

620 W IDAHO STREET | BOISE, IDAHO

Lower level Suite Available!



TRADE AREA HIGHLIGHTS

- Boise ranks #1 for population growth nationwide.
- Boise is tied for the 5th lowest unemployment rate at 2.8%.
- It is the fastest-growing metro area in the United States.
- The Boise metro area has a population of nearly 900,000, encompassing Boise, Nampa, Meridian, and Caldwell.
- Boise is the 18th most populous state capital in the U.S.
- 75% of new residents are 34 years old or younger.
- A section of 8th St Marketplace (BODO) was recently remodeled, featuring a new 29,000 sq. ft. food hall called "The Warehouse," which will include over 20 restaurants and retail tenants.
- Downtown Boise has added over 1,000 new apartments in the past five years.
- More than 1,000 additional units are either planned or currently under construction.

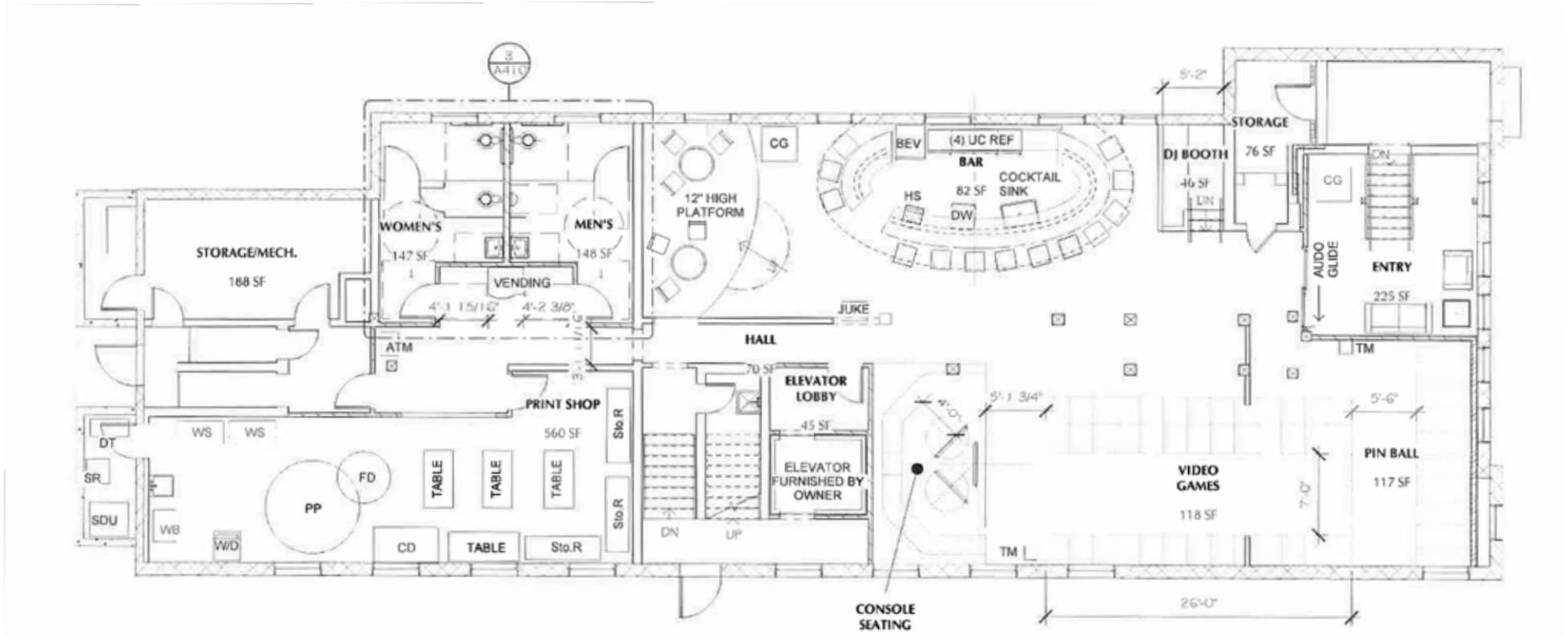


BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Ryan Gaston
Senior Vice President - Mountain West
480.296.4286 Cell
RGaston@BarclayGroup.com

