



## NEW OFFICE BUILDING FOR SALE & LEASE



# ASHLAND CREEK BUSINESS PARK

5659 North Glenwood Street  
Garden City, Idaho 83714

**FOR SALE OR LEASE**

## PROPERTY HIGHLIGHTS

Sale Price	\$1,048,320 (\$360/SF)
Lease Rate	\$23.00/SF FSEJ
Available	2,912 SF
Lot Size	0.231 Acres
Zoning	City of Garden City-C-2
Parcel Number	R0540180080
Proposed Use	Office, Medical, Service
Parking	13 Dedicated Stalls
Location	Between Chinden & State
Availability	Immediate



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**CUSHMAN &  
WAKEFIELD**

# ASHLAND CREEK OFFICE

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**FOR SALE OR LEASE - 2,912 SF**



## BUILT-OUT - MOVE-IN READY



## LISTING FEATURES

- Newly constructed office building located in the Ashland Plaza business park on Glenwood between Chinden Boulevard & State Street in Garden City
- Free-standing building includes reception and waiting area, 11 private offices, conference room, open work area, break room, utility - janitorial closet, and 2 restrooms
- Current C-2 zoning allows for a variety of commercial uses including office, medical, retail or professional service provider
- Located on a main thoroughfare with traffic counts exceeding 27,500 cars per-day
- Traffic draws include Capital High School, Hewlett Packard, [Memorial Stadium](#) - home of the Boise Hawks Baseball Team, & the [Revolution Concert House](#) a 2,200 person event center which hosts approximately 4 concerts and 4 dance nights a month, and the Idaho Expo Center & Fair Grounds which draws over 1,000,000 people a year for trade shows, company gatherings, auctions, sporting events, livestock round-ups and the Western Idaho Fair - [www.expoidaho.com/about](http://www.expoidaho.com/about)
- Construction Complete, move-in ready condition - fully built-out & ready for immediate occupancy!

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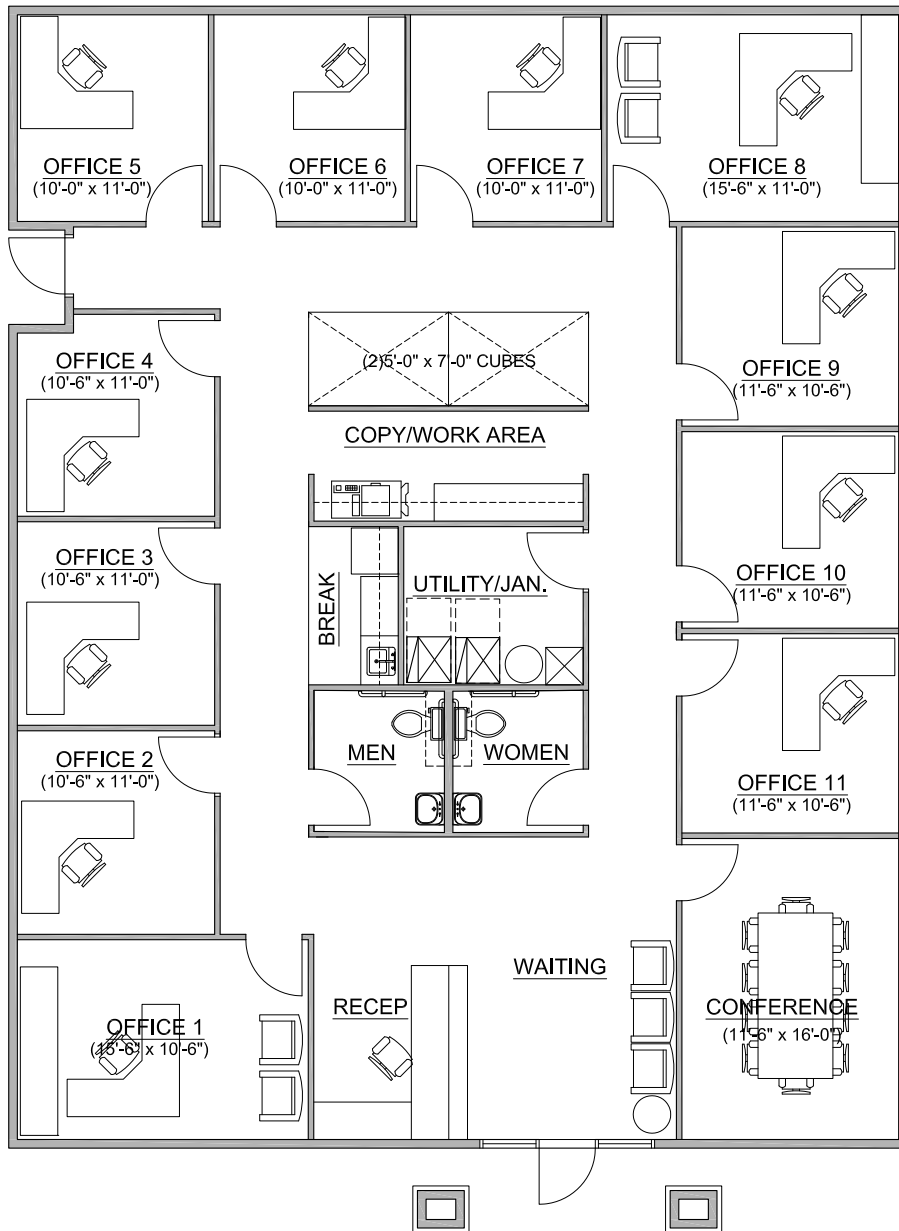
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LEASE - \$23.00/SF FSEJ - SALE - \$1,048,320



