

**DOWNTOWN RETAIL - OFFICE
FOR LEASE | 6,526 SF**

1114 WEST FRONT STREET, BOISE, ID 83702



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SUMMIT
COMMERCIAL
REAL ESTATE GROUP

**LEASE LISTING DETAILS &
PROPERTY HIGHLIGHTS**

AVAILABLE:	6,526 SF
LEASE RATE:	Negotiable
LEASE TERMS:	Dependent Upon Use
T.I. ALLOWANCE:	Available - Negotiable
ALLOWED USES:	Retail, Restaurant, Office
PARCEL NUMBER:	R1013001431
LOT SIZE:	0.35 Acres
PARKING:	On-Site
ZONING:	<i><u>MX-5 - Allowed Uses Table</u></i>
FRONTAGE:	Front Street - The Connector
TRAFFIC COUNT:	31,000 ADT
LEASE OPTIONS:	As-Is or Custom Build-Out
AVAILABILITY:	Immediate - Contact Agents

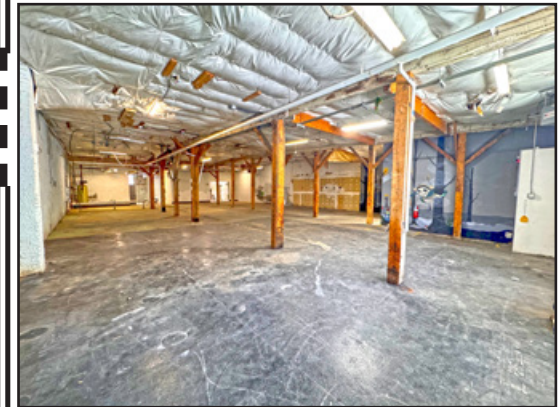
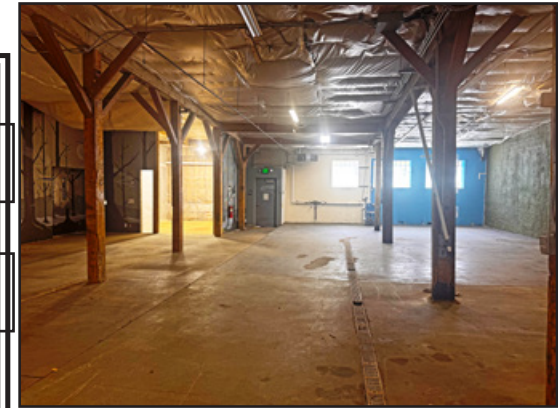
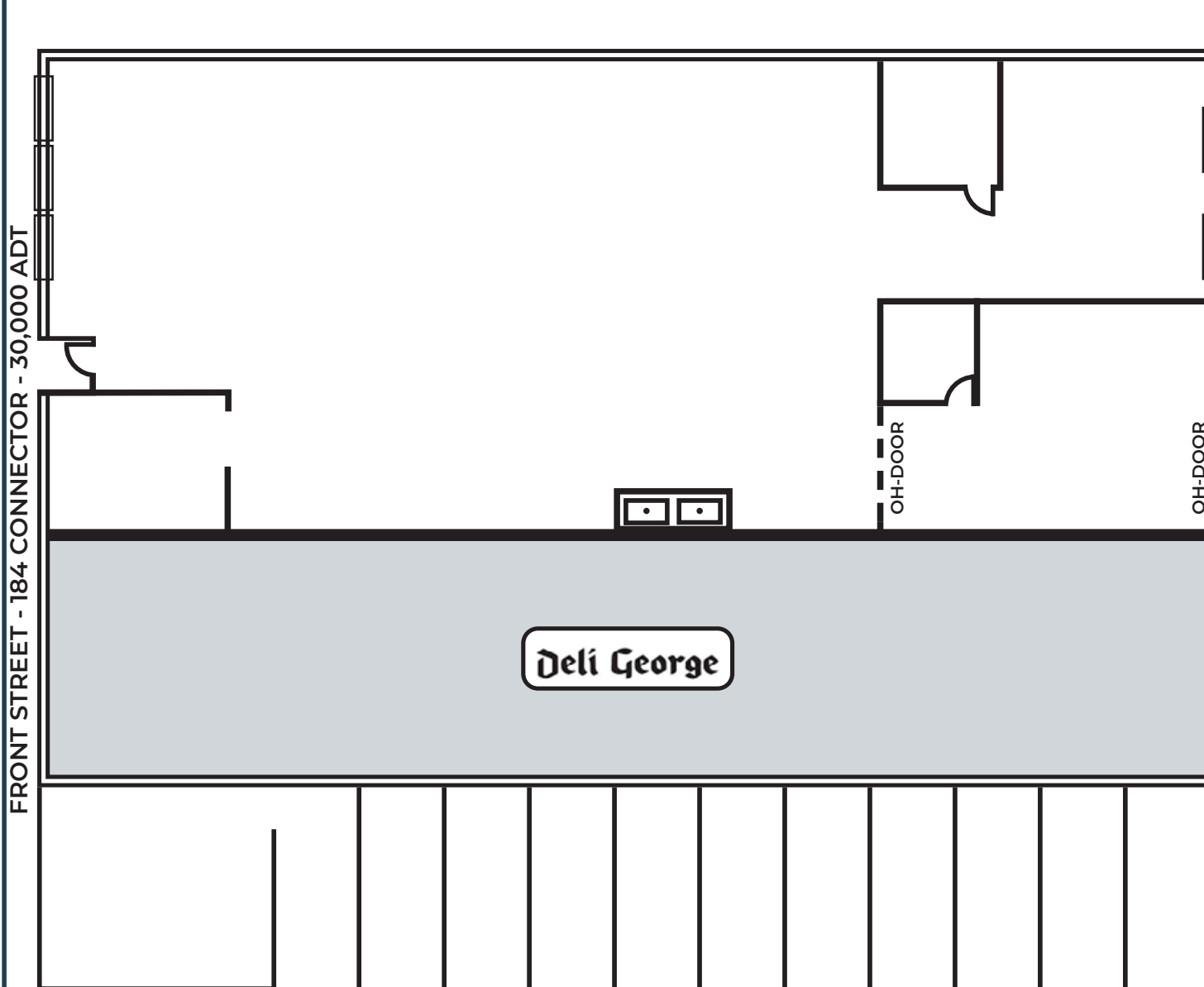
- Downtown Boise commercial space for lease near the corner of 12th & Front Streets
- Flexible design options available, tenant can lease the building as-is or negotiate a custom build-out for restaurant, retail, or office - service use
- Negotiable tenant improvement allowance available, based on lease rate & terms
- Site amenities include busy Front Street frontage, within minutes of the Boise River, Greenbelt, and on the Interstate 184 connector - [Google Map View](#)
- In the downtown core and surrounded by retailers, restaurants, hotels, museums, parks, and high-rise office buildings - located between 2 new developments - 725 apartments and a 271 room hotel
- Traffic generators include Boise State University, the Morrison Center, the Boise Library, the Boise Zoo, JUMP, the Grove, Idaho Central Arena, BoDO, & Julia Davis Park
- Downtown Boise is a high demand service area - within a 15 minute walk time: 34,004 employees, over 1,600 hotel rooms, over 800 new apartments and condos, over 3,126 total housing units, and new developments are adding to this demand
- Contact agents for additional information and potential build-out details



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6,526 SF AVAILABLE WITH OH-DOORS
OPEN SPACE, & PRIME FRONTAGE



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BUSY FRONT STREET FRONTAGE & SURROUNDED BY TRAFFIC GENERATORS



[Google Map View - Click Here](#)

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**SURROUNDING AMENITIES, TRAFFIC
GENERATORS, AND DEVELOPMENT INFO**



[Google Map View](#)



