

# Gowen & Federal Way Retail Pad

2125 Hospitality Ln, Boise ID

Retail/Office Pad

Near SE Boise & Micron



## Property Details

- Prime retail/office pad available for land lease or build-to-suit.
- Fully improved 0.80 acre lot.
- Frontage along Gowen Road and shadow-anchored by Albertsons grocery.
- Area tenants include McDonalds, Sherwin Williams, Modern Dental, Stinker, Taco Del Mar, Subway, UPS, and more.
- Adjacent to Micron's campus which is actively undergoing a \$15 billion expansion which will create ~2,000 direct Micron jobs and in total ~17,000 community jobs.
- Zoned MX-2 (Mixed Use: General), which allows for a variety of uses and single-story drive thru.

## Demographics

	1 mi.	3 mi.	5 mi.
Pop	1,489	29,699	69,206
Avg HH Income	\$139,412	\$153,079	\$128,888
Daytime Pop	5,260	20,691	48,798

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# Access

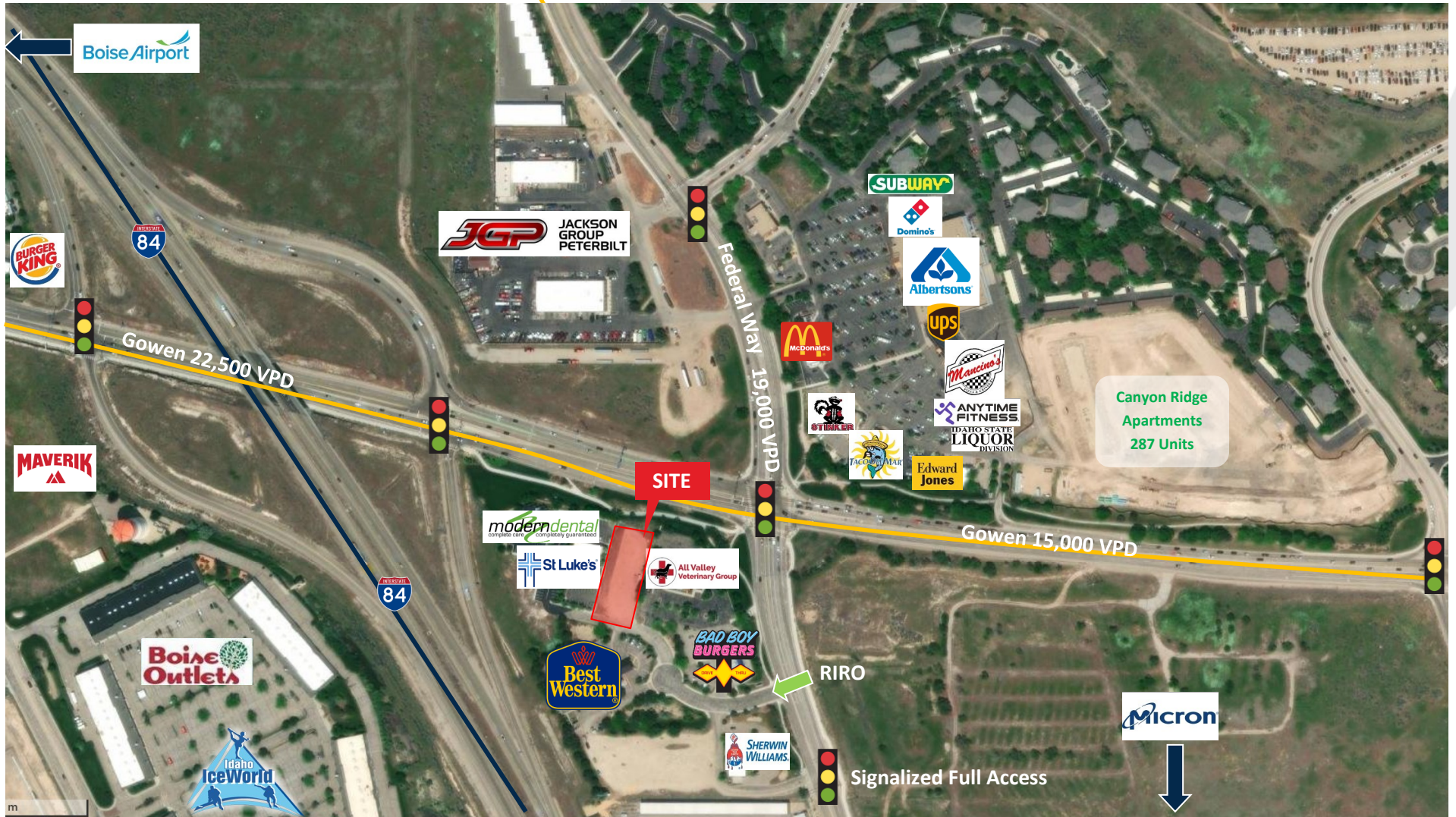


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# Aerial

