

SITE

23RD & MAIN ST PLAZA RETAIL SPACE FOR SUBLEASE

2228 W MAIN ST, BOISE, ID 83702

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PROPERTY DETAILS

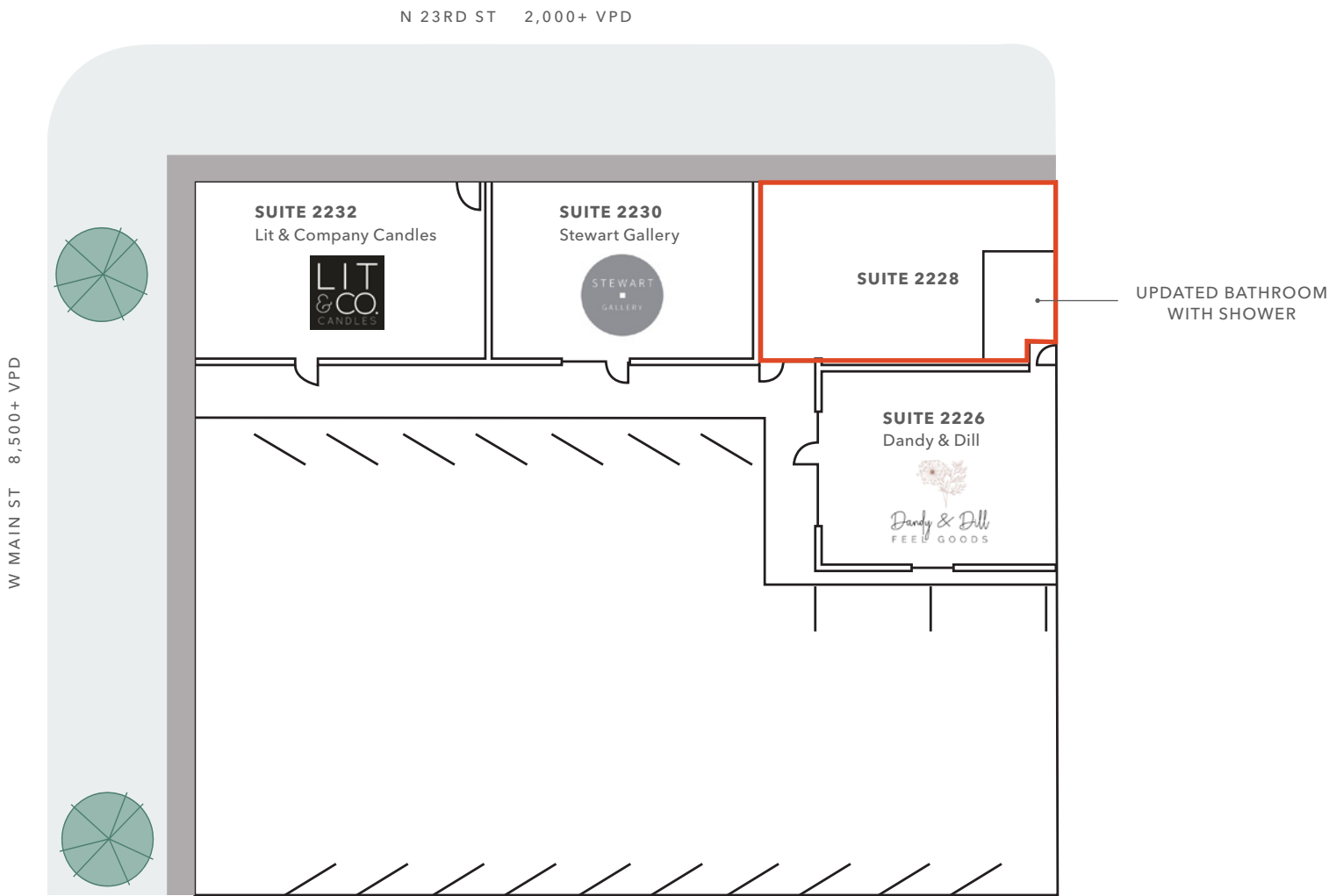
- Lease Rate: \$18 / SF NNN
- Square Footage: 1000
- NNN Estimate: \$5.57
- Private full restroom with shower
- Available: Two-week notice
- Remaining Term: Through 9-30-2026
- Parking: Onsite
- Signage: Pylon and On Building
- Zoning: MX-3

