

WHITEWATER + MAIN

NOW LEASING GROCERY | RETAIL ANCHOR | SHOP SPACE
DOWNTOWN BOISE



 **WEBSITE**
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TOK COMMERCIAL
REAL ESTATE

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WHITEWATER + MAIN

DOWNTOWN BOISE



VIBRANT MASTER-PLANNED RETAIL/MIXED-USE PROJECT

Boasting strong synergistic retail opportunities from surrounding developments.

Opportunity for big box retail or grocer to be perfectly located in Downtown Boise's rapidly growing West End.

Offering visitors an urban, park-like setting with ample greenscaping, Whitewater + Main will become Boise's next destination location.

Exceptional street visibility at S. Whitewater Park Boulevard and Main Street.

Remarkable connectivity with immediate adjacency to US-26 and quick access to the I-184 Connector.

Excellent walkability to Boise Greenbelt, Esther Simplot Park, Quinn's Pond, Whitewater Surf Park and Downtown Boise.

Underserved location for retailers serving recreational enthusiasts, new developments, and daytime population exceeding 100,000 within 3 miles.

UPDATED: 5.14.2024

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WHITEWATER + MAIN

DOWNTOWN BOISE

NOW LEASING

SPACE	SIZE	RATE
Grocery	32,183 SF	Contact Agent
Retail 1	9,000 SF	Contact Agent
Retail 2	9,000 SF	Contact Agent
Retail 3	2,000 SF	Contact Agent
Retail 4	1,635 SF	Contact Agent



22,700 VPD

← ← **MAIN ST**

S WHITEWATER PARK BLVD

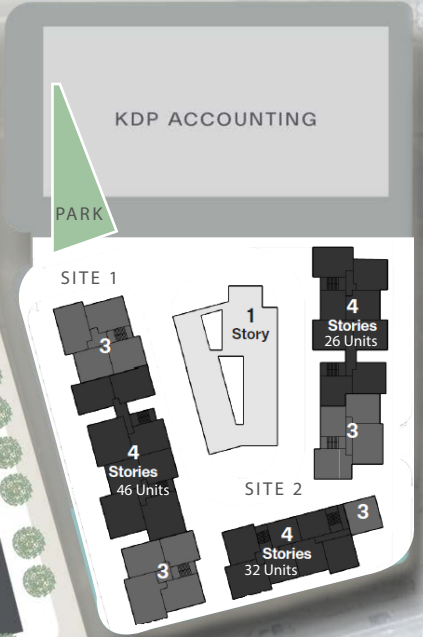
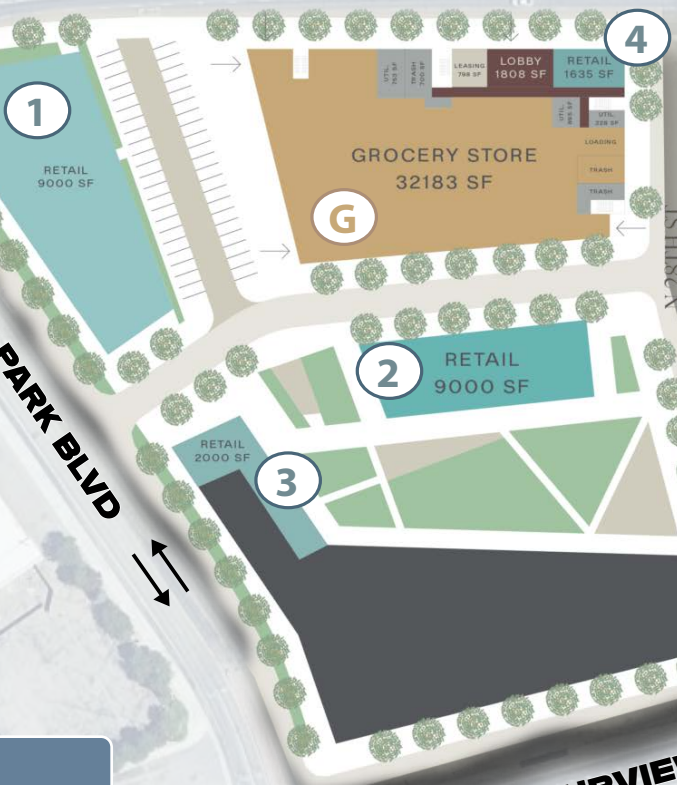
N 28TH ST