[The Warehouse Food Hall](#)



[Google Street View](#)



[Idaho Central Arena](#)



[Google Earth View](#)



[Idaho Steelheads Hockey](#)



[Surrounding Hotels](#)



[The Grove Plaza](#)



[Boise Dev Project Tracker](#)



[Alive After 5](#)



[Parking in Downtown Boise](#)



[Capital City Public Market](#)



[See What's Happening Downtown](#)



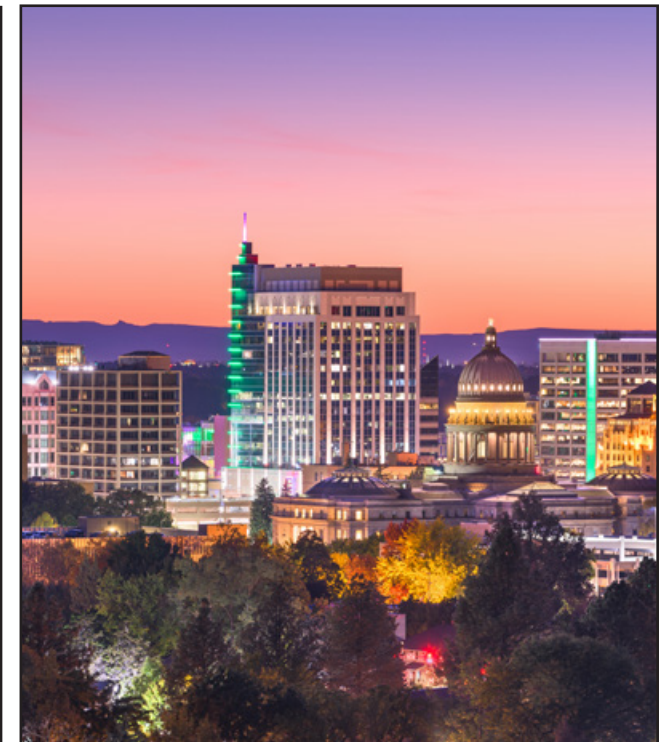
[Boise Center on the Grove](#)



[Treefort Music Hall](#)



[Downtown Restaurants & Bars](#)



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34,004 EMPLOYEES, 1,600 HOTEL ROOMS,
3,126 HOUSING UNITS - WITHIN A 15 MIN WALK

