



RETAIL - OFFICE BUILDING FOR SALE

9780 WEST FAIRVIEW AVE, BOISE, ID 83704



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SALE PRICE:	\$1,600,000
BUILDING:	3,755 SF
LOT SIZE:	0.81 Acres
PARCEL NUMBER:	R8367250010
ZONING:	City of Boise-MX-3 - Learn More
YEAR BUILT:	1994 - In Excellent Condition
PARKING:	26 Stalls - 6.92 / 1,000 SF
SIGNAGE:	Building & Existing Pylon
FRONTAGE:	120' Fairview Ave & 300' Mitchell St
TRAFFIC COUNT:	33,500 Cars-Per-Day
LOCKBOX:	Yes, Contact Agents for Code





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- **Former bank branch for sale** on the signalized hard corner of Fairview Avenue & Mitchell Street in Boise - [Google Map View](#)
- **Unique building facade** with open sales floor - work area, private offices, breakroom, pylon signage, drive-thru, & on-site parking - **Contact agents to request Access to Matterport 3D Scan**
- **Potential new bank location**, with excellent adaptive reuse potential for medical, dental, retail, office, restaurant, or specialty commercial uses - [Click Here to View Building Plans](#)
- **Located in one of Boise's most active retail corridors**, benefiting from consistent daytime and commuter traffic - **33,500 CPD**
- **Surrounding traffic generators include** Boise Towne Square Mall, the Village at Meridian, major grocery stores, automobile dealerships, local, regional & national retailers, healthcare services, & dense residential neighborhoods
- **Strong 3 mile demographics** - 103,289 Pop - 41,877 Households \$82,438 Median Income - 78,797 Daytime Pop - [Click Here to View](#)



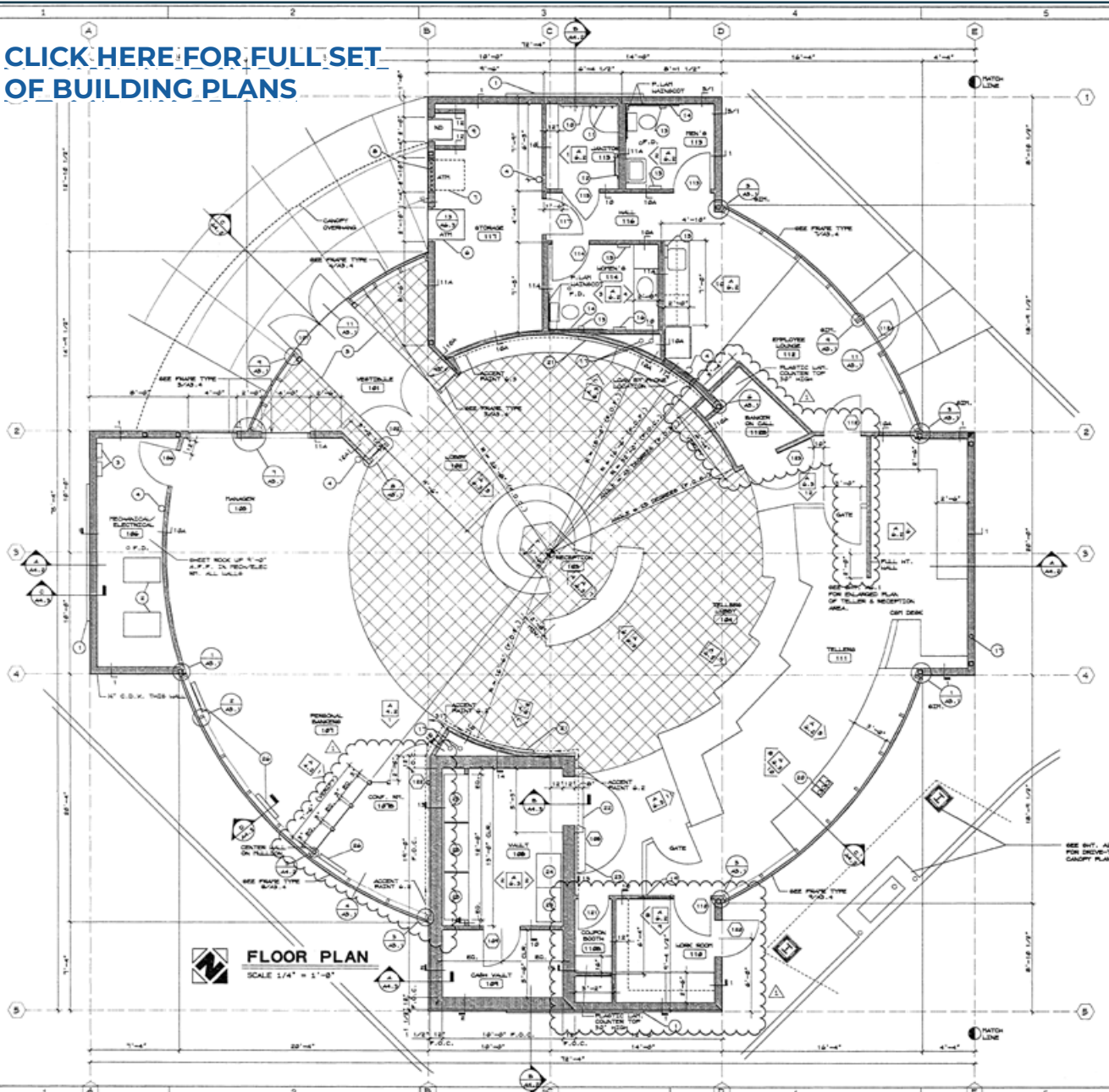
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[CLICK HERE FOR FULL SET OF BUILDING PLANS](#)



