

RETAIL SPACE FOR LEASE / 1033 BROADWAY / BOISE, ID 83706



HIGH EXPOSURE BROADWAY
RETAIL/OFFICE SPACE
FOR LEASE

HOLLY CHETWOOD, CCIM
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HIGHLIGHTS

Open layout, well suited for a variety of uses.

Closest retail opportunity to the BSU Campus — over 26,000 students enrolled yearly.

Half a block from **Boise State University & Albertsons Stadium**.

Excellent co-tenant mix, including; Burger Belly, R Bar, Uptown Cheapskate, Pita Pit, Happy Teriyaki & Verizon.

Customer parking at rear of building.



SPACE	SIZE	LEASE RATE
Ste 1033	1,458 SF	\$25.00/SF

LEASE TYPE: NNN

EST. NNN: \$7.37/SF

AVAILABLE: Immediately



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1033 BROADWAY

UPDATED: 1.27.2026

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RETAIL OPPORTUNITY NEXT TO BSU CAMPUS!

DOWNTOWN
BOISE

MYRTLE ST

WinCo
FOODS

WHOLE FOODS

St Luke's

Chick-fil-A
COURTYARD
Marriott

26,000+
STUDENTS



Albertsons
STADIUM

PALM BEACH TAN
RAM

pure barre
Qdoba
X

BURGER
Belly
verizon
Pita Pit
Happy Teriyaki
UPTOWN
CHEAPSKATE
Jacksons
tropical
SMOOTHIE
CAFE

Cafe Rio
T-Mobile
chili's
Wendy's
usbank
Naked Fins
pie hole

SITE

BROADWAY AVE

21,047 VPD

PARKCENTER BLVD

BEACON ST

Market Street

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