

FORMAL BRIDAL CENTER

6421-6517 Ustick Rd, Boise, ID 83704



SALE PRICE: \$1,800,000

LOT SIZE: 2.13 Acres

BUILDING SIZE: 30,165 SF

YEAR BUILT: 1958

RENOVATED: 2003

ZONING: C-1D

CROSS STREETS: Ustick Between Cole And Curtis

PROPERTY OVERVIEW

Neighborhood retail center Rebuilt in 2003. 9 shops on 4 parcels owned by one owner. Building is quality construction with phase 3 power. Property has been owner occupied for 20 years. Owner and others are current tenants. Owner will lease back some of the property after the sale.

PROPERTY FEATURES

- Quality construction
- Over 50% Occupied
- Parking lot is 50% completed
- Owners owe approximately \$1.55 M on the property
- Tenants include, Formal and Bridal, Tuxedo Warehouse, Naughty Shop, Performance Attire, VCI Audio Entertainment, Krav Maga Boise and Zumba Boise.

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1065 S. Allante Place
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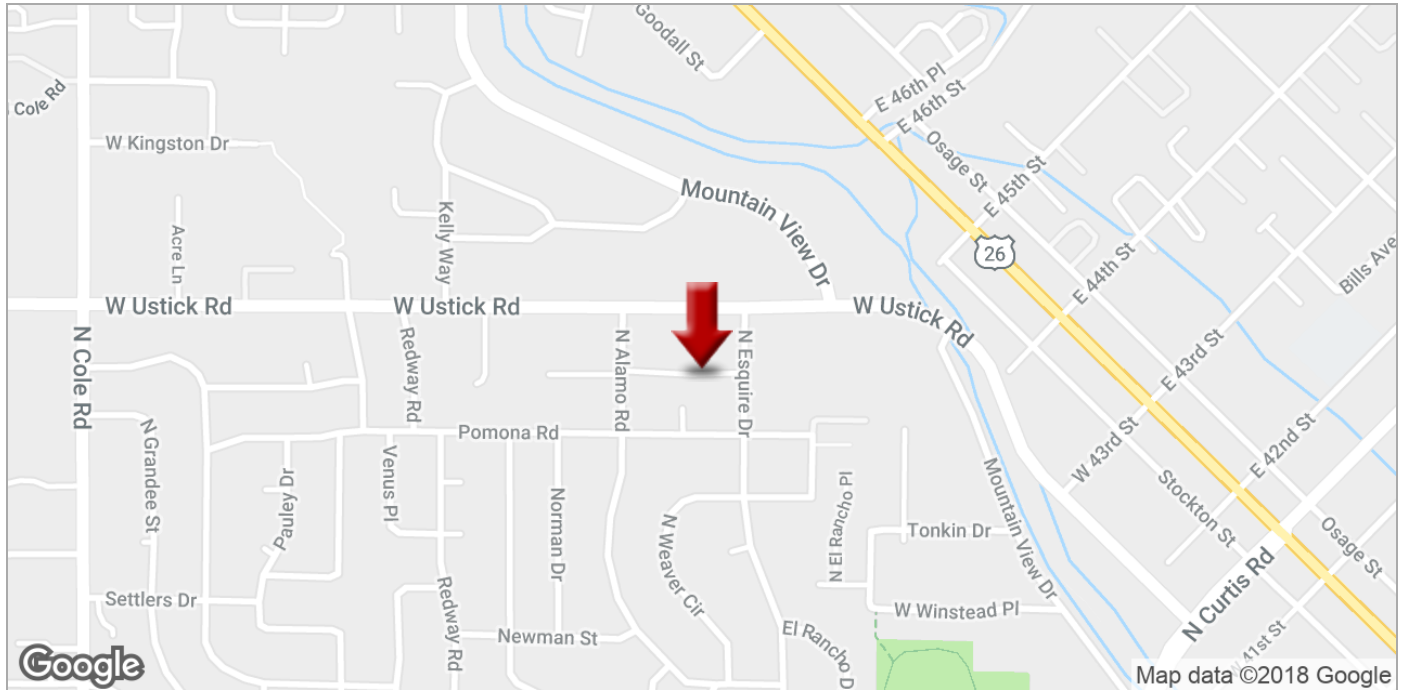
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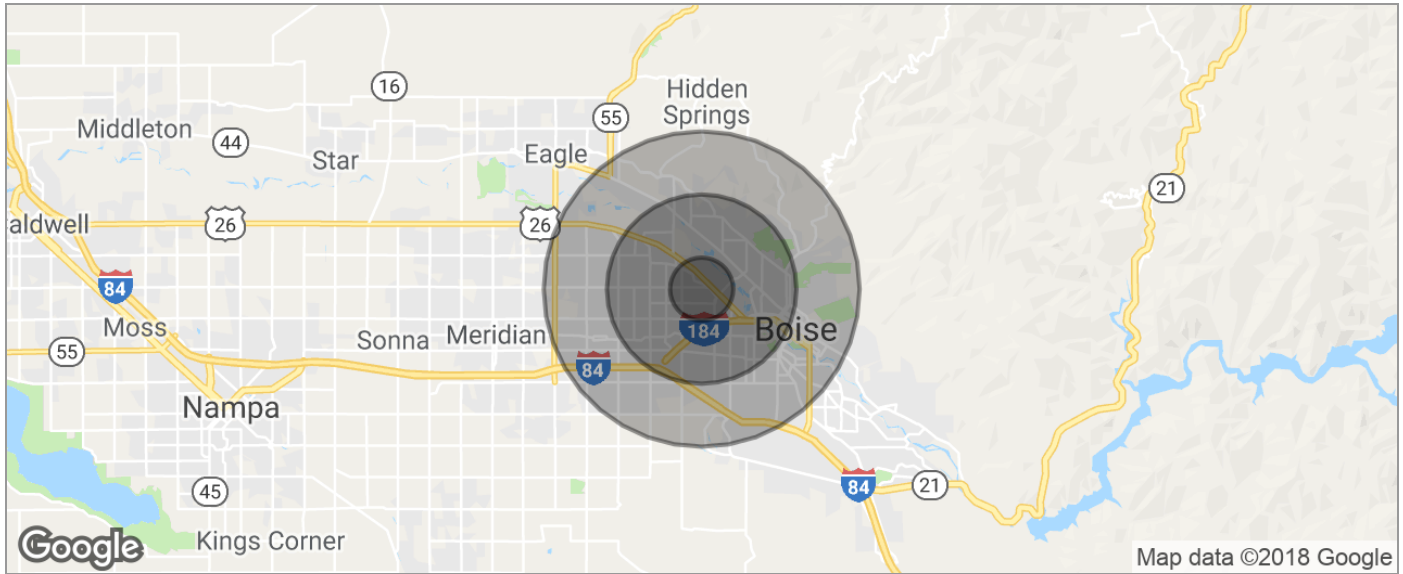
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,487	99,654	209,352
MEDIAN AGE	36.8	35.4	35.6
MEDIAN AGE (MALE)	35.9	34.5	34.7
MEDIAN AGE (FEMALE)	37.7	36.2	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,050	43,195	89,382
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$51,179	\$53,696	\$58,021
AVERAGE HOUSE VALUE	\$143,549	\$198,089	\$211,599
RACE	1 MILE	3 MILES	5 MILES
% WHITE	94.5%	91.5%	91.7%
% BLACK	0.4%	1.4%	1.4%
% ASIAN	1.7%	2.5%	2.3%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.3%	0.6%	0.7%
% OTHER	1.3%	1.4%	1.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	11.4%	8.9%	7.7%

* Demographic data derived from 2010 US Census

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