FLOOR PLAN
SCALE 1/4" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. EXTERIOR GRID LINES ARE ON FACE OF CONCRETE FOUNDATION WALL/PADE OF STUO WALLS.
2. ALL DIMENSIONS ARE TO GRID LINES, FACE OF CONCRETE, FACE OF EXTERIOR STUO WALLS AND CENTERLINE OF EXTERIOR STUO WALLS, UNLESS NOTED OTHERWISE.
3. A WALL TYPE CONTAINS THE FULL ROOF LENGTH, INCLUDING ANY JOIN, INSIDE OR STUO WALLS FOR THE SIDE OF THE WALL UPON WHICH THE PLAN OCCURS.
4. AN "A" OR "B" SURFIX ON THE WALL TYPE INDICATES ALL COMPONENTS OF THAT TYPE REMAIN UNCHANGED EXCEPT FOR THE LISTED "A" OR "B" STEP.
5. A FINISH INDICATION AT A SPECIFIC LOCATION ON WALL IS CONTINUOUS FOR THAT AREA ON WALL LENGTH. IT IS NOT LISTING THE FINISH AT ONLY THAT SPOT.

CODED NOTES - FLOOR PLAN

1. BANK OF AMERICA SIGN & LOGO - FSD. POWER CONNECTION BY CONTRACTOR.
2. HVAC UNITS. SEE MECHANICAL FOR LOCATION.
3. ELECTRICAL PANELS. SEE ELECTRICAL.
4. FINE EXTENSIONER MOUNTED ON WALL.
5. ENTRY MAT INSTALLED BETWEEN FLOOR TILES.
6. AUTOMATIC TELLER MACHINE - FSD. SEE DETAIL 13/14/15-3.
7. FUTURE ATT LOCATION.
8. PROVIDE HATCH IN WALL FOR FUTURE ATT. SEE STRUCTURAL.
9. NIGHT DEPOSIT - FSD. SEE DETAILS 14 & 15/16-3.
10. 18 DAY PAPER STORAGE HOOKS, 2 ROWS.
11. POP HOLDER.
12. ROOF ACCESS LADDER & ROOF HATCH ABOVE. SEE DETAIL 1/16-3.
13. TOILET PAPER DISPENSER.
14. HANDSAP GRAB BAR.
15. PAPER TOWEL DISPENSER.
16. SANITARY NAPKIN DISPENSER.
17. ROOF DRAIN DOWNPOUTS.
18. NOT USED.
19. PROVIDE RIGID BLOCKING IN WALL.
20. PREPARED TUBE SYSTEM - FSD.
21. EXTERIOR BANK OF AMERICA SIGN & LOGO - FSD. POWER CONNECTION BY CONTRACTOR.
22. CONTINUATION TO FILL & WIDTH 1 1/2" DEEP SET AFTER VAULT DOOR IS SET.
23. VAULT DOOR - FSD. SEE DETAILS 13, 14, & 15/16-3.
24. COUPON BOOTH. SEE DETAIL 1/16-3.
25. GAPE DEPOSIT BOXES - FSD.
26. FLOOR RECEPTION. SEE MECHANICAL.

