

Shops at Spectrum Pointe

1460 S. Entertainment - Boise, ID
RETAIL BUILDING FOR SALE

Great
Owner/User
Opportunity!



Property Information:

Submarket: Southwest Boise
Available: Immediately
Bldg Type: Multi-Tenant Retail
Bldg Size: 10,000 SF
Parcel Size: 1.264 Acres
Year Built: 2006
Parking: 5/1,000 SF
Zoning: C-3D

3,960 SF Available for Your Business!

Listing Comments:

Located at the corner of Overland Road and Entertainment Avenue in front of Lowe's.

Shadow anchored by Walmart.

Sale Terms:

Sale Price: \$2,500,000

Contact:

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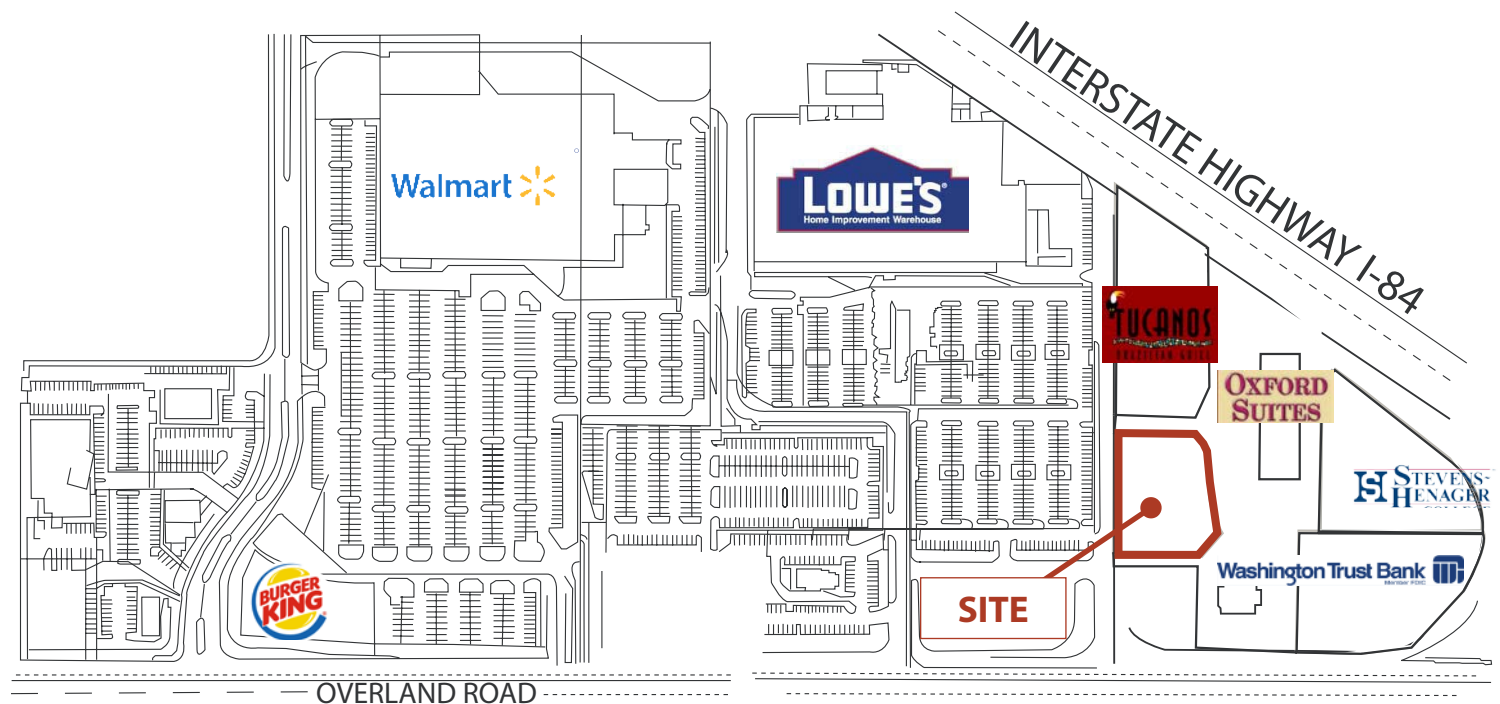


