

# DOWNTOWN REDEVELOPMENT OPPORTUNITY

**FOR SALE**  
2401 W MAIN ST. | BOISE

**SITE**

**TOK** COMMERCIAL  
REAL ESTATE

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## PROPERTY OVERVIEW

Property Type	Mixed-Use Development Sites
Sale Price	\$6,500,000
Lot Size	1.02 Acres
Building Size	21,420 SF
Zoning	<b>MX-5, Mixed Use Downtown</b> <a href="#">Click For More Information</a>

## PROPERTY HIGHLIGHTS

- Premier redevelopment opportunity in one of Boise's most sought-after growth corridors
- Irreplaceable location near Downtown Boise, College of Western Idaho, St. Luke's Health System expansion, and the Boise River Whitewater Park
- ±1+ Acre | Rare Half-Block Offering in a rapidly evolving urban submarket
- Unmatched Connectivity with immediate access to Interstate 84, the Boise Connector, and Downtown corridor
- High-Growth West Boise location surrounded by new development, amenities, and strong demographic trends

Please Contact Agent For Showings | Do Not Disturb Tenant

UPDATED: 4.23.2026

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**VALUE-ADD REDEVELOPMENT OPPORTUNITY IN A HIGH-GROWTH WEST BOISE CORRIDOR WITH**  
±21K SF existing building  
Flexible MX-5 zoning  
Significant long-term upside

## **MX-5 ZONING :**

Higher-density redevelopment  
Mixed-use concepts  
Residential + commercial combinations  
(subject to approvals)

## **ACCESSIBILITY:**

Walkable to Downtown Boise  
Minutes to Boise River & Whitewater Park  
Surrounded by Employment & Retail  
Positioned in Path of Growth

## **RARE BOISE DEVELOPMENT SITE ±1 ACRE OPPORTUNITY**

MAIN ST

PROMINENT CORNER LOCATION ON MAIN ST

S 25TH ST

S 24TH ST



1.02 ACRES



**DAYTIME POPULATION**

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

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**5 MIN RADIUS**

		
POPULATION <b>27,338</b> 5 MIN RADIUS	HISTORIC ANN. GROWTH <b>0.4%</b> 3 MIN RADIUS	AVG. HOUSEHOLD INC. <b>\$69,062</b> 3 MIN RADIUS

**10 MIN RADIUS**

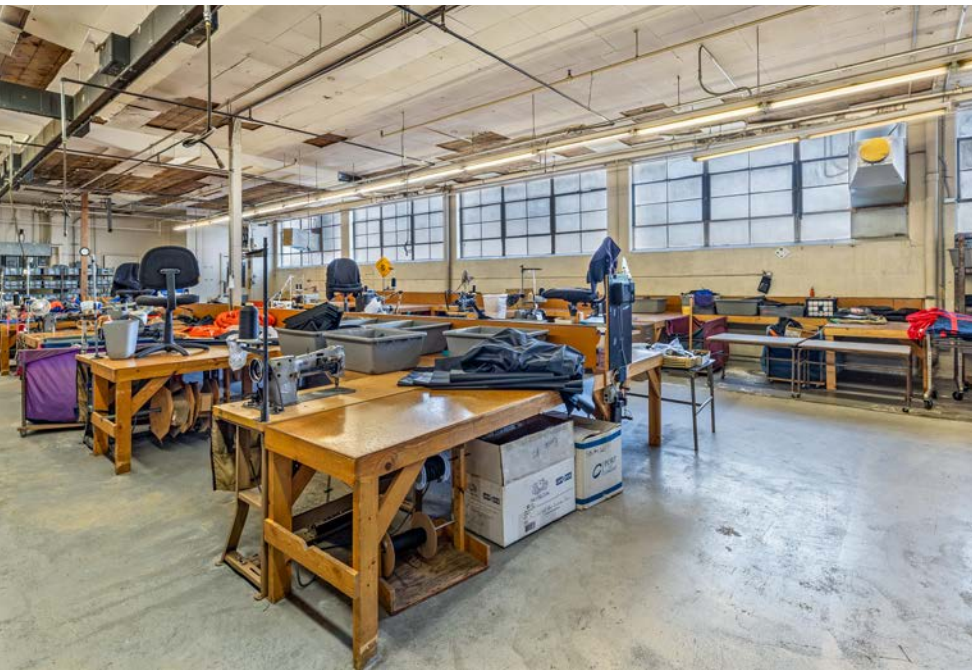
		
POPULATION <b>113,319</b> 10 MIN. RADIUS	HISTORIC ANN. GROWTH <b>0.3%</b> 10 MIN. RADIUS	AVG. HOUSEHOLD INC. <b>\$73,800</b> 10 MIN. RADIUS

**15 MIN RADIUS**

		
POPULATION <b>205,127</b> 10 MIN. RADIUS	HISTORIC ANN. GROWTH <b>0.3%</b> 10 MIN. RADIUS	AVG. HOUSEHOLD INC. <b>\$80,227</b> 10 MIN. RADIUS

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Write a descriptive caption for your map.



NORTHEND  
BOISE

GARDEN  
CITY

QUINNS POND

WESTEND  
BOISE

W SHORELINE DR

MAIN ST

SITE

MAIN STREET  
12,550 VPD

FAIRVIEW AVE  
11,000 VPD

THE FLETCHER  
APARTMENTS

I-184 CONNECTOR  
68,000 VPD (E/W)

CWI  
COLLEGE OF  
WESTERN  
IDAHO

THE RIVERSIDE  
HOTEL

St Luke's

Greenbalt Market

telaya  
WINE CO.

PUSH  
& POUR

CLAYBANK

sandbar

LING & LOUIE'S  
ASIAN BAR AND GRILL

Luciano's  
ITALIAN RESTAURANT

MAVERIK

Chevron

Santitas

McDonald's

BOO TUBE  
BARS

Capri  
RESTAURANT

DAVINO'S  
PIZZERIA

Sushi Joy

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## GARDEN CITY

## WEST DOWNTOWN

## SITE

## DOWNTOWN BOISE

## 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

## 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

## MIXED-USE PROJECTS

- 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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