WALL TYPES

- EXTERIOR WALLS:
1. EXTERIOR INSULATION & FINISH SYSTEM
1/2" EPSULAT INSULATION
1/2" PLASTER INSULATION
2" X 4 STUDS @ 16" O.C.
WHITE BAULT INSULATION
VAPOR BARRIER
 2. EXTERIOR INSULATION & FINISH SYSTEM
1/2" EPSULAT INSULATION
1/2" PLASTER INSULATION
2" X 4 LACED PLAT FURNING @ 24" O.C.
12" CONCRETE VAULT WALL
2" X 4 LACED PLAT FURNING @ 24" O.C.
1 1/2" RIGID INSULATION
VAPOR BARRIER
 3. EXTERIOR INSULATION & FINISH SYSTEM
1/2" EPSULAT INSULATION
1/2" PLASTER INSULATION
2" X 4 STUDS @ 16" O.C.
1/2" EPSULAT INSULATION
EXTERIOR INSULATION & FINISH SYSTEM
 4. EXTERIOR INSULATION & FINISH SYSTEM
1/2" EPSULAT INSULATION
1/2" PLASTER INSULATION
2" X 4 STUDS @ 16" O.C.
N" TYPE 2 WATER RESISTANT CORIE # EXTERIOR
N" TYPE 2 CORIE. SET TO UNDERSIDE OF DECK # EXTERIOR
INTERIOR WALLS
 5. 2" X 4 STUDS @ 16" O.C.
 6. 3" ADAPTICAL INSULATION
 7. 2" X 4 STUDS @ 16" O.C.
 8. 4" CONCRETE WALL
 9. 2" X 4 LACED PLAT FURNING @ 24" O.C.
12" CONCRETE VAULT WALL
2" X 4 LACED PLAT FURNING @ 24" O.C.
 10. 2" X 4 LACED PLAT FURNING @ 24" O.C.
12" CONCRETE VAULT WALL
 11. EXTERIOR INSULATION & FINISH SYSTEM
1/2" EPSULAT INSULATION
2" X 4 STUDS @ 16" O.C.

CONTRACTOR: LOMBARD-CONRAD ARCHITECTS
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Lombard-Conrad
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BANK OF AMERICA
FAIRVIEW AND MITCHELL
BOISE
IDAHO
FLOOR PLAN