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Income Analysis

Proforma Rent Roll:	\$114,013.66
Owner / User Rent @ \$18.00/SF	<u>\$71,280.00</u>
Total	\$185,293.66
Less Vacancy / Reserves @ 7%	<u>(\$12,970.56)</u>
Net Operating Income:	\$172,323.10
Capitalization Rate:	6.89%
Offering Price:	\$2,500,000.00

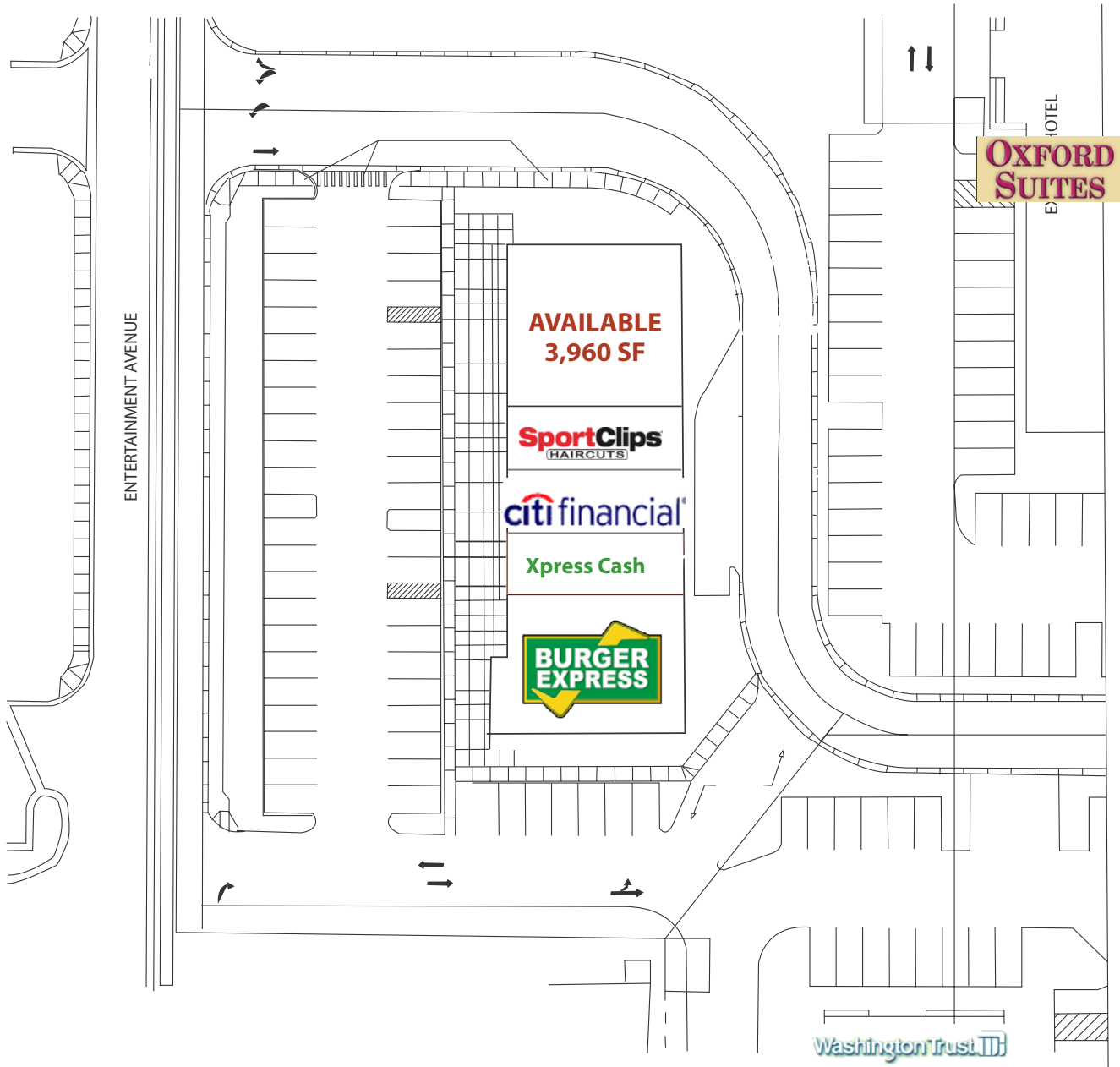