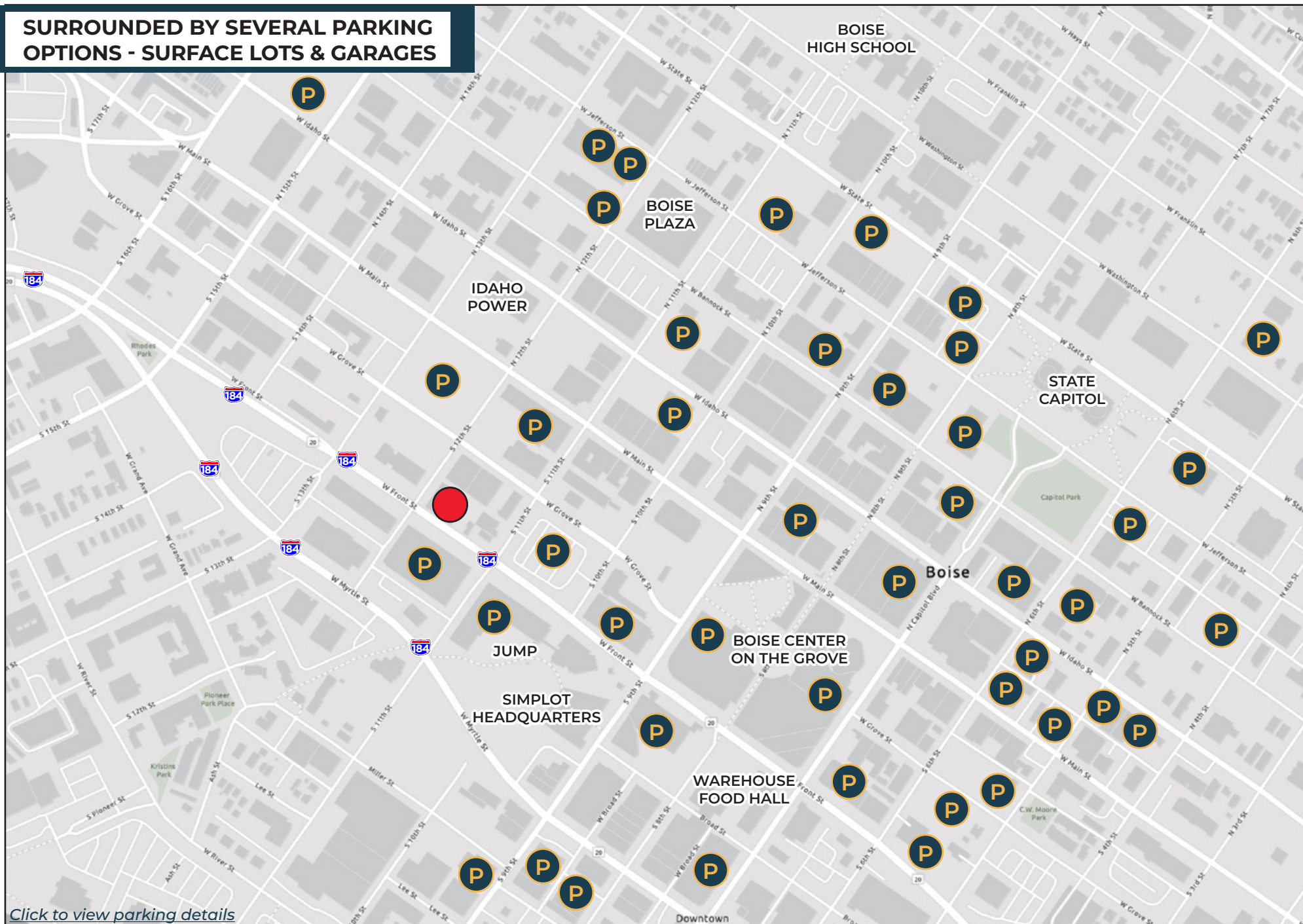


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**SURROUNDED BY SEVERAL PARKING
OPTIONS - SURFACE LOTS & GARAGES**



[Click to view parking details](#)