B

DATE: 10-13-10
DRAWN BY: J. MITCHELL
CHECKED BY: J. MITCHELL
REVISIONS: 1. DATE: 10-13-10
2. DATE: 10-13-10

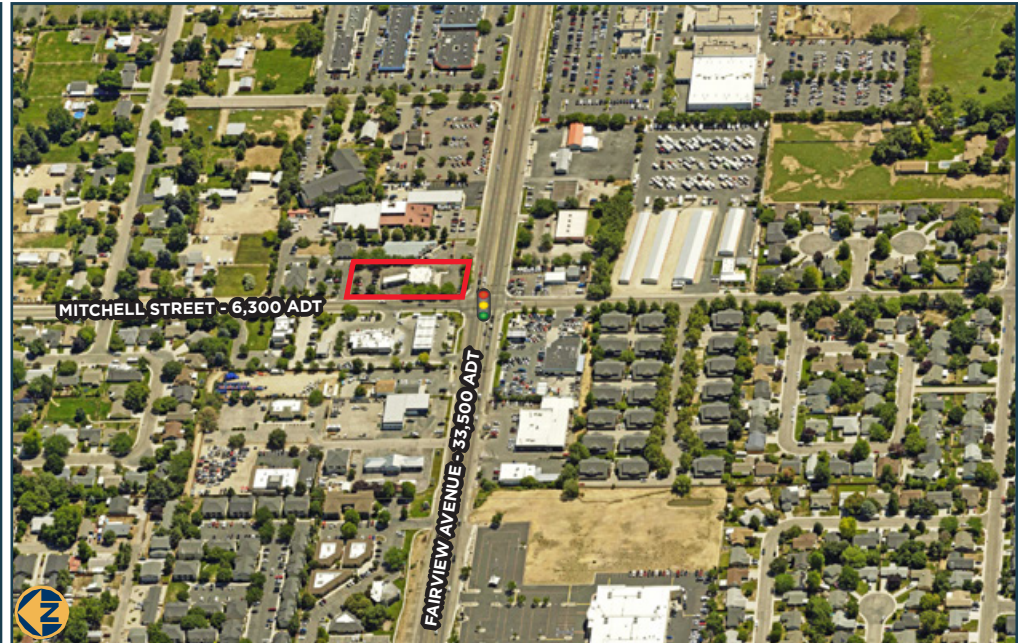
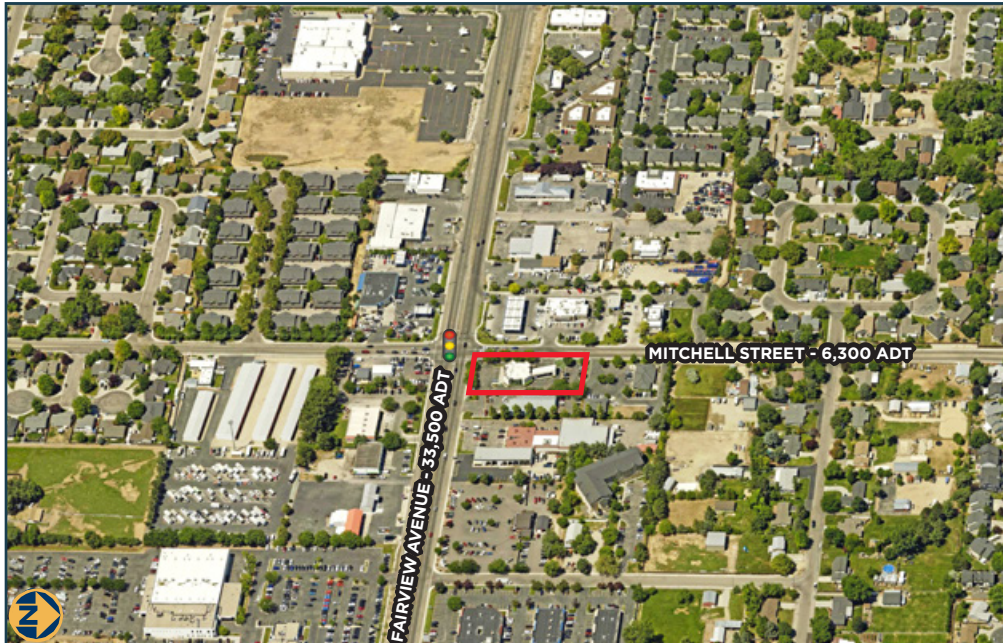