This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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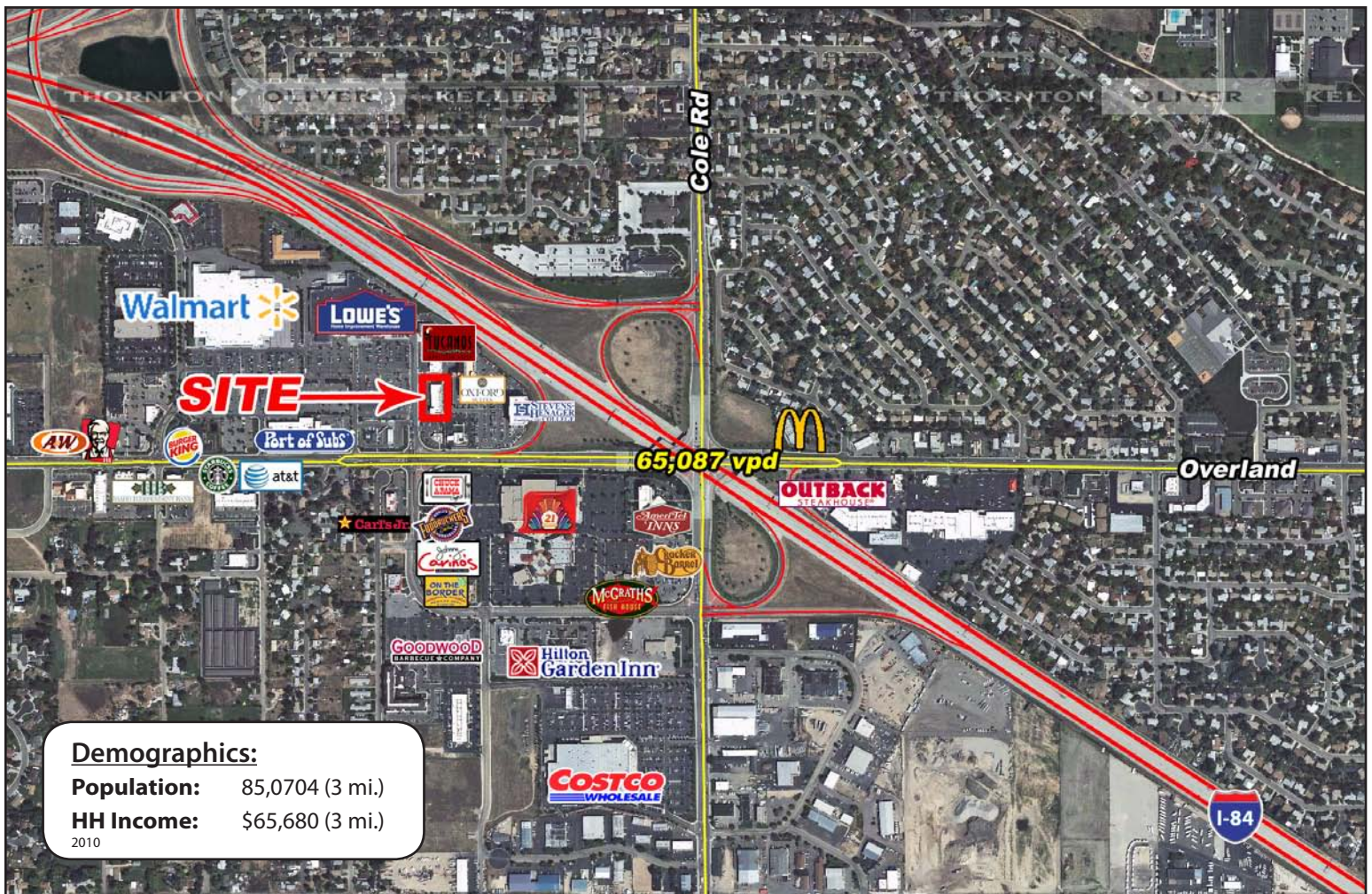


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Demographics:

Population: 85,0704 (3 mi.)

HH Income: \$65,680 (3 mi.)
2010

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