↕ **W SHORELINE DR**



11,000 VPD

FAIRVIEW AVE → →



DAYTIME POPULATION
 1 MILE: 13,203 | 3 MILE: 107,298 | 5 MILE: 173,529

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DOWNTOWN BOISE

BRINGING GROCERY/RETAIL TO HIGH TRAFFIC COMMUTER ROUTES



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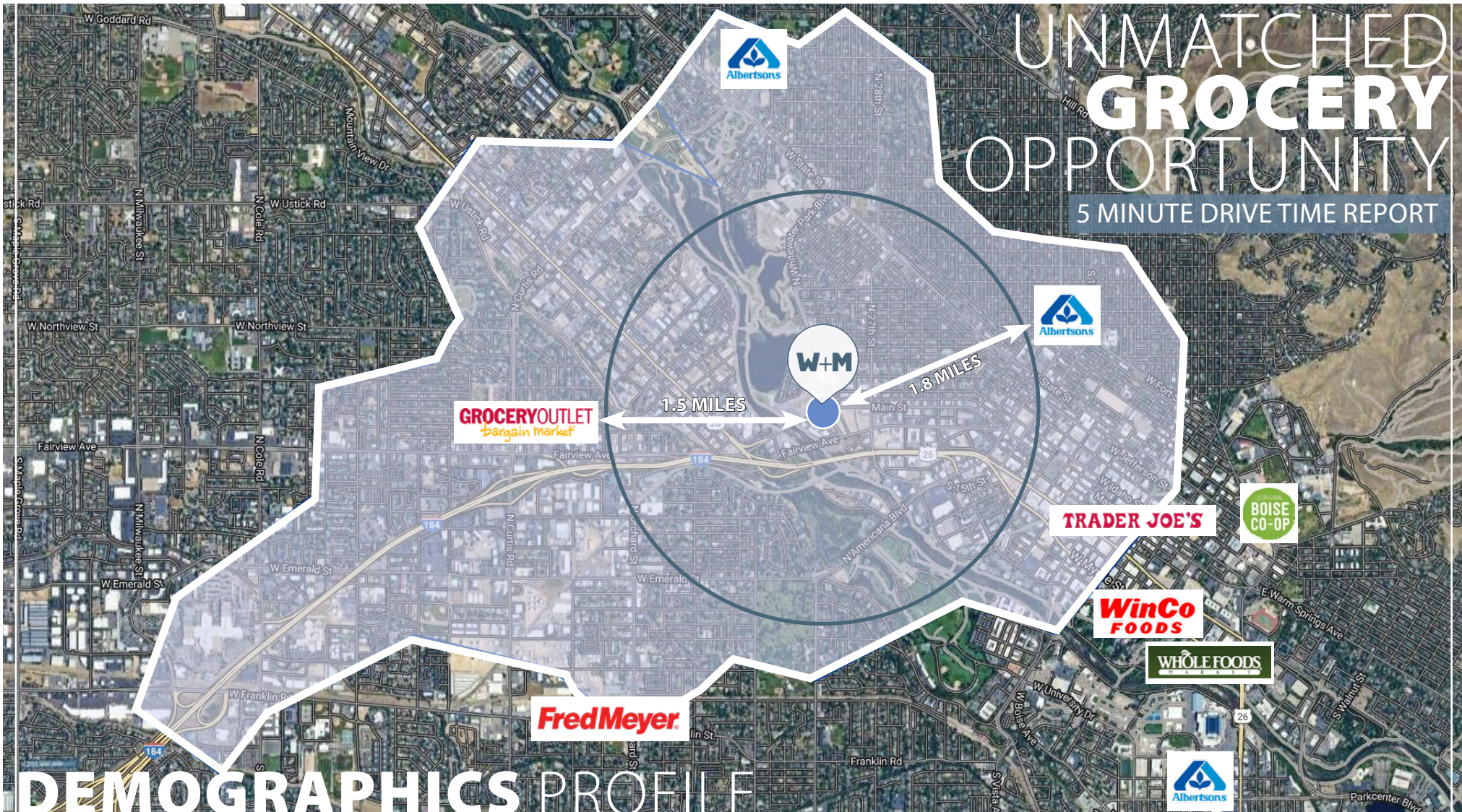
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WHITEWATER + MAIN