PROJECT NO.:
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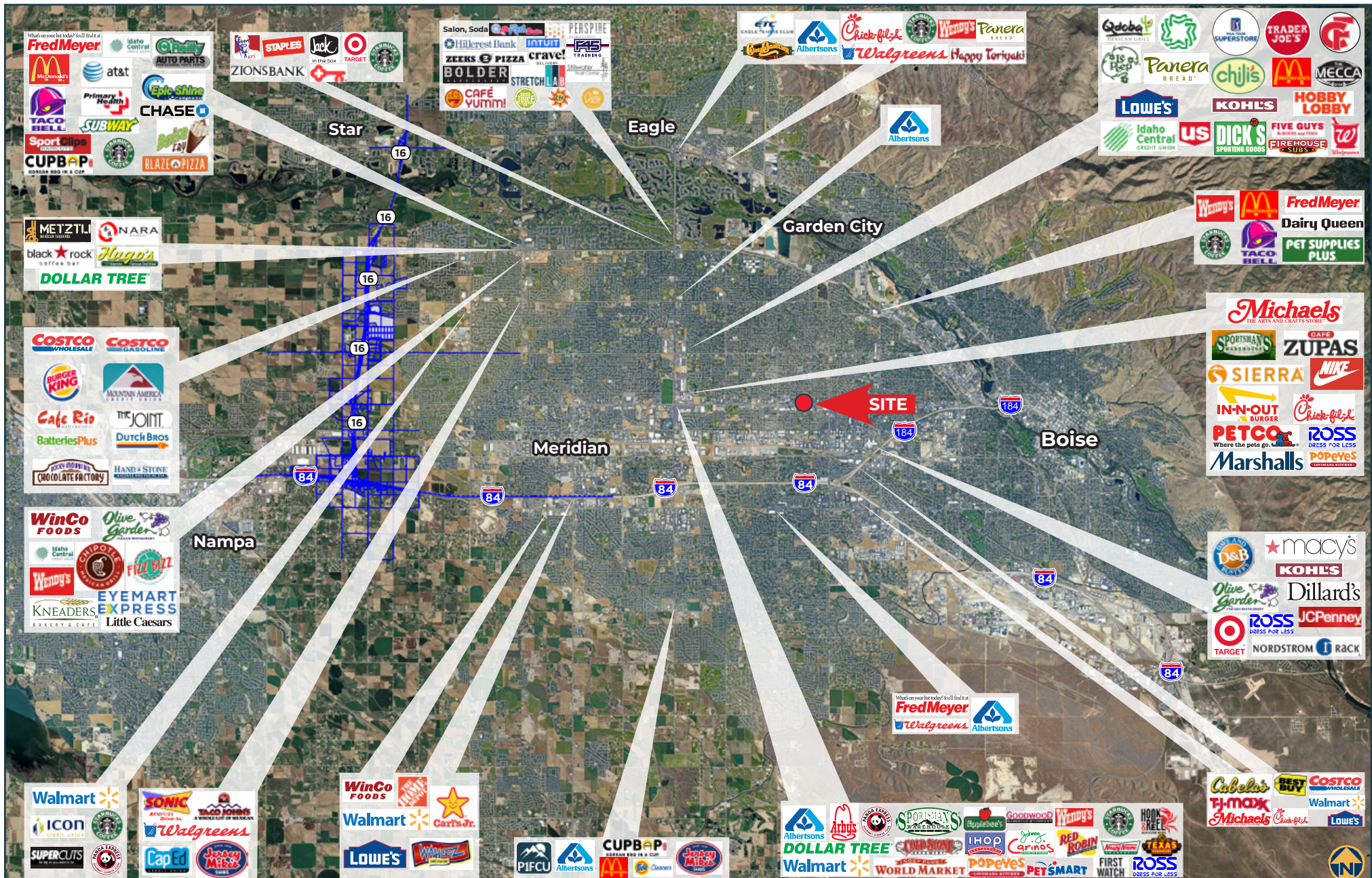
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1, 3 & 5 MILE DEMOGRAPHICS

