

GREENBELT COMMERCIAL OPPORTUNITY — SPACE AVAILABLE

1017 PARK BLVD

BOISE, ID 83712

FOR SALE OR LEASE

rallensrealty.com



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CONSULTANTS

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PROPERTY INFORMATION

ADDRESS	1017 Park Blvd Boise, ID 83712
PARCEL	R3271240040
BUILDING SIZE	±2,225 SF
YEAR BUILT	2005
CURRENT USE	Vacant
ZONING	C-3D
SUBDIVISION	Greenbelt Business Plaza Condos — Unit C, ±18.5% common-area interest
PARKING	Rare Downtown Office Opportunity with Parking
PRICE	\$875,000
LEASE RATE	\$25/SF NNN

HIGHLIGHTS

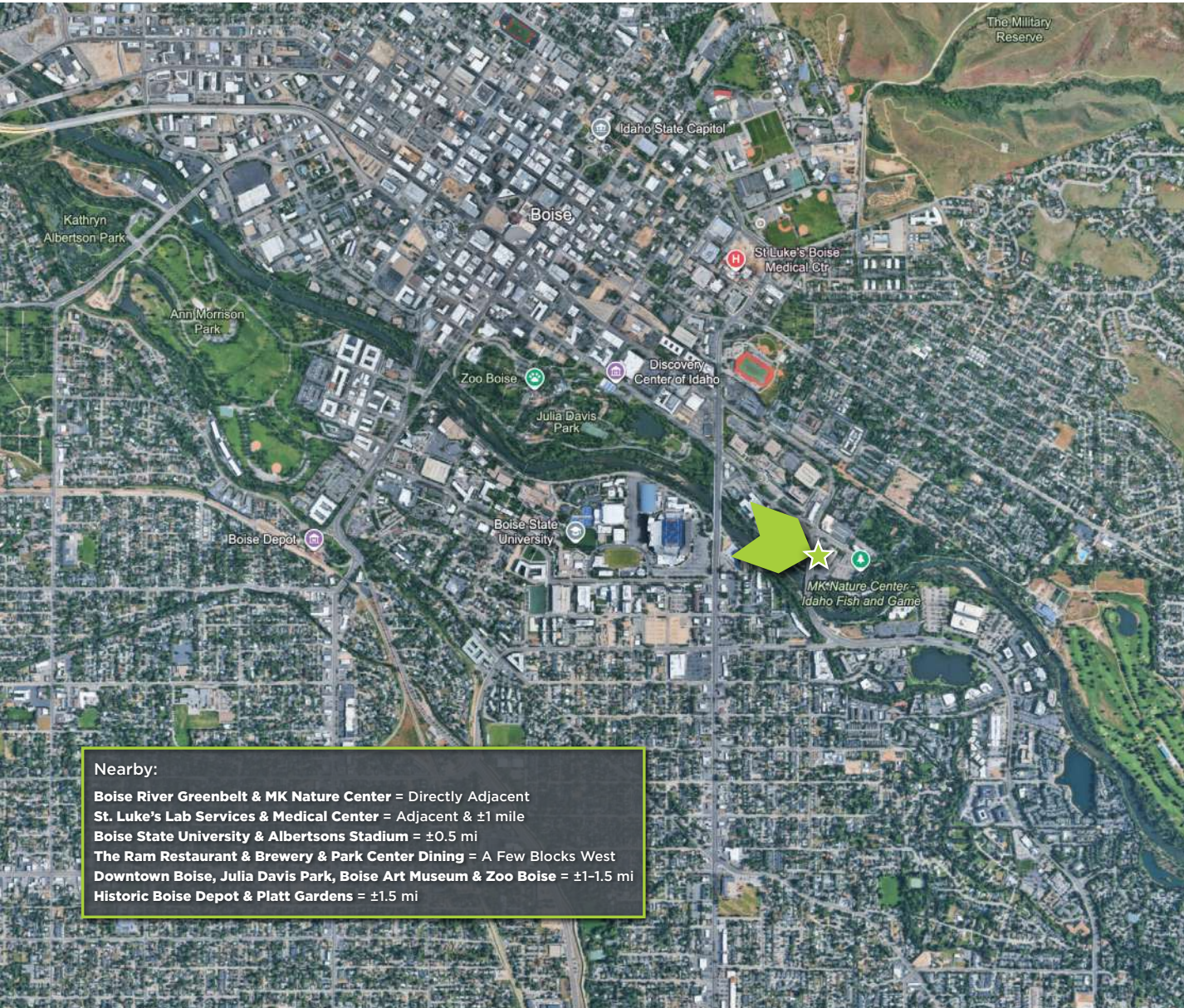
- ±2,225 SF single-story commercial condo (Unit C) in the Greenbelt Business Plaza
- Signage is on the business park marquee on Park Blvd
- Walking access to the Boise River Greenbelt — the valley's premier pedestrian & bike corridor
- Turnkey improvements in place (currently all 4 rooms are plumbed with sinks) — strong owner-user or investor play
- C-3D commercial designation supports medical, office, personal-service & similar uses
- ±0.5 mi to Boise State University & Albertsons Stadium; steps to the MK Nature Center
- ±1.5 mi / 5 min to Downtown Boise, Julia Davis Park & BoDo dining and entertainment
- Coveted East End address in one of Boise's most walkable, amenity-rich riverfront submarkets
- Boise metro office vacancy of ±8% vs ±19% nationally — a tight, supply-constrained market

