

RETAIL FOR SALE

BEEFY'S DINE-IN DRIVE-IN

1100 & 1104 Garrity Blvd, Nampa, ID 83687



SALE PRICE:	\$850,000
LOT SIZE:	0.61 Acres
BUILDING SIZE:	1,079 SF
MARKET:	Quick Service Restaurant
SUB MARKET:	Drive-thru
CROSS STREETS:	Garrity Blvd & 11th Ave N

PROPERTY OVERVIEW

Landmark drive-thru/sit down burger joint located on one of Nampa's busiest intersections! Situated at the merger of Garrity Blvd , 11th Ave. N, and Franklin Blvd, Beefy's has been a local favorite for decades. This totally turnkey business is profitable, fully operational and has a lot of untapped opportunity for growth. Includes business, building, .61 acres, secondary fully leased office building and 20 parking spaces. Easy menu with plenty of traffic!

PROPERTY FEATURES

- Location! Location! Location!
- Easy In & Out
- Drive-thru
- Fantastic Parking
- Directly across from Lakeview Park
- Separate 3,844 SF General Office Building 100% leased

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

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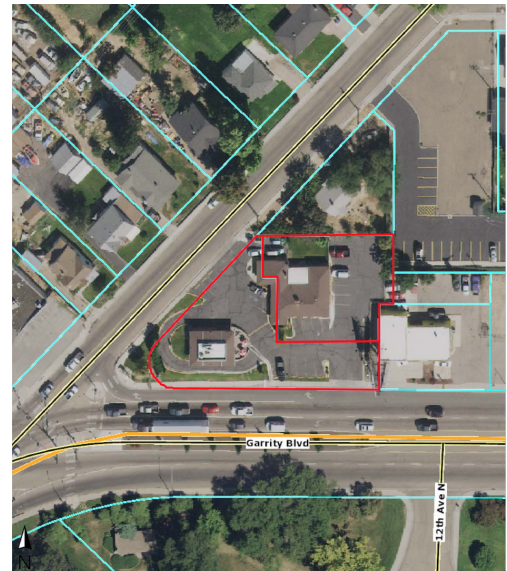
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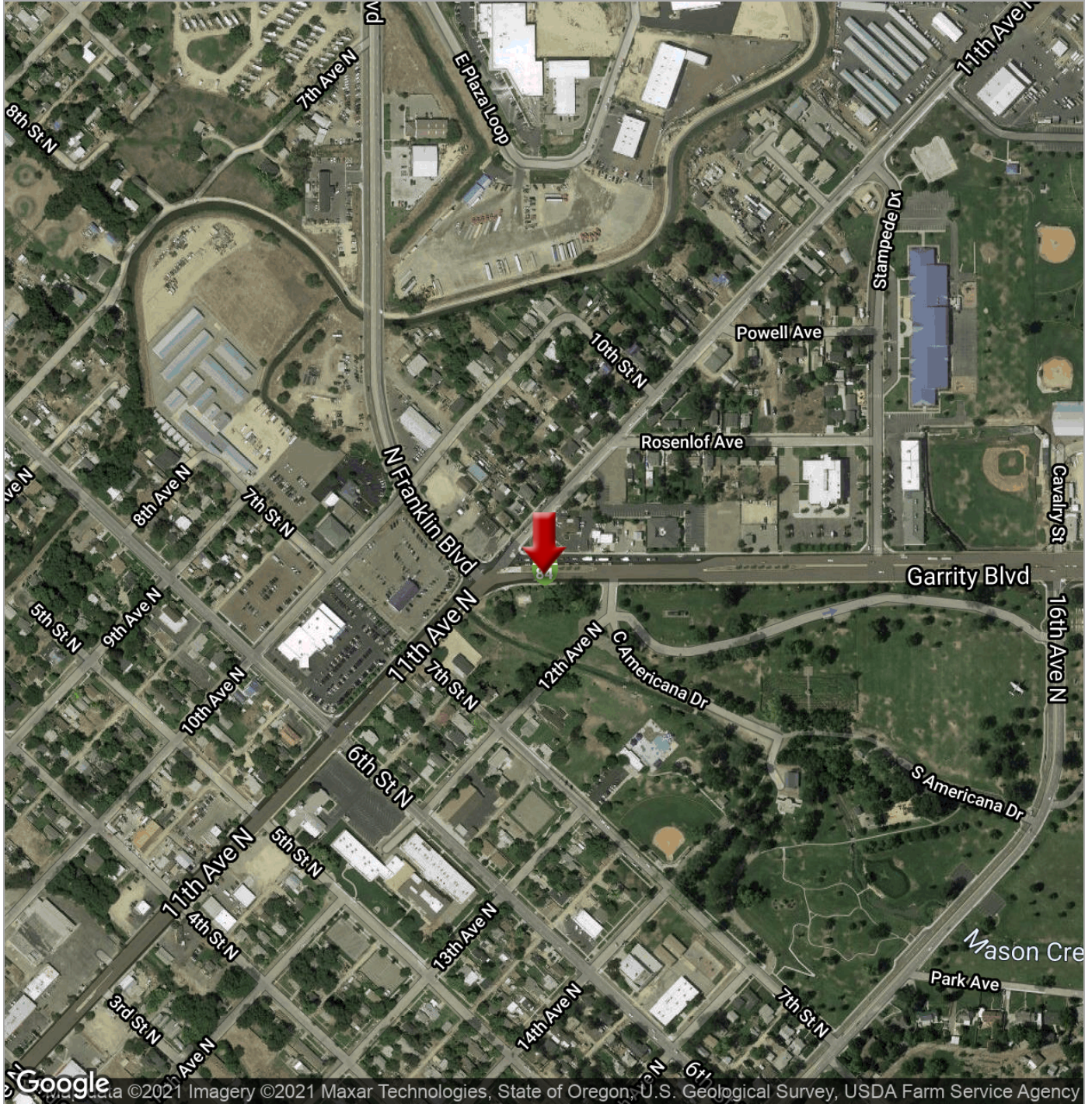
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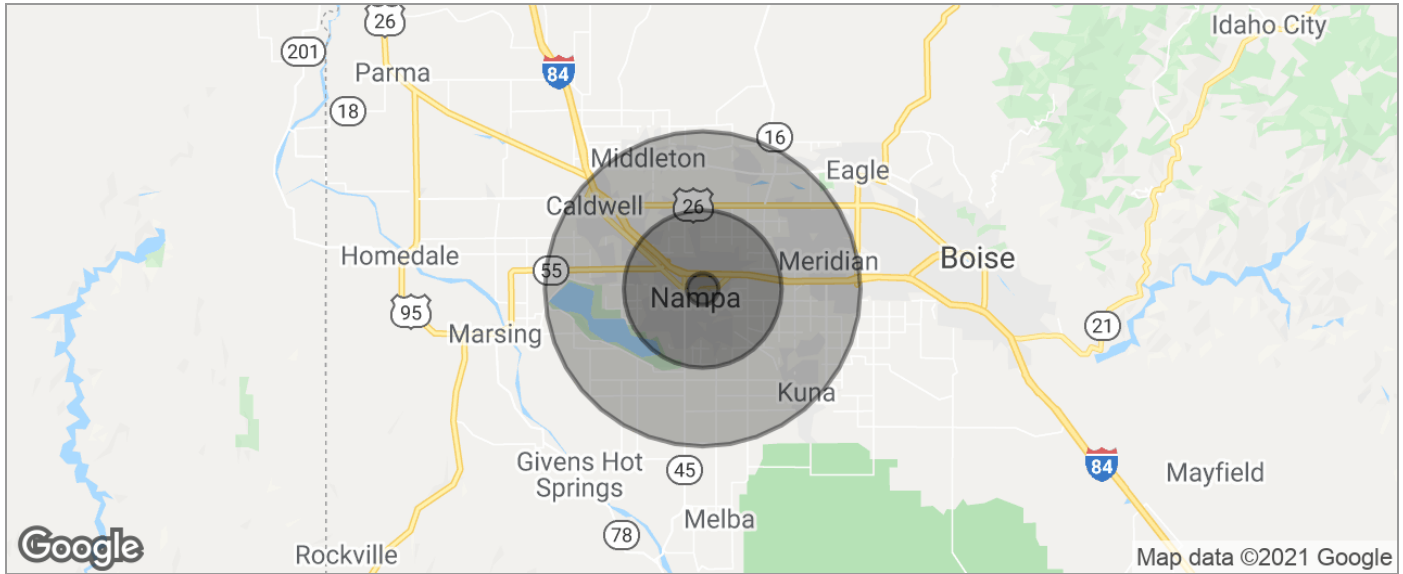
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,123	88,632	259,053
MEDIAN AGE	28.9	30.3	31.4
MEDIAN AGE (MALE)	30.5	29.9	30.8
MEDIAN AGE (FEMALE)	28.3	31.0	32.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	690	30,123	87,605
# OF PERSONS PER HH	3.1	2.9	3.0
AVERAGE HH INCOME	\$53,449	\$56,178	\$63,797
AVERAGE HOUSE VALUE	\$179,538	\$201,764	\$210,677

RACE	1 MILE	5 MILES	10 MILES
% WHITE	92.2%	91.8%	92.1%
% BLACK	0.3%	0.5%	0.7%
% ASIAN	0.2%	0.5%	1.0%
% HAWAIIAN	0.0%	0.3%	0.1%
% INDIAN	1.1%	0.9%	0.6%
% OTHER	2.0%	2.8%	2.6%

ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	17.9%	18.2%	15.1%

* Demographic data derived from 2010 US Census

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