3 MILE SNAPSHOT

103,289

POPULATION

41,877

HOUSEHOLDS

\$82,438

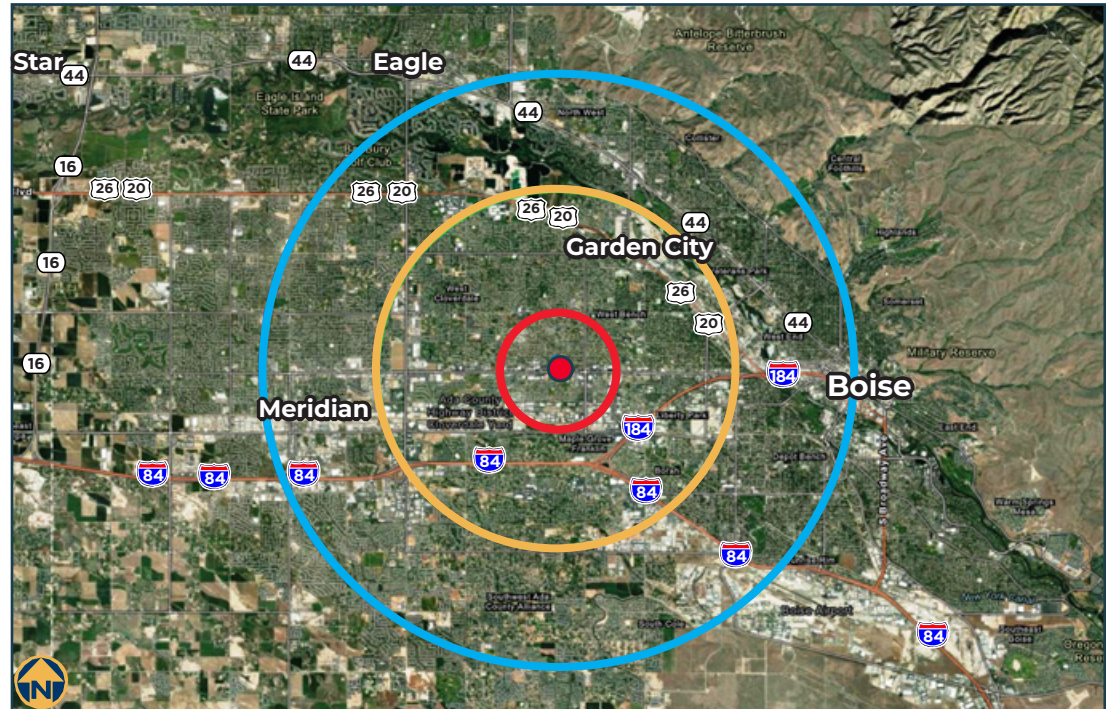
MEDIAN HH INCOME

\$108,576

AVERAGE HH INCOME

78,797

DAYTIME POPULATION

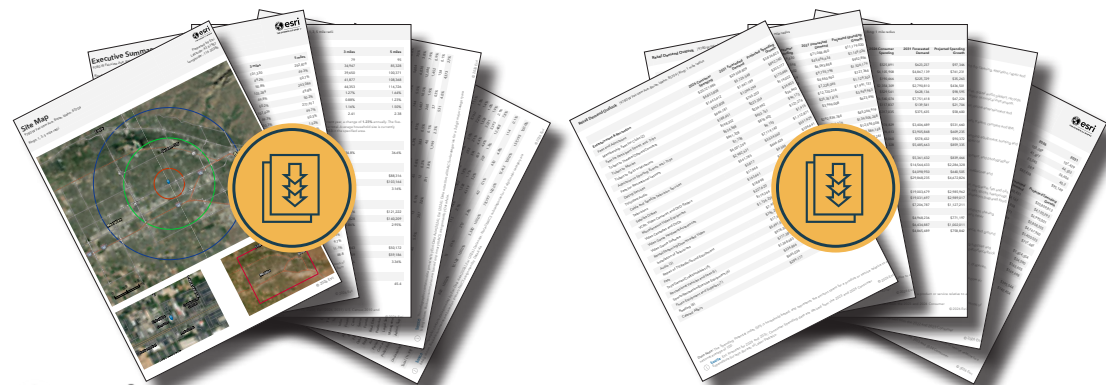


DEMOGRAPHICS REPORT

CLICK BELOW TO VIEW

RETAIL DEMAND REPORT

CLICK BELOW TO VIEW



Source: U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.



