

SUBJECT



BOWN CROSSING FOR LEASE

3136 S. Bown Way, Boise, ID
SF AVAILABLE: 1,063 SF

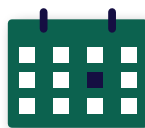
PROPERTY HIGHLIGHTS

- **Available 3/1/26***
- Desirable SE Boise Location
- Great Exposure in Bown Crossing
- Quickly Growing Area
- Close Proximity to Greenbelt
- Street Front Parking
- Other Tenants in the Area Include: The Tavern at Bown Crossing, Boise Fry Company, Ti Amo Italian Ristorante, Cravin's Candy Company, Barber Town Eye Care, Boise Public Library, and Many Others
- **Contact Agent for Showing, Do Not Disturb Tenant**

***Earlier Possession May Be a Possibility**



AVAILABLE SPACE
1,063 SF



LEASE TERM
3-5 Yrs



ASKING RATE
Contact Agents



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EXECUTIVE SUMMARY

Available SF: **1,063 SF**

Lease Rate: **Contact Agents**

Lease Type: **NNN**

Building Class: **A**

Year Built: **2008**

Zoning: **MX-1**

Market: **Boise**

Cross Streets: **S Bown Way &
E Boise Avenue**

DEMOGRAPHICS

Population 2023	1 Mile	2 Miles	3 Miles
Total Population	10,307	32,311	56,949
Households & Income			
Total Household	4,265	14,003	24,192
Average HH Income	\$175,945	\$156,119	\$140,036

3136 S Bown Way Floor Plan
1,063 SF AVAILABLE