620 IDAHO | SITE PLAN

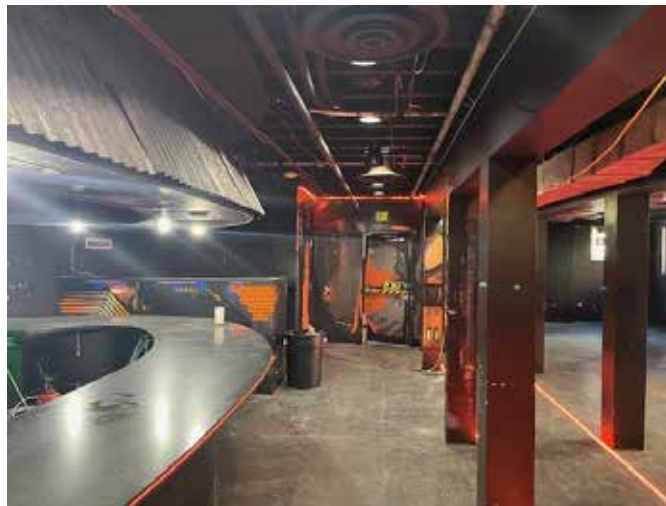


BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Ryan Gaston
Senior Vice President - Mountain West
480.296.4286 Cell
RGaston@BarclayGroup.com