DOWNTOWN BOISE

UNMATCHED
GROCERY
OPPORTUNITY

5 MINUTE DRIVE TIME REPORT



DEMOGRAPHICS PROFILE

5 MIN RADIUS



POPULATION
27,338
5 MIN RADIUS



HISTORIC ANN. GROWTH
0.4%
3 MIN RADIUS



AVG. HOUSEHOLD INC.
\$69,062
3 MIN RADIUS

10 MIN RADIUS



POPULATION
113,319
10 MIN. RADIUS



HISTORIC ANN. GROWTH
0.3%
10 MIN. RADIUS



AVG. HOUSEHOLD INC.
\$73,800
10 MIN. RADIUS

15 MIN RADIUS



POPULATION
205,127
10 MIN. RADIUS



HISTORIC ANN. GROWTH
0.3%
10 MIN. RADIUS



AVG. HOUSEHOLD INC.
\$80,227
10 MIN. RADIUS

WHITEWATER + MAIN

DOWNTOWN BOISE

BRINGING **GROCERY/RETAIL TO HIGH TRAFFIC** COMMUTER ROUTES



WHITEWATER + MAIN
Prime grocery and retail in
Boise's West End

THE FLETCHER APARTMENTS
7 story apartment
complex with
169 residential units

COLLEGE OF WESTERN IDAHO
180,000 SF learning center
hosting 5,000 students



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WHITEWATER + MAIN

ENJOYING SIGNIFICANT SYNERGIES WITH AREA RETAILERS



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WHITEWATER + MAIN

PERFECTLY POSITIONED IN BOISE'S PATH OF GROWTH



GARDEN CITY

APARTMENT COMPLEXES

- 1 Four Points Retreat / 18 units / 2023
- 2 Cedar & Sage Apartments / 48 units / UC
- 3 233 & 311 47th Street / 60 units / Planned
- 4 Wilson Station Apartments / 102 units / UC
- 5 Violet's Crossing / 16 units / UC
- 6 The Roosevelt / 12 units / UC
- 7 The Fletcher Apartments / 600 units / Planned
- 8 The Martha / 48 units / 2023
- 9 Riverline Apartments / 48 units / 2023
- 10 The Arthur / 298 units / UC
- 11 818 Ann Morrison Drive / 91 units / UC

WEST DOWNTOWN

COMMERCIAL DEVELOPMENTS

- 1 St. Lukes Orthopedics / 229,500 SF / 2024
- 2 Hotel Renegade / 122 Rooms / UC
- 3 The Sparrow / 67 Rooms / UC
- 4 Marriott / 296 Rooms / Planned
- 5 Fifth & Main / 84,520 SF office + 1st flr retail / Planned

WHITEWATER + MAIN

MIXED-USE PROJECTS

DOWNTOWN BOISE

- 1 The River at Parkway Station / 70 units & 3,704 SF / UC
- 2 Lot 50 at Parkway Station / 143 units & 6,151 SF / UC
- 3 Boardwalk Apartments / 234 units & 20,000 SF / UC
- 4 BVA/CWI Campus / 20,000 SF Big Box / Planned
- 5 27th Street Crossing / 65 units & 5,388 SF / 2023
- 6 Saratoga Apartments / 334 units & 8,672 SF / UC
- 7 The Avens / 100 units & 10,000 SF / Planned
- 8 The Uncommon / 180 units & 3,305 SF / 2024
- 9 The Vanguard / 76 units & 2,850 SF / 2022
- 10 The Lucy / 114 units & 10,000 SF / 2022
- 11 Jules on 3rd / 173 units & 2,800 SF / 2021
- 12 4th & Idaho / 100 units & 161,405 SF / UC
- 13 LOCAL Boise Apartments / 249 units & 7,100 SF / 2021