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**5, 10 & 15 WALK TIME DEMOGRAPHICS
& RETAIL DEMAND OUTLOOK**

15 MINUTE SNAPSHOT

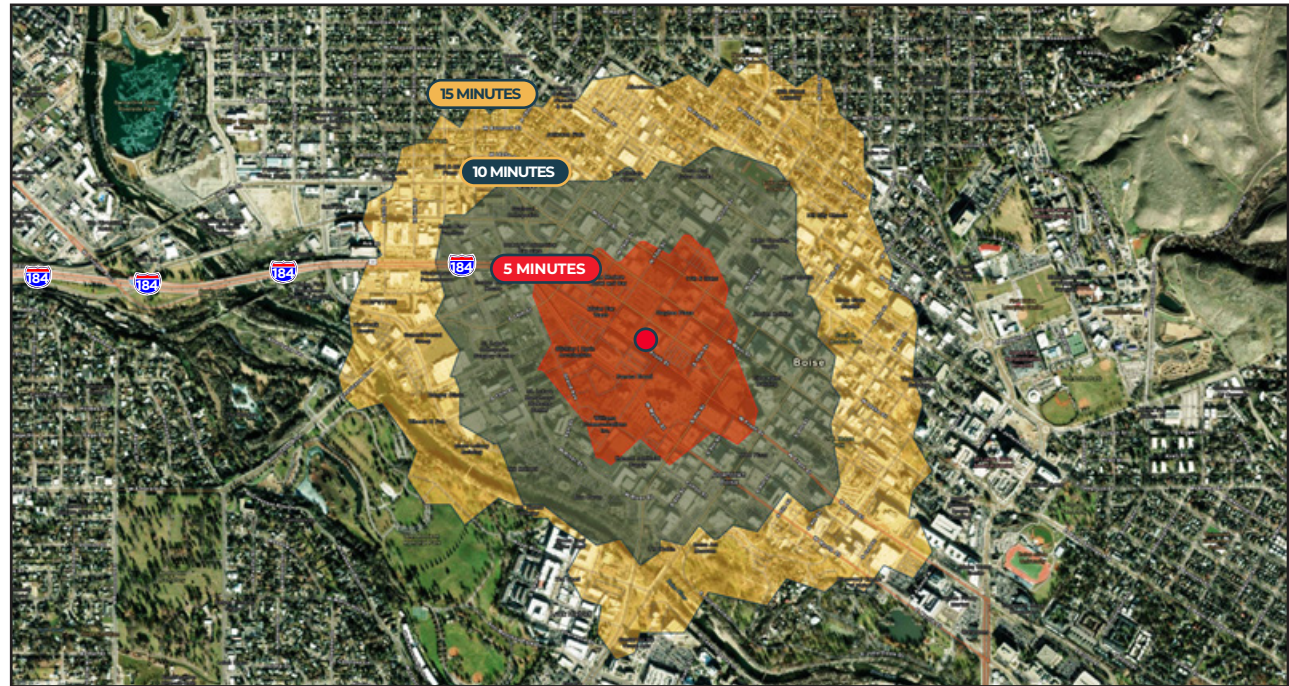
5,284
POPULATION

3,176
HOUSING UNITS

1,600
HOTEL ROOMS

39,003
DAYTIME POPULATION

35
MEDIAN AGE



5, 10 & 15 MINUTE WALK TIME DEMOS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

