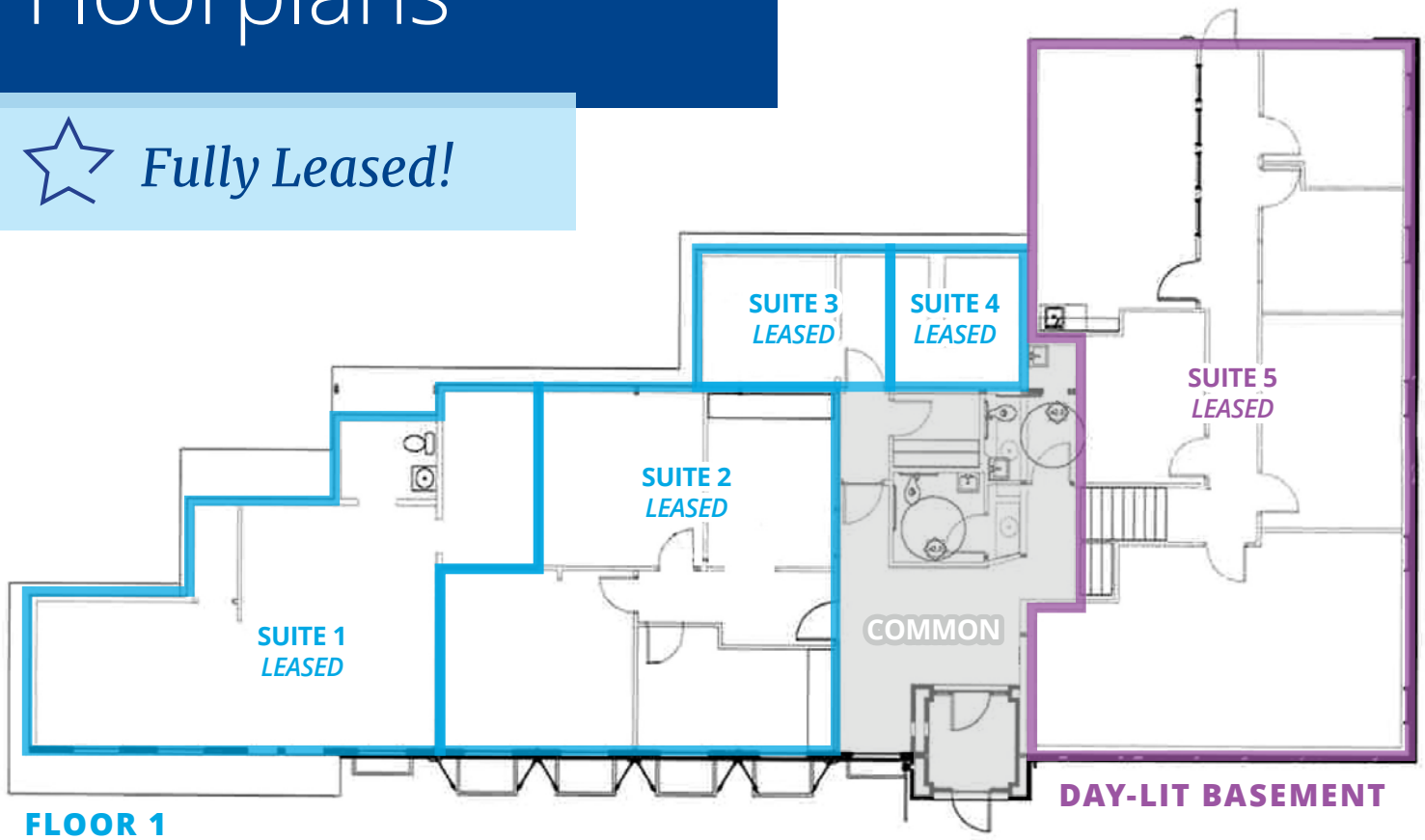
Key Highlights

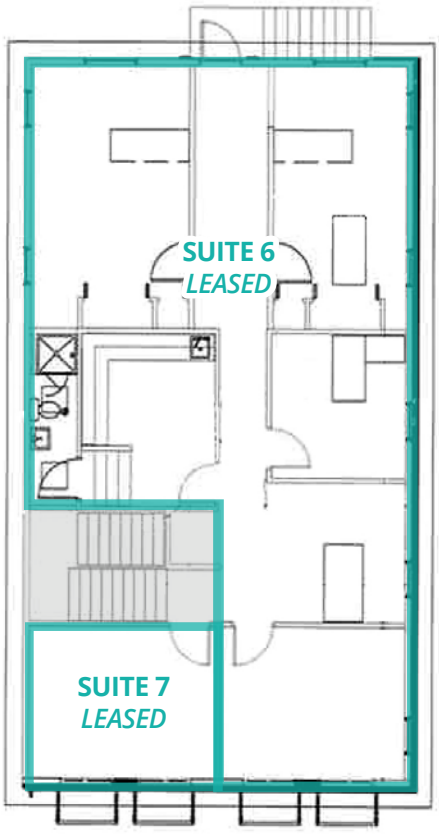
- High visibility Office or retail space located in Boise's North End
- Located within minutes from Hyde Park and Downtown Boise
- Ideal for:
  - Owner-user to occupy with income generation in place
  - Investor looking for immediate cash flow
  - Developer looking for multi-family or condo concepts. ***Ask agent for redevelopment documents.***
- Call or email leasing agent for more information and access in instructions. ***DO NOT disturb current tenants***.



Floorplans

Fully Leased!