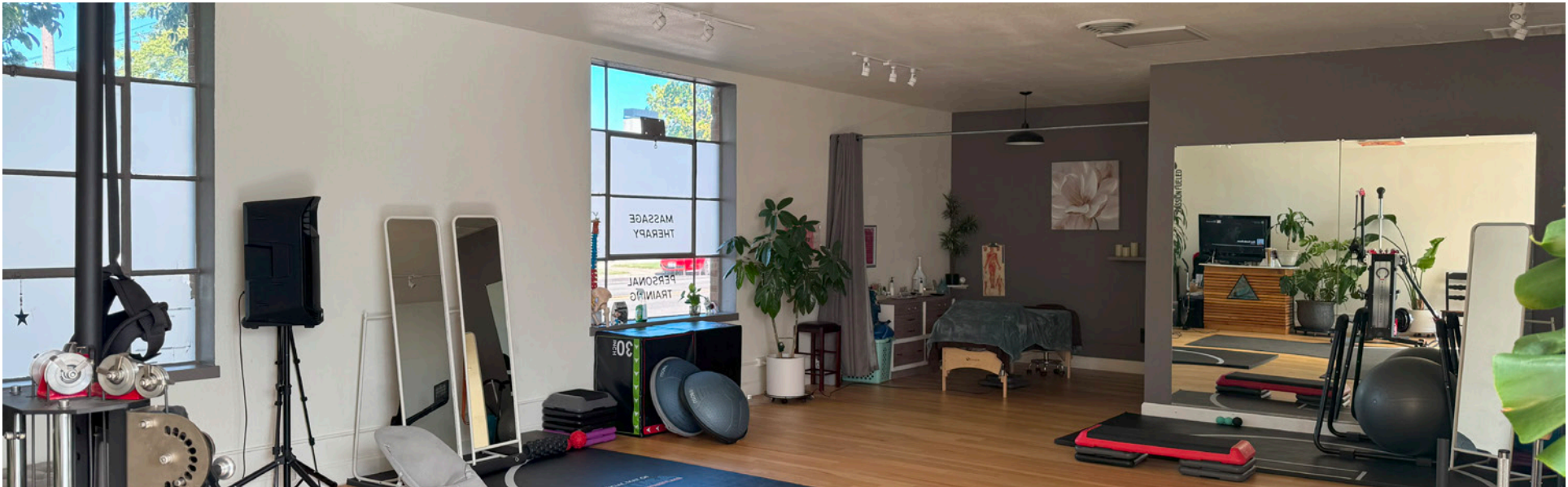
PROPERTY HIGHLIGHTS

- Prime hard corner location in Downtown Boise's rapidly growing west end
- Excellent visibility fronting Main Street exceeding 8,500 vehicles per day
- Easy access at signalized intersection of 23rd & Main Street
- Surrounded by dense residential, retail/mixed-use development and College of Western Idaho (CWI) campus (opening Fall 2027)
- Just minutes from I84 Connector, Hwy 26 (Chinden Blvd) and downtown core
- Exceptional walkability to public transit, downtown, St Lukes, Boise Greenbelt, Esther Simplot Park, Quinn's Pond, Whitewater Surf Park, Kathryn Albertson Park and the future College of Western Idaho