620 IDAHO | PHOTOS

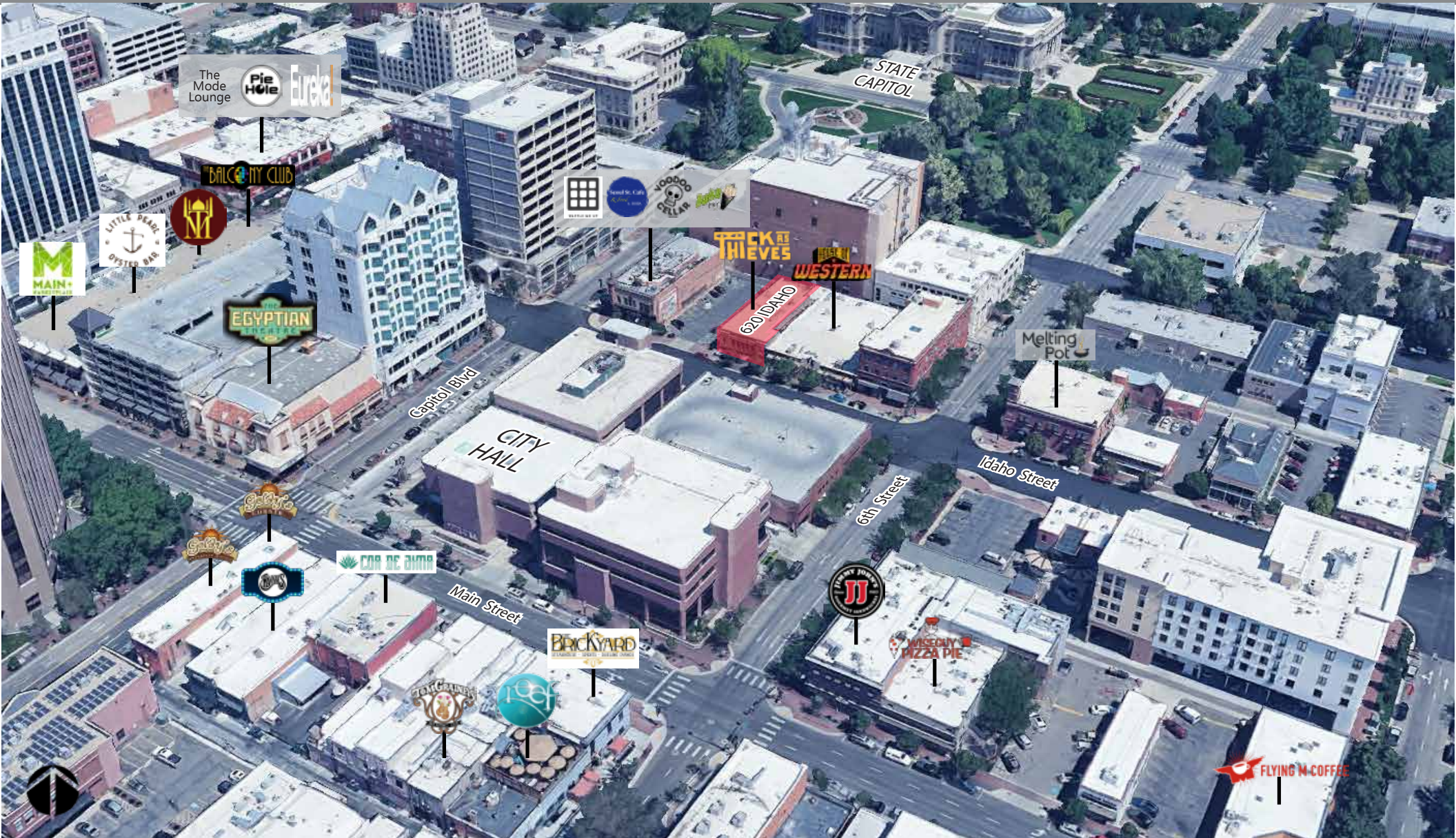


BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Ryan Gaston
Senior Vice President - Mountain West
480.296.4286 Cell
RGaston@BarclayGroup.com

620 IDAHO | SITE



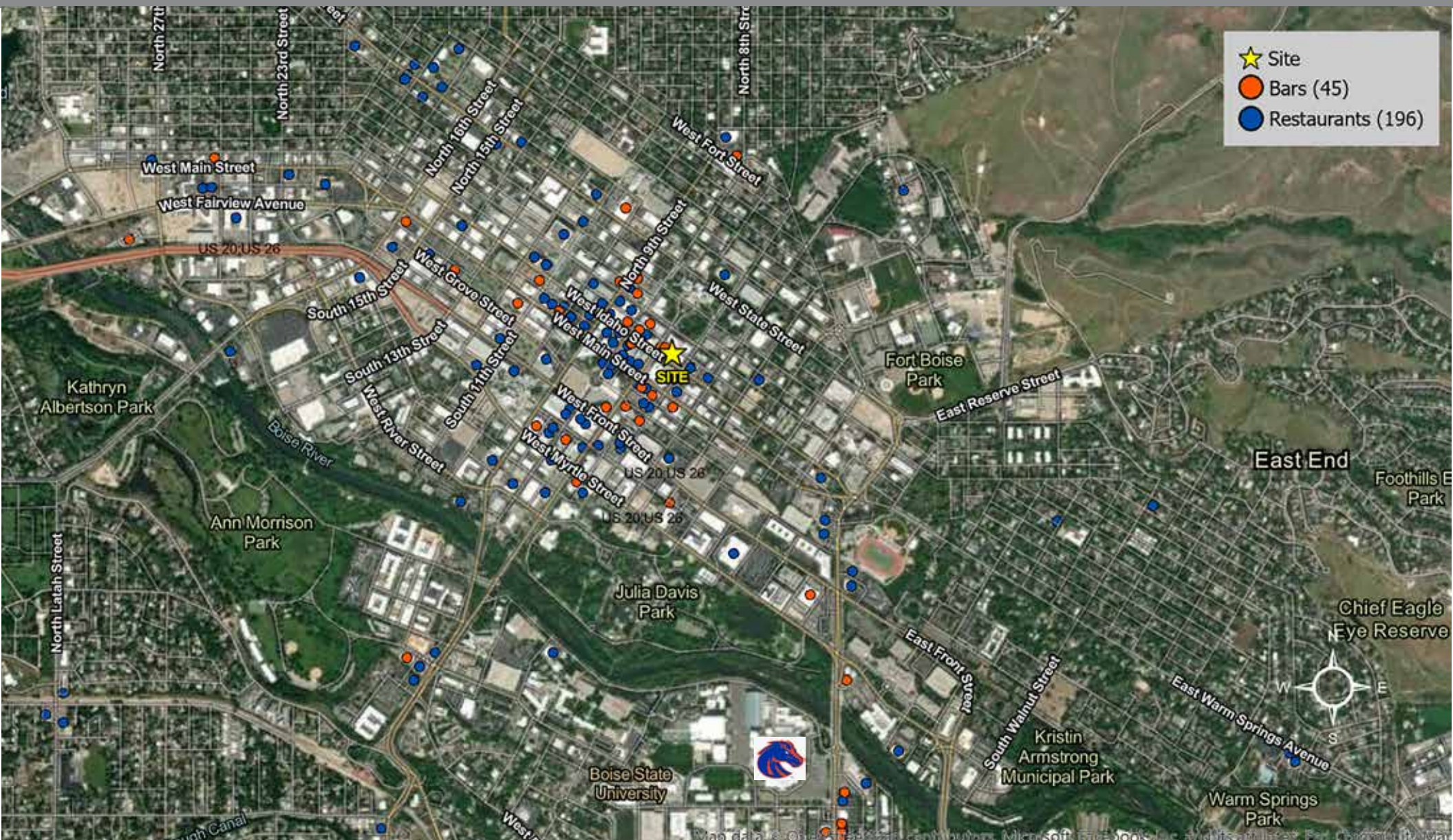
BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Ryan Gaston