**5, 10 & 15 MINUTE DRIVE-TIME
DEMOGRAPHICS & RETAIL DEMAND**

10 MINUTE SNAPSHOT

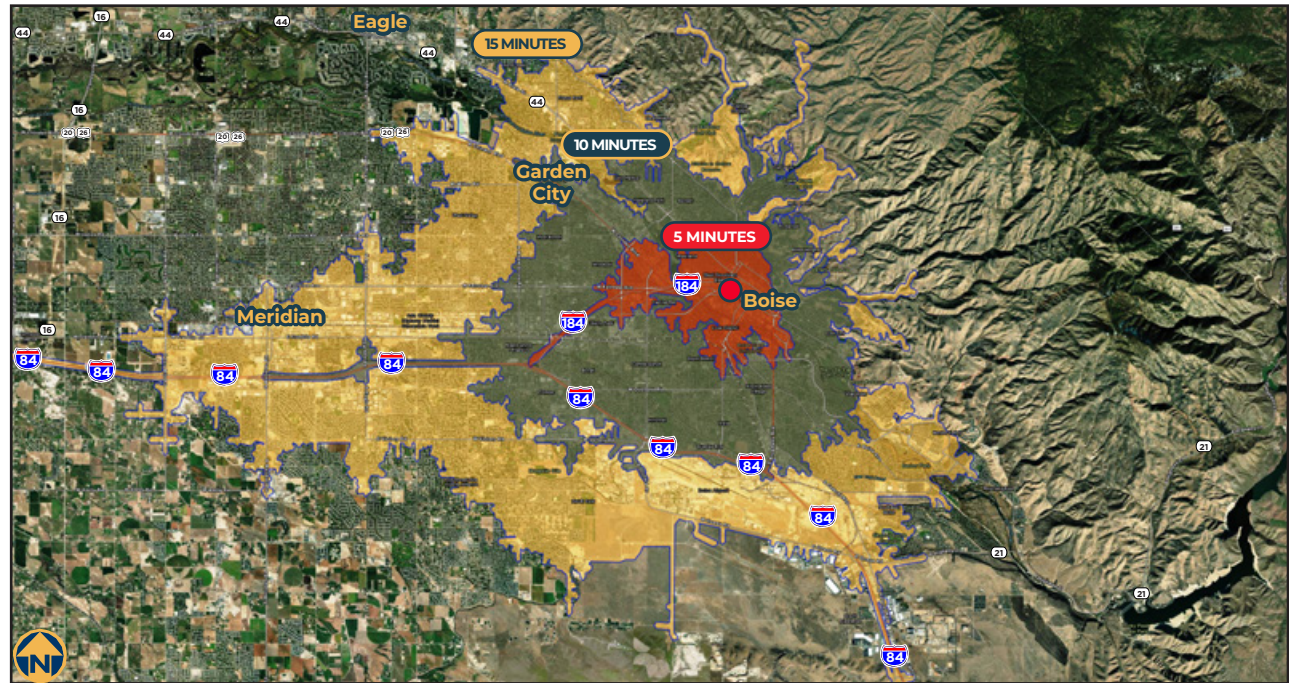
**135,356
POPULATION**

**61,164
HOUSEHOLDS**

**\$74,422
MEDIAN HH INCOME**

**\$104,842
AVERAGE HH INCOME**

**151,859
DAYTIME POPULATION**



5, 10 & 15 MINUTE DRIVE-TIME DEMOS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

REGIONAL INFORMATION
THE BOISE METRO AREA



OPPORTUNITY, MEET AMBITION

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs.



Click here to download the complete Boise Valley Regional Overview:
<https://rb.gy/ngyz4i>

REGIONAL INFORMATION
THE BOISE METRO AREA

NATIONAL ACCOLADES

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. Click the tiles below to view - View All Accolades Here: <https://bvep.org/>

#1 Nampa & #7 Meridian Top Cities for Economic Growth under 250K <hr/> Coworking Cafe July 2024	#3 Meridian, #5 Boise, #16 Nampa Best Places To Live Out West <hr/> Livability July 2024	Top 15 Cities for Young Professionals <hr/> Pheabs May 2024	Tech Workers Ditching big city for Boise <hr/> Wired January 2024	#3 Best Performing Cities <hr/> Milken Institute 2024	Top 25 Metro for Economic Growth <hr/> Area Development Q4 2023
#4 Overall On Talent Attraction Card <hr/> Lightcast 2023	#7 Overall Cutting Edge Cities Boise <hr/> WSJ October 2023	Top 20 Best Mid Size City in US <hr/> HGTV September 2023	Top 20 Safest Cities <hr/> WalletHub October 2023	#5 Best Performing Cities <hr/> Milken Institute 2023	Blue Turf Biggest Attraction for Sports Fans <hr/> USA Today 2023
#6 Best Large Cities to Start a Business <hr/> WalletHub April 2023	Next Great Food City <hr/> Food & Wine April 2022	#5 Top Emerging Industrial Markets <hr/> CommercialEdge February 2022	#1 Most Promising US City <hr/> RocketHomes December 2021	#2 Nampa, #3 Meridian Top Boomtowns in America <hr/> Smart Asset November 2021	#8 Best Places for Outdoor Enthusiasts to Live & Work <hr/> Smart Asset October 2021
#10 Best City for Young Professionals <hr/> Smart Asset June 2021	Safest Cities in America <hr/> Smart Asset April 2021	#5 Best State <hr/> US News Report March 2021	Best-Performing Cities <hr/> Milken Institute February 2021	#4 Best Place to Find a Job <hr/> WalletHub February 2021	Top 5 Metros for First Time Homebuyers <hr/> Move.org January 2021



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