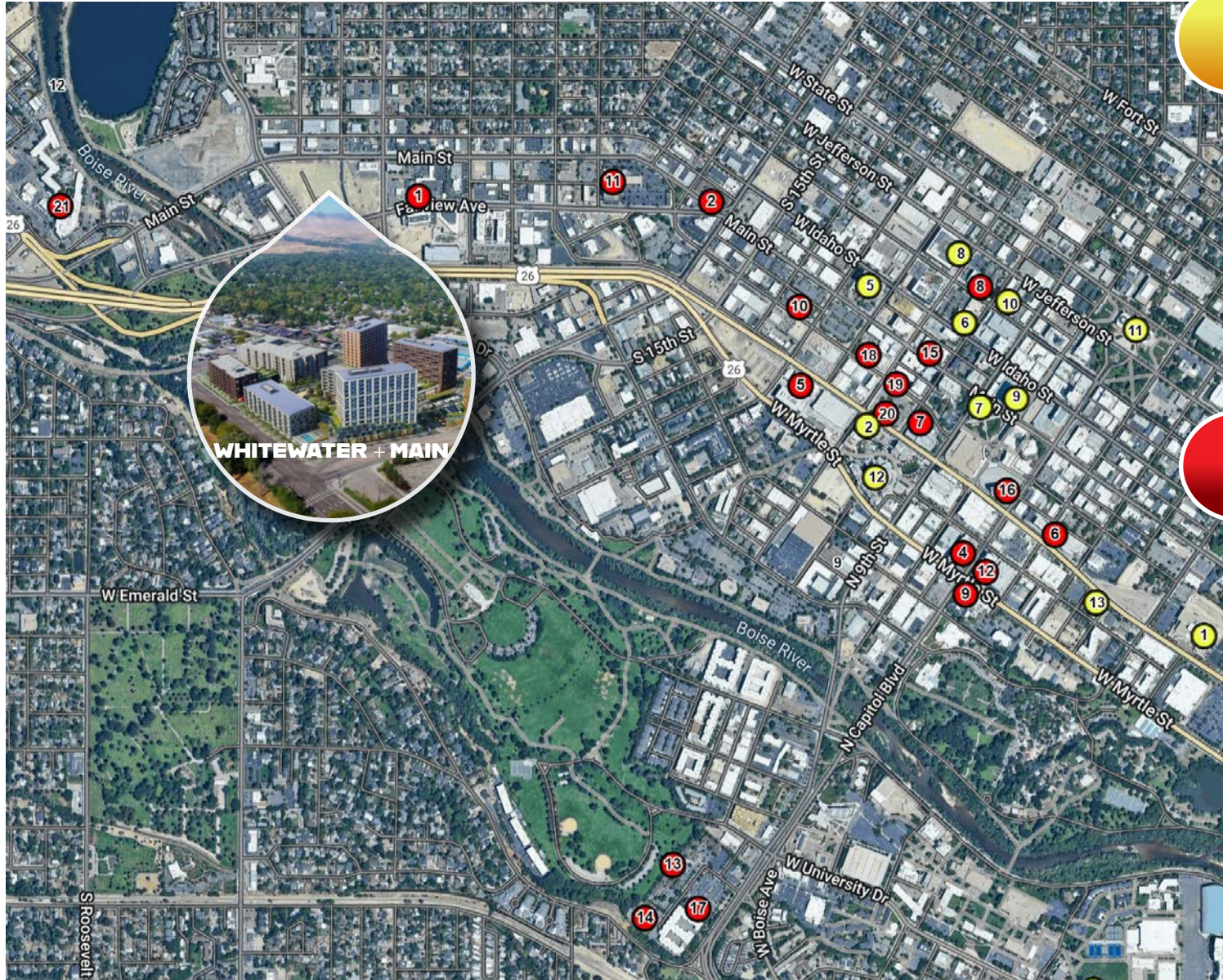
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NEAR MAJOR EMPLOYERS & HOTELS



MAJOR EMPLOYERS

- 1 Ada County Courthouse
- 2 Simplot
- 3 Boise State University
- 4 St. Lukes - Downtown Hospital
- 5 Idaho Power
- 6 US Bank
- 7 Wells Fargo
- 8 Boise Cascade
- 9 Zions Bank
- 10 Banner Bank
- 11 Idaho State Capitol
- 12 JUMP
- 13 Idaho Central Credit Union

DOWNTOWN HOTELS

- 1 Budget Inn / 44 Rooms
- 2 Cabana Inn / 47 Rooms
- 3 Courtyard by Marriott / 163 Rooms
- 4 Hampton Inn & Suites / 183 Rooms
- 5 Hilton Garden Inn / 132 Rooms
- 6 Home2 Suites by Hilton / 138 Rooms
- 7 Hotel 43 / 112 Rooms
- 8 Hyatt Place / 150 Rooms
- 9 Inn at 500 Capitol / 112 Rooms
- 10 Modern Hotel / 39 Rooms
- 11 Red Lion Hotel / 182 Rooms
- 12 Residence Inn / 185 Rooms
- 13 Residence Inn by Marriott / 104 Rooms
- 14 The Anniversary Inn-Boise / 41 Rooms
- 15 The Avery Hotel / 39 Rooms
- 16 The Grove Hotel / 245 Rooms
- 17 TownePlace Suites by Marriott / 121 Rooms
- 18 Hotel Renegade (UC) / 122 Rooms
- 19 The Sparrow (UC) / 67 Rooms
- 20 Marriott (Planned) / 296 Rooms
- 21 Riverside Hotel / 300 rooms

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