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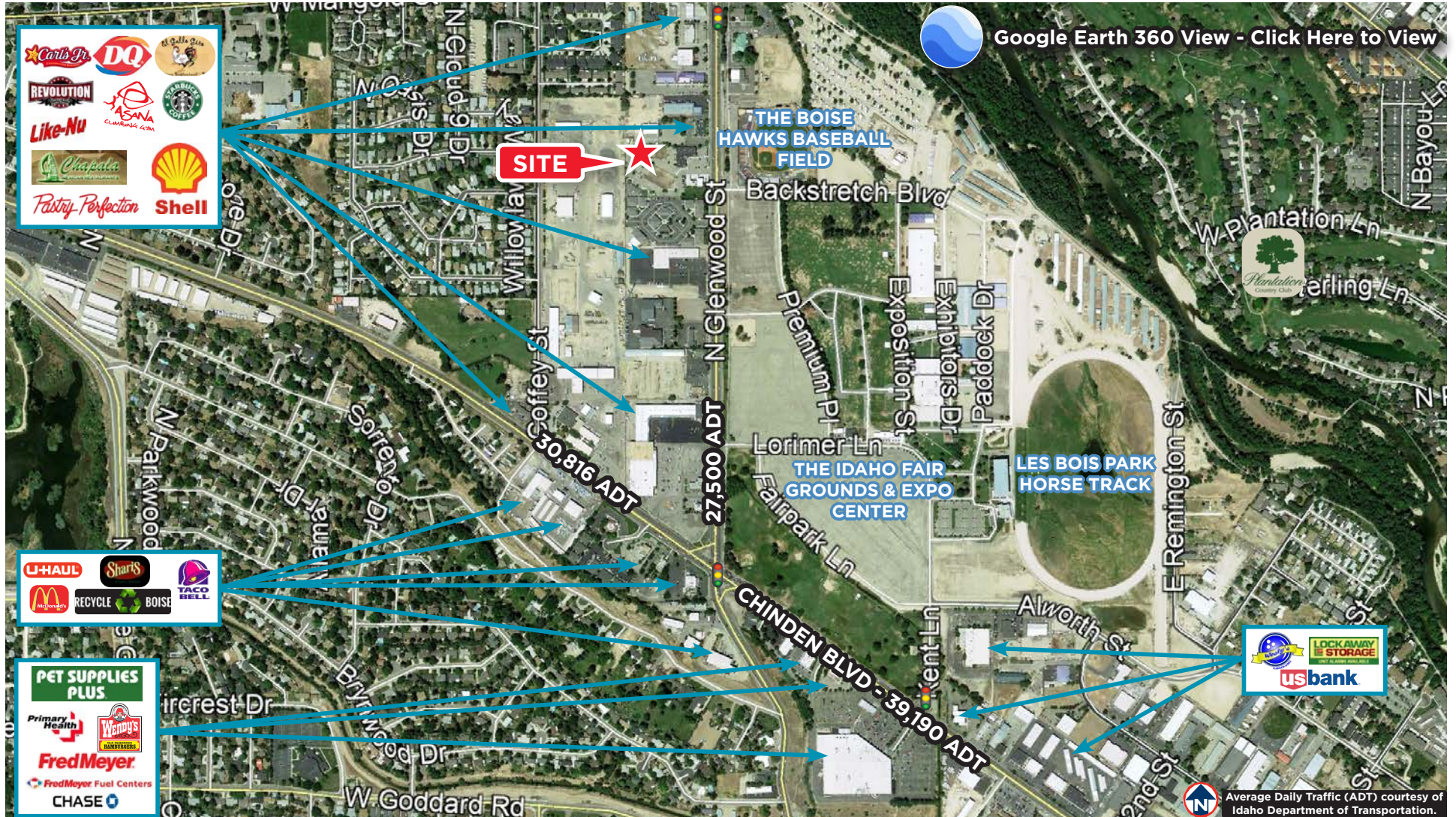
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# ASHLAND CREEK OFFICE SPACE