Property Gallery











Highlights - **South**



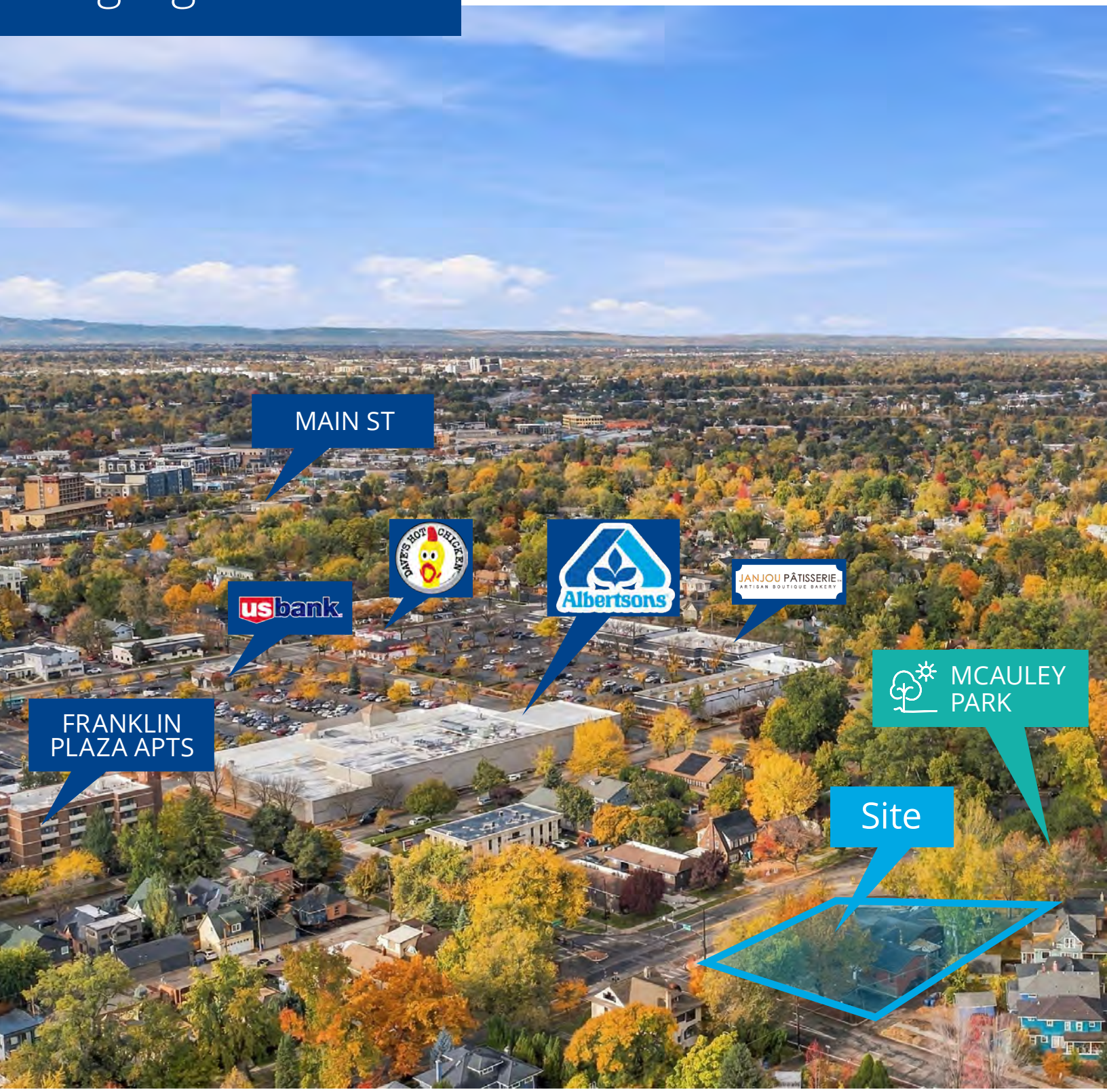
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Highlights - **West**



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Highlights - **East**



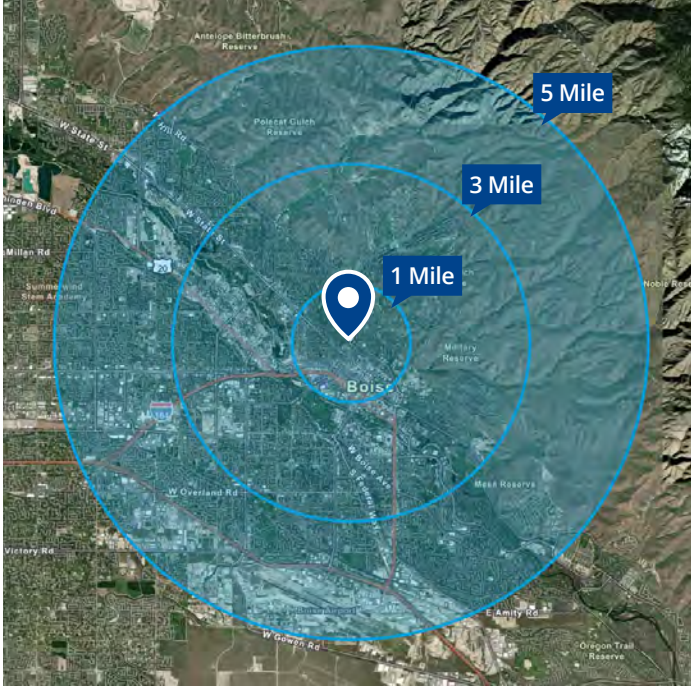
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Demographics

Google Map

Street View

2026 Estimates	1 Mile	3 Miles	5 Miles
Population	14,797	90,183	174,957
5yr Projected Population Growth	1.12%	1.06%	1.05%
Households	7,699	42,084	78,787
5yr Projected Household Growth	1.17%	1.09%	1.07%
Avg. Household Income	$126,572	$116,932	$117,241
Employment Rate 16+	97%	96.6%	96.5%





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