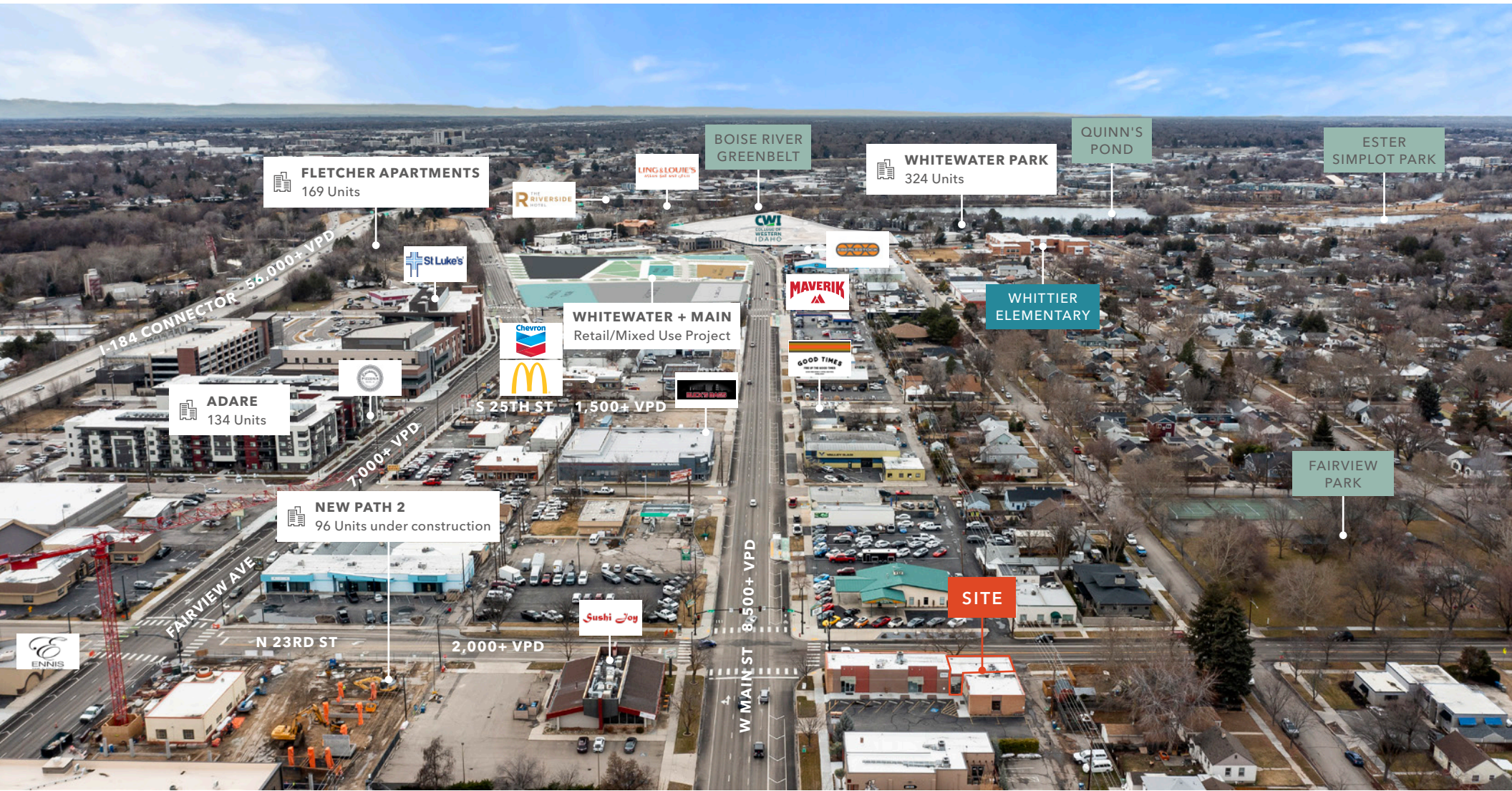


SITE PLAN





LOCATION



BOISE MARKET OVERVIEW

WHO ARE WE?

The Boise Valley is strategically located in the Mountain Time Zone and Southwestern Idaho, providing easy non-stop access to all major cities on the West Coast, the Pacific Northwest and Intermountain West.

The Southwest Region is home to 942,676 people (Community Planning Association of Southwest Idaho) and a workforce of 388,815 within a 45-minute draw of Boise. The average commute time is 22 minutes.

Commuting in the Valley: The major interstate serving the Boise Valley is I-84, running through the metro area's major cities Boise, Meridian, Nampa and Caldwell, and I-184 branches toward the northeast into downtown Boise. Daily commutes are easy for the Boise Valley's population with federal highways 20, 26, and 30 and state highways 21, 44 and 55 providing access. ValleyRide offers public transportation throughout the Boise Valley.

942,676

SW REGION POPULATION

3.3%

UNEMPLOYMENT

38.8

MEDIAN AGE

\$93,839

MEDIAN HOUSEHOLD INCOME

\$23.10

AVERAGE HOURLY WAGE

\$46,544

MEDIAN ANNUAL WAGE

\$63,943

AVERAGE ANNUAL WAGE

Source: Idaho Department of Labor, Occupational Employment Statistics, Esri Population Calculations, Community Planning Association of Southwest Idaho





RETAIL FOR SUBLEASE

*For more information on
this property, please contact*

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