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5, 10 & 15 MIN DRIVE-TIME DEMOS

10 MINUTE SNAPSHOT

103,458

POPULATION

41,498

HOUSEHOLDS

\$83,578

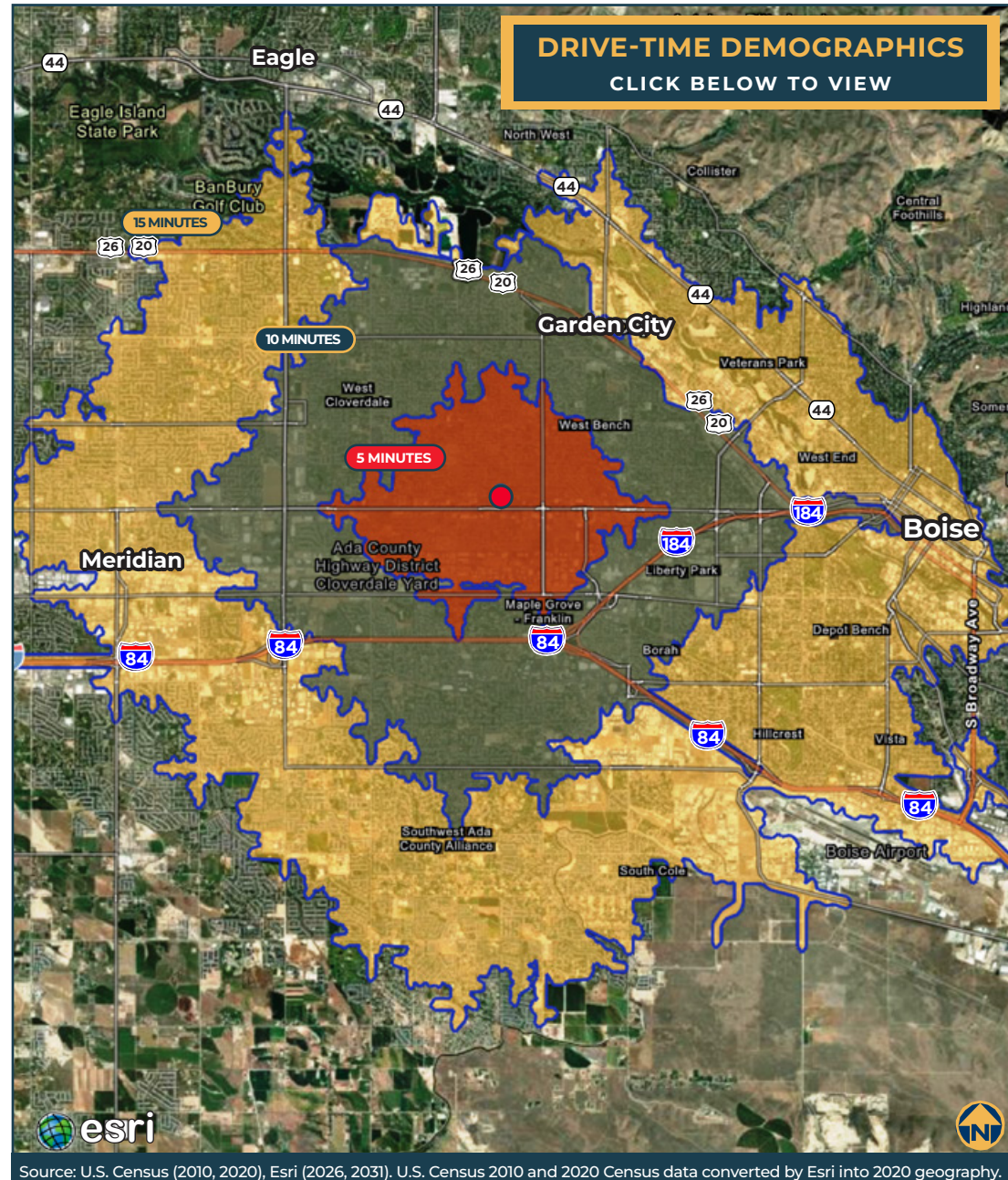
MEDIAN HH INCOME

\$109,634

AVERAGE HH INCOME

81,957

DAYTIME POPULATION





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BOISE METRO REGIONAL INFO

BOISE METRO: A SMART MOVE FOR BUSINESS & LIFE

A company's greatest asset is its people—and the same holds true for regions. In the Boise Metro, you'll find an educated, ambitious workforce that, in 2019, grew nearly 2.5 times faster than the national average. This region also led the West in net migration, drawing talent from across the country.