Senior Vice President - Mountain West
480.296.4286 Cell
RGaston@BarclayGroup.com

620 IDAHO | AERIAL



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Ryan Gaston

Senior Vice President - Mountain West
480.296.4286 Cell
RGaston@BarclayGroup.com

620 IDAHO | 3-MILE DEMOGRAPHICS

ANNUAL HOUSEHOLD SPENDING



INCOME

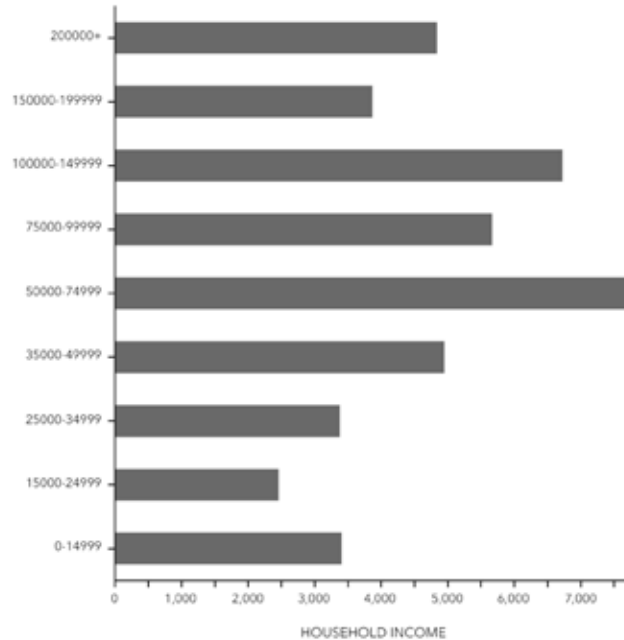
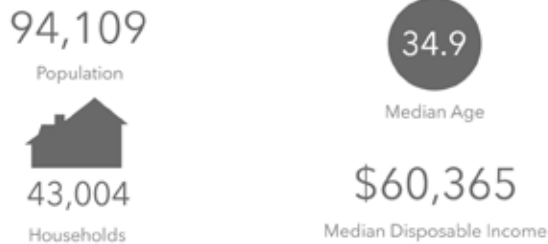


2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (17.9%)
The smallest group: \$15,000 - \$24,999 (5.7%)

Indicator ▲	Value	Diff
<\$15,000	7.9%	+3.4%
\$15,000 - \$24,999	5.7%	+2.1%
\$25,000 - \$34,999	7.9%	+3.0%
\$35,000 - \$49,999	11.5%	+2.2%
\$50,000 - \$74,999	17.9%	+0.5%
\$75,000 - \$99,999	13.2%	-1.4%
\$100,000 - \$149,999	15.6%	-5.3%
\$150,000 - \$199,999	9.0%	-1.9%
\$200,000+	11.2%	-2.8%

KEY FACTS



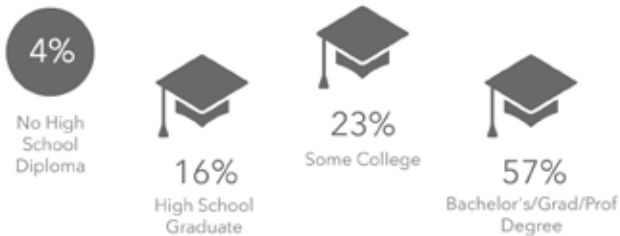
Bars show deviation from **Ada County**

Average Household Size

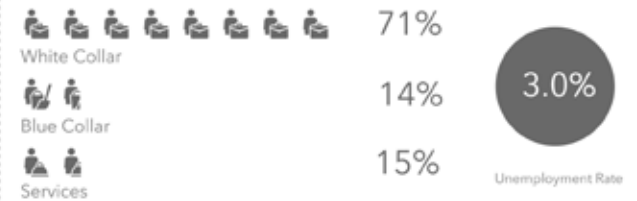
for this area
2.09 which is less than the average for United States

Area	Value ▼	0.00	4.00
Idaho	2.64		
Ada County	2.56		
United States	2.53		
This area	2.09		

EDUCATION



EMPLOYMENT



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Ryan Gaston
Senior Vice President - Mountain West
480.296.4286 Cell
RGaston@BarclayGroup.com