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Nearby:
Boise River Greenbelt & MK Nature Center = Directly Adjacent
St. Luke's Lab Services & Medical Center = Adjacent & ±1 mile
Boise State University & Albertsons Stadium = ±0.5 mi
The Ram Restaurant & Brewery & Park Center Dining = A Few Blocks West
Downtown Boise, Julia Davis Park, Boise Art Museum & Zoo Boise = ±1-1.5 mi
Historic Boise Depot & Platt Gardens = ±1.5 mi

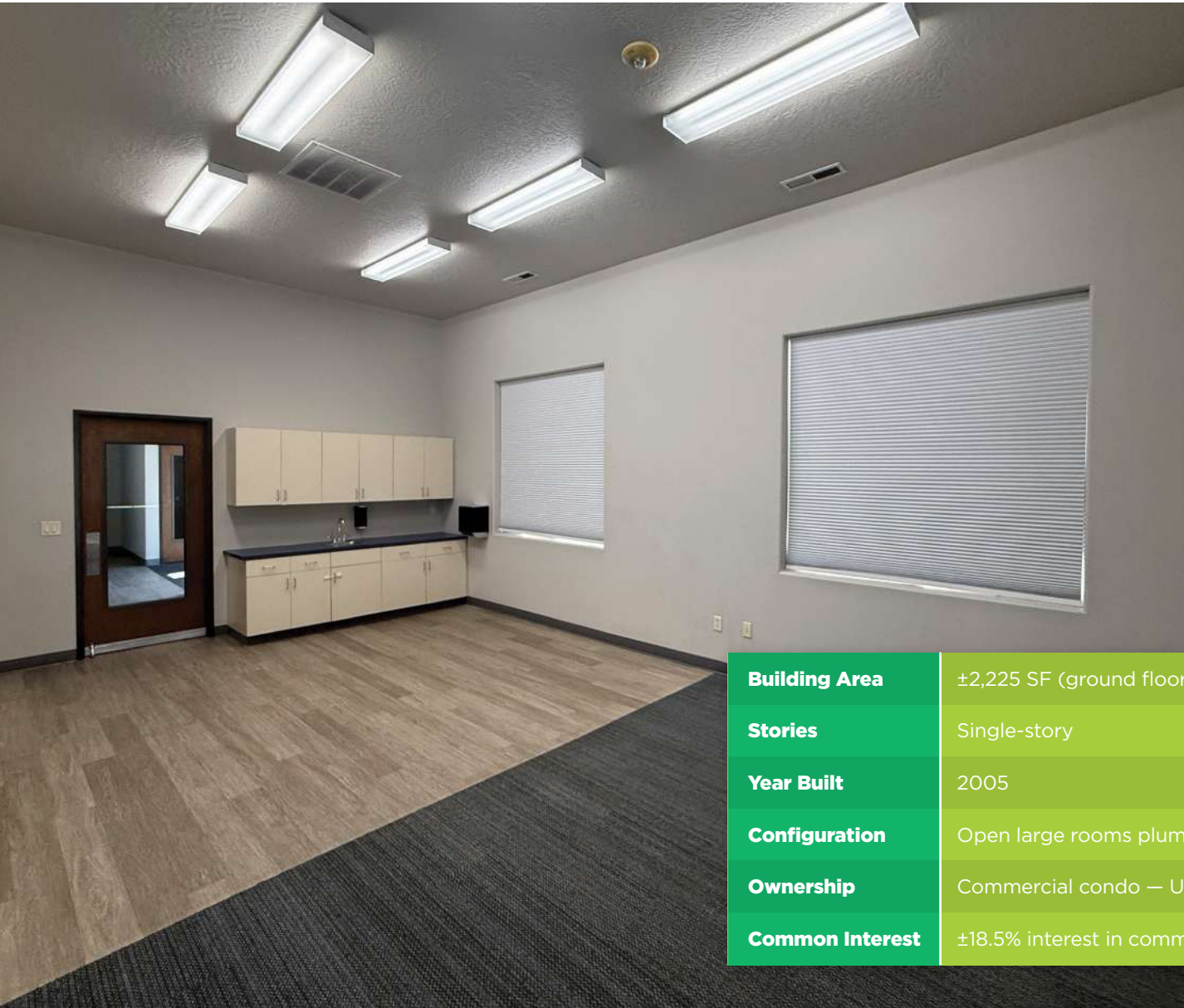
A RARE STAND ALONE BUILDING WITH PARKING CLOSE TO DOWNTOWN

1017 Park Blvd sits in Boise's coveted East End, fronting the Boise River Greenbelt — roughly 25 miles of continuous riverside path that links downtown, Boise State University, Julia Davis Park, and the foothills. Few commercial addresses in the valley can claim walking access to the greenbelt paired with this level of in-city access.