Business here benefits from more than just numbers. Boise offers unique advantages: accessible decision-makers, a collaborative business culture, and an enviable quality of life. The cost of doing business is nearly one-third lower than in neighboring California and Washington, making it both strategic and cost-effective.

Leading corporations like Simplot, Albertsons, and Micron recognized the Boise Metro's potential early on. Today, companies of all sizes are discovering the same compelling reasons to make the move.

Ranked consistently among the top 10 U.S. metros for net migration, Boise is more than a smart place to do business—it's a great place to live. Whether you're a new graduate, a young family, or a retiree, you'll find the good life here.

Looking for customized data to support your relocation or expansion plans? Contact The Boise Valley Economic Partnership (BVEP): <https://bvep.org/>



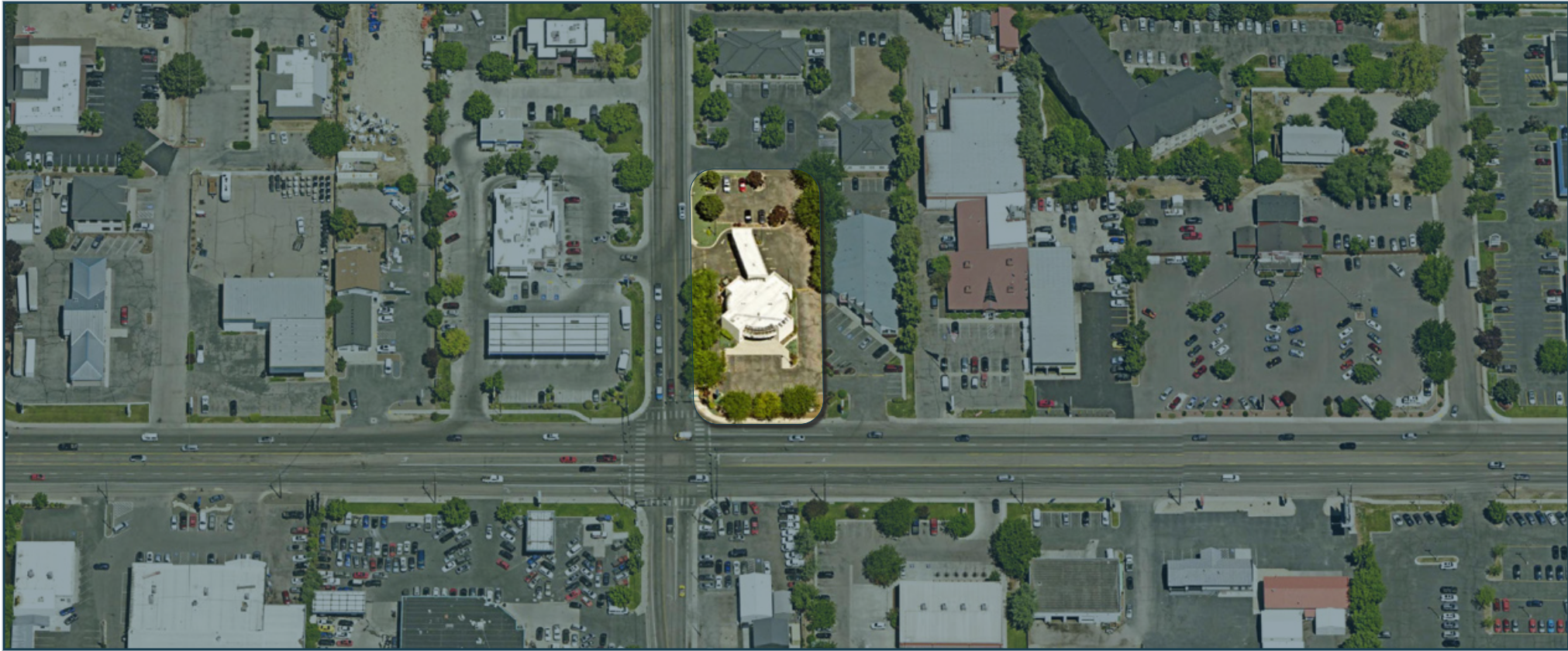
Click here to view the complete Boise Valley Regional Overview:
<https://rb.gy/ngyz4i>





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