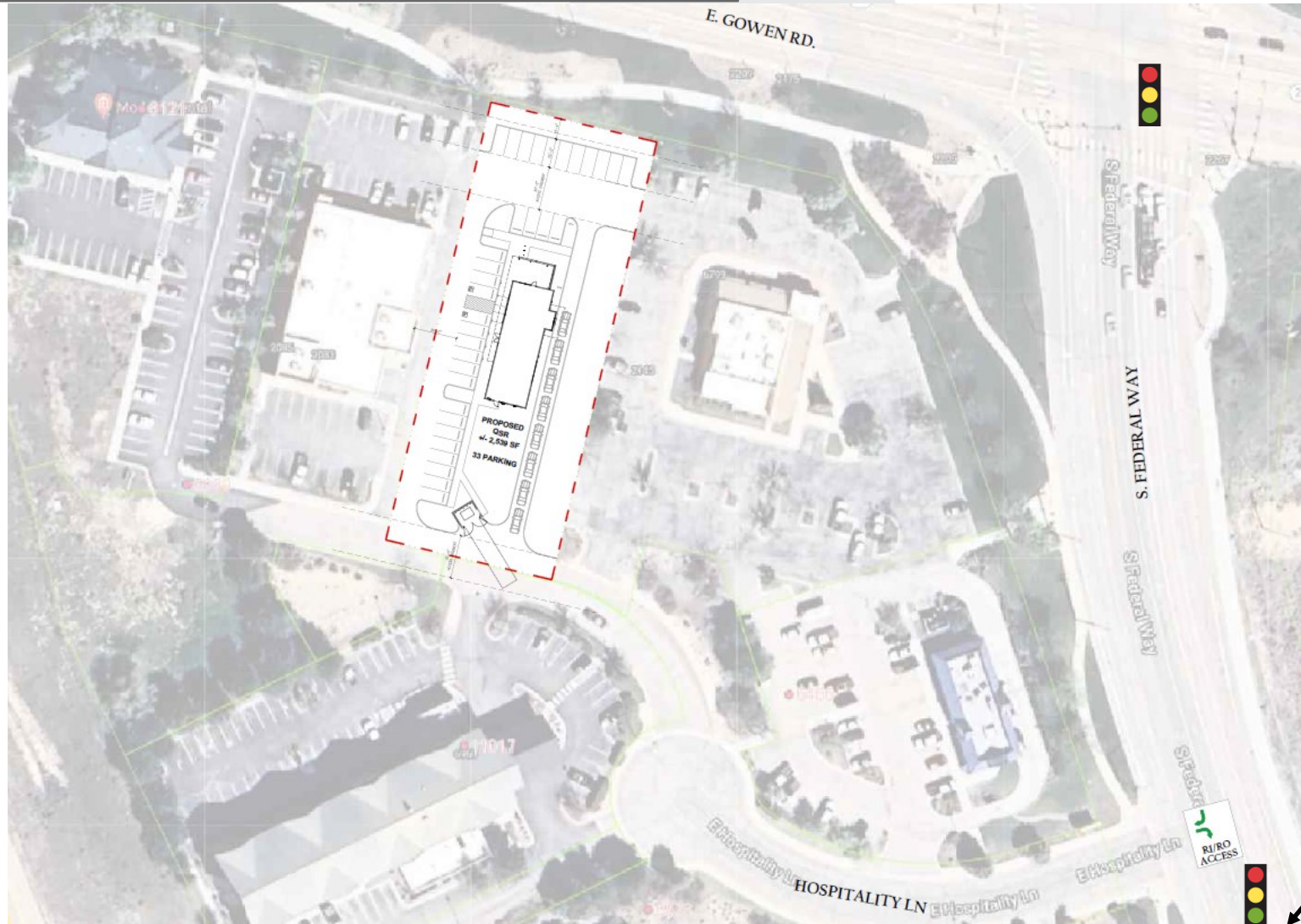


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# Potential Site Plan - QSR



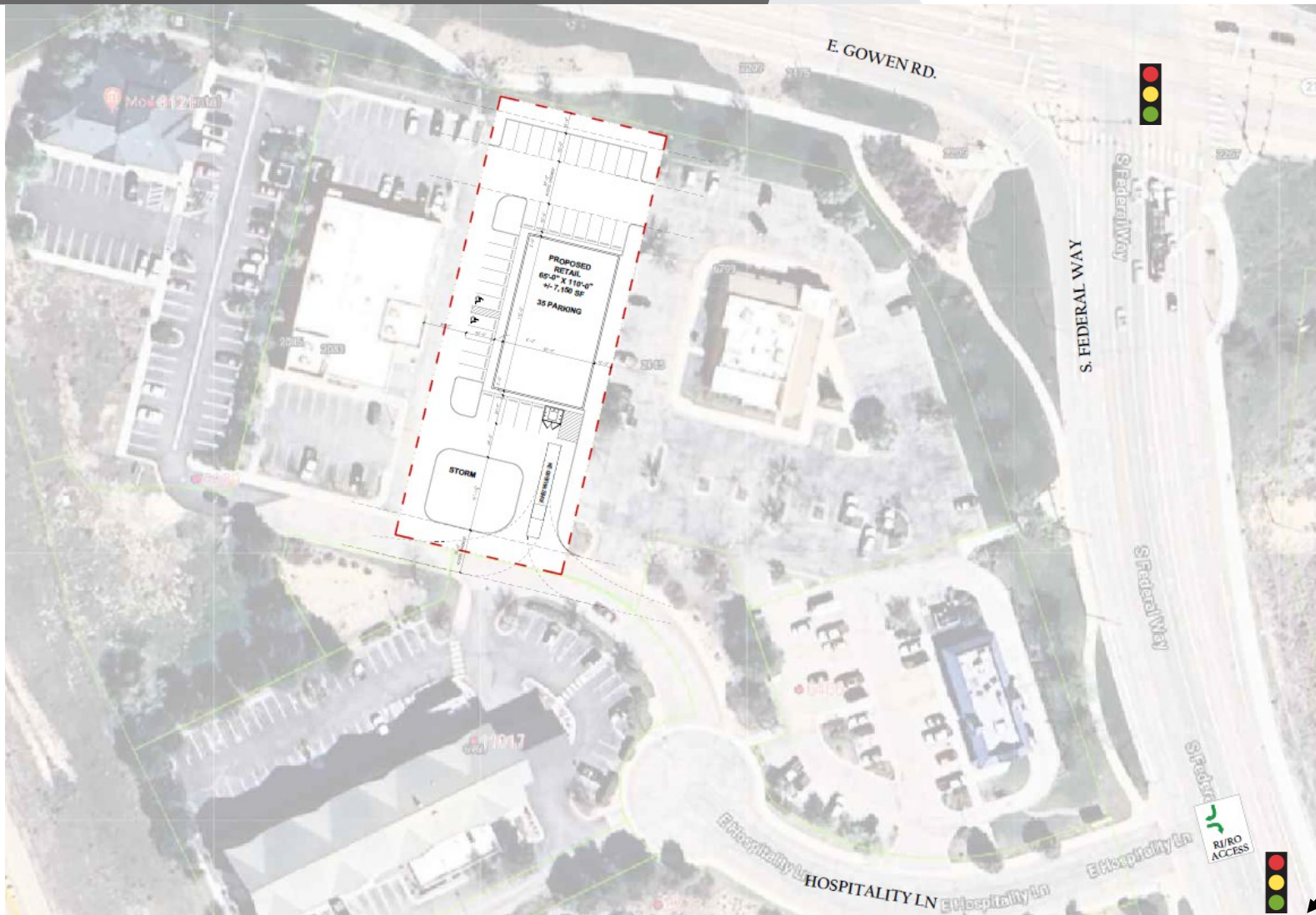
Signalized  
Full Access  
To Property

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# Potential Site Plan - Retail/Office



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Full Access  
To Property

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# Boise Zoning Code Conversion