The site is essentially adjacent to the MK Nature Center and St Luke's Lab Services and one mile to St Luke's Boise Medical center and about a half-mile from Boise State University and Albertsons Stadium. Downtown Boise, with its restaurants, the Grove, Boise Centre, and the cultural district, is roughly a mile and a half northwest — a five-minute drive or an easy bike ride along the river. Boise Airport is about nine miles south.

WHY BOISE'S EAST END

The East End blends mature tree-lined neighborhoods, university energy, and riverfront recreation. Daytime population is anchored by Boise State (±25,000 students) and a steady flow of Greenbelt users, while the surrounding residential base supports neighborhood-serving commercial demand — medical, office, and personal services. Boise's 2023 Modern Zoning Code and continued in-migration are tightening the supply of well-located, already-improved commercial space, making turnkey infill like this increasingly scarce.



±2,225 SF TURNKEY BUILDING

The improvements comprise a ±2,225 SF single-story building constructed in 2005. The layout — a mix of open rooms (plumbing with sinks in all four rooms), three support rooms, and two restrooms — provides immediate functionality and income potential for an owner-user or investor, with flexibility to adapt to office, medical, or other personal-service use.

Building Area	±2,225 SF (ground floor)
Stories	Single-story
Year Built	2005
Configuration	Open large rooms plumbed with sinks space, support rooms, restrooms
Ownership	Commercial condo — Unit C, Greenbelt Business Plaza Condos
Common Interest	±18.5% interest in common area & on-site parking





WHY IT MATTERS FOR 1017 PARK BLVD

A stabilized, supply-constrained market — paired with a scarce riverfront East End position, existing commercial improvements, and direct Greenbelt and Boise State adjacency — creates a durable window for an owner-user or investor to acquire an in-place, income-capable asset in one of the fastest-growing metros in the country.

±2,225 SF TURNKEY BUILDING

- Boise MSA office vacancy of about 8% runs far below the ±19% national average, with office rents up roughly 4% per year over the past five years (PwC / ULI, Emerging Trends in Real Estate 2026).
- Ada and Canyon counties now total roughly 877,000 residents — more than 20% growth since the 2020 Census (COMPASS, 2026 estimates).
- Major employers including Micron and Meta are expanding in the valley, adding high-wage jobs and reinforcing long-term commercial demand.
- Sustained in-migration, limited new supply, and a tightening 2023 zoning code continue to constrain well-located infill space.

BOISE METRO OFFICE VACANCY
(VS ±19% U.S.)

±8%

TREASURE VALLEY RESIDENTS
ADDED SINCE 2020

+150K

BOISE METRO POPULATION GROWTH
2014-2024

+25%

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Drive-times:

- Boise River Greenbelt = Adjacent
- MK Nature Center = ±0.1 mi • 2 min walk
- Boise State University / Albertsons Stadium = ±0.5 mi • 2 min
- Julia Davis Park / BoDo = ±1 mi • 4 min
- St. Luke's Medical Center = ±1 mi • 4 min
- Downtown Boise & Boise Centre = ±1.5 mi • 5 min
- Historic Boise Depot = ±1.5 mi • 5 min
- Boise Airport (BOI) = ±9 mi • 15 min
- Interstate 84 (Broadway/Vista interchange) = ±3 mi • 8 min

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LIFE ON THE BOISE RIVER

The Boise River Greenbelt is the spine of the city — a tree-lined ribbon of path that carries runners, cyclists, and commuters past parks, the university, and downtown. Floating the river in summer, walking to Julia Davis Park, or biking to the Grove for the Saturday market are everyday amenities here. A commercial address with direct Greenbelt frontage borrows all of that energy and foot traffic.

UNIVERSITY & DOWNTOWN ENERGY

Boise State University and Albertsons Stadium sit just up Park Blvd, drawing students, faculty, game-day crowds, and year-round events within a half-mile. Downtown Boise — the Grove Plaza, BoDo, Boise Centre, the cultural district, and a deep restaurant scene — is a five-minute drive. The result is a location that pairs neighborhood stability with constant daytime activity.

A GROWTH STORY THAT KEEPS COMPOUNDING

Boise has gone from a small mountain city to one of the fastest-growing metros in the United States, fueled by in-migration and major employers expanding in the valley. For a buyer, 1017 Park Blvd offers a rare combination: an already-improved, income-capable building on the river, in the path of that growth, with no ground-up entitlement gauntlet required.

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