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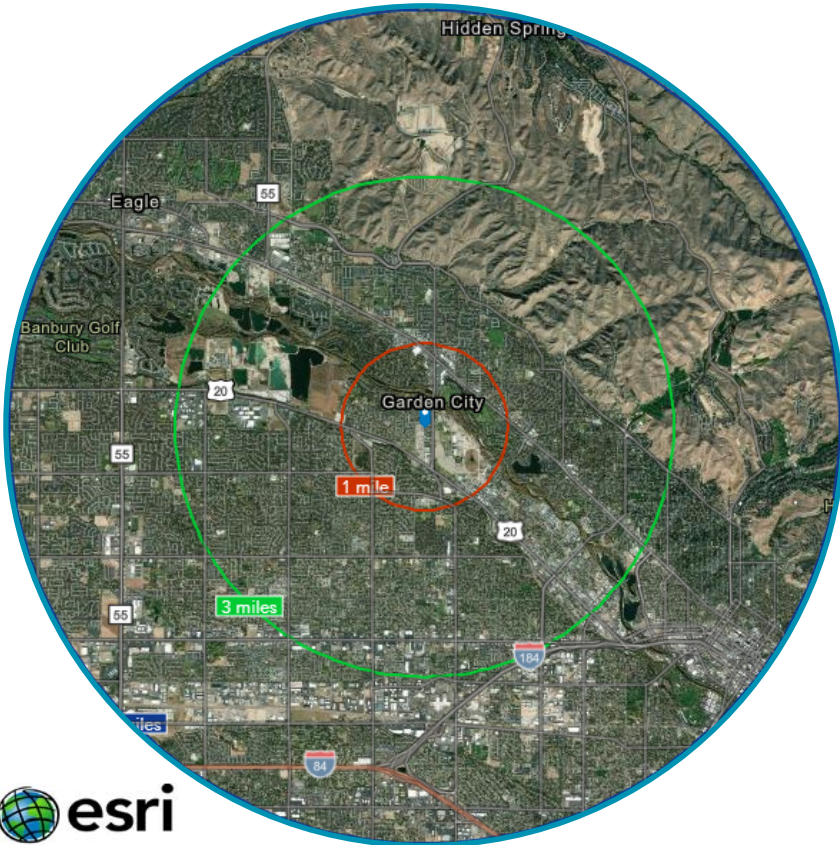
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## - LOCATED IN A GROWING AREA IN GARDEN CITY -

In the identified area, the current year population is 205,833. In 2020, the Census count in the area was 200,091. The rate of change since 2020 was 1.27% annually. The five-year projection for the population in the area is 218,411 representing a change of 1.19% annually from 2022 to 2027.



	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	9,589	77,987	176,343
2020 Population	10,214	85,964	200,091
2022 Population	10,264	87,026	205,833
2027 Population	10,750	91,798	218,411
2010-2020 Annual Rate	0.63%	0.98%	1.27%
2020-2022 Annual Rate	0.22%	0.55%	1.27%
2022-2027 Annual Rate	0.93%	1.07%	1.19%
2022 Male Population	48.6%	48.7%	49.2%
2022 Female Population	51.4%	51.3%	50.8%
2022 Median Age	43.5	39.9	38.4
<b>Households</b>			
2022 Wealth Index	90	85	96
2010 Households	4,356	32,217	71,263
2020 Households	4,724	35,773	82,002
2022 Households	4,769	36,422	84,789
2027 Households	5,010	38,519	90,363
2010-2020 Annual Rate	0.81%	1.05%	1.41%
2020-2022 Annual Rate	0.42%	0.80%	1.50%
2022-2027 Annual Rate	0.99%	1.13%	1.28%
<b>Median Household Income</b>			
2022 Median Household Income	\$72,409	\$67,254	\$74,099
2027 Median Household Income	\$88,895	\$80,200	\$87,676
2022-2027 Annual Rate	4.19%	3.58%	3.42%
<b>Average Household Income</b>			
2022 Average Household Income	\$98,667	\$93,385	\$103,130
2027 Average Household Income	\$115,342	\$108,247	\$118,897
2022-2027 Annual Rate	3.17%	3.00%	2.89%
<b>Data for all businesses in area</b>			
	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total Businesses:	675	3,348	11,593
Total Employees:	5,579	29,324	141,458

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.