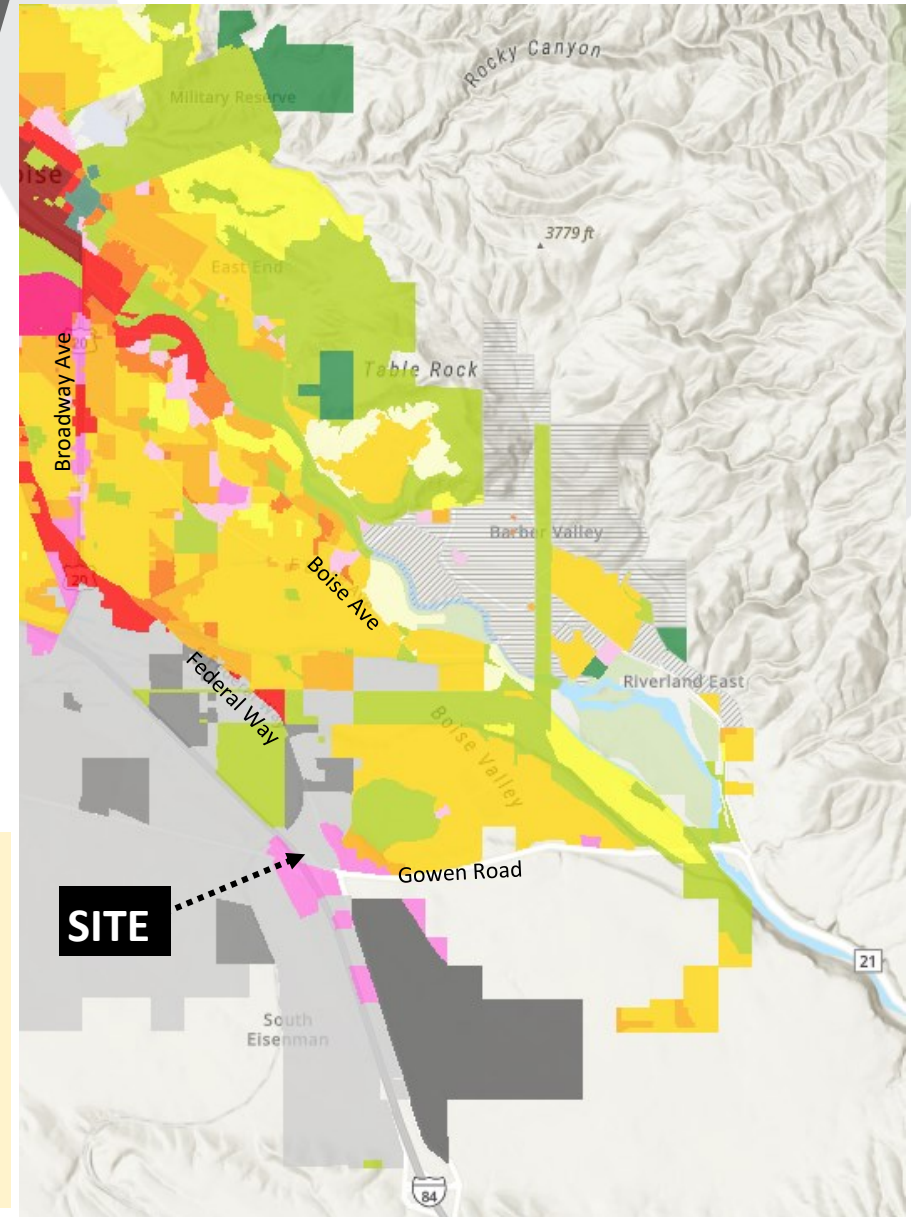
## Zoning Conversion Map

	A-1 - Open Land Very Low Density		MX-5 - Mixed Use: Downtown
	A-2 - Open Land Reserve		MX-H - Mixed-Use: Health
	I-1 - Industrial: Light		MX-U - Mixed Use: University
	I-2 - Industrial: Heavy		R-1A - Residential: Large Lot
	I-3 - Industrial: Technology		R-1B - Residential: Suburban
	MX-1 - Mixed Use: Neighborhood		R-1C - Residential: Traditional
	MX-2 - Mixed Use: General		R-2 - Residential: Compact
	MX-3 - Mixed Use: Active		R-3 - Residential: Urban
	MX-4 - Mixed Use: Transit Oriented Development (TOD)		SP-01 - Harris Ranch Specific Plan District
			SP-02 - Barber Valley Specific Plan District

The MX-2 district is intended to provide opportunities for a mix of office, commercial, institutional, and residential at a scale designed to serve community needs broader than those of nearby neighborhoods.

The MX-2 district is the only district where a *single-tenant, one-story drive thru* is an Allowed Use.

[CLICK HERE](#) for the Allowed Use Table



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