



DOWNTOWN BOISE
SARATOGA
R E T A I L



WEBSITE
CLICK HERE!



TOK COMMERCIAL
REAL ESTATE

F O R L E A S E

RETAIL • RESTAURANT • OFFICE

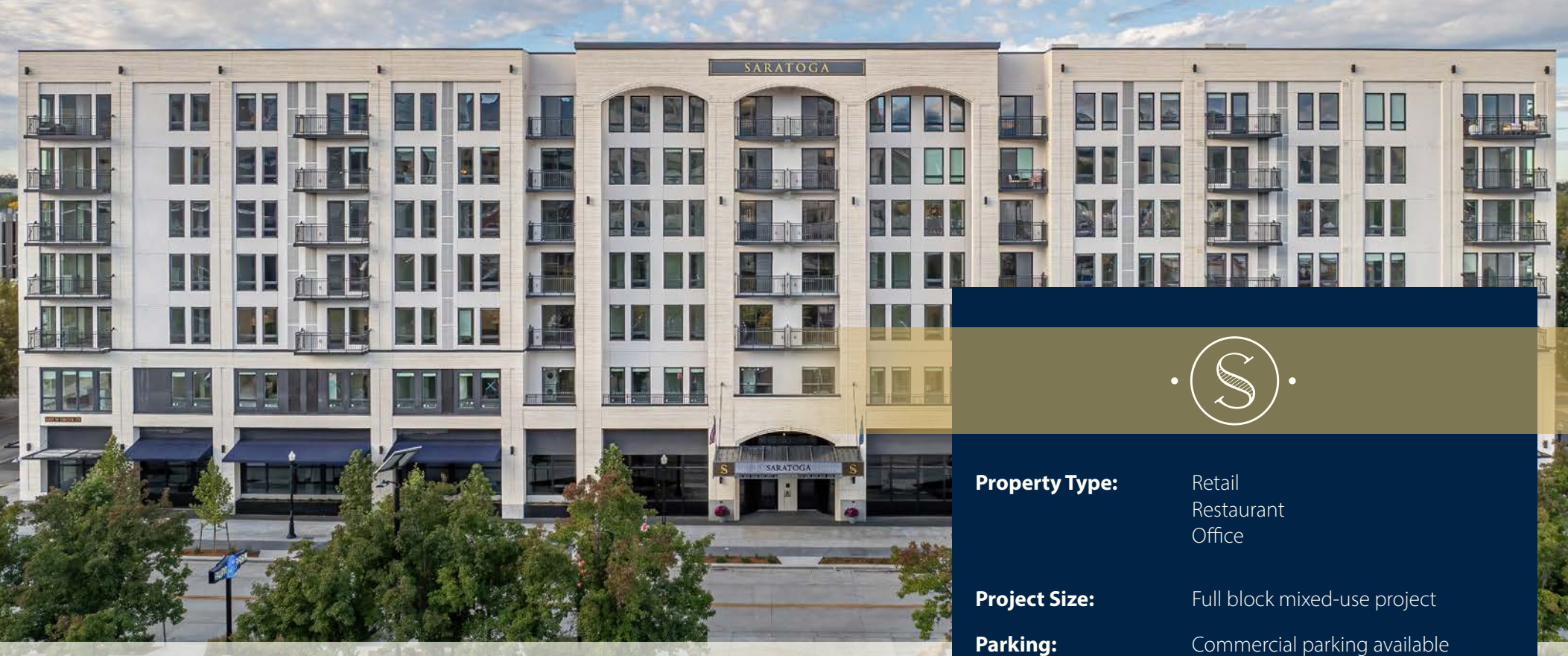
1201 W GROVE ST BOISE ID

BRIANNA MILLER, CCIM, CLS

208.761.9373 • briannam@tokcommercial.com

JP GREEN, CCIM

208.947.0852 • jpgreen@tokcommercial.com



HIGHLIGHTS

Discover the best of Boise's shopping, dining, and office space available.

- Prominent location in the heart of Boise's downtown.
- At the corner of 13th & Front Street with the visibility of 56,000 vpd.
- Easy connectivity, with quick access to I-184 the Connector.
- Excellent walk-ability and access to Boise's greenbelt, JUMP and City on the Grove.
- Opportunities for retail space, restaurants, fitness, showrooms, high exposure office, lifestyle retail or salon.

UPDATED: 10.28.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



Property Type:

Retail
Restaurant
Office

Project Size:

Full block mixed-use project

Parking:

Commercial parking available

Submarket:

Downtown Boise

Total Size:

8,582 SF retail & restaurant space



SOUTH BUILDING RETAIL • OFFICE

RETAIL/OFFICE 4

SPACE	SIZE	RATE
Base/Main	2,671 SF	Contact Agent
Mezzanine	1,896 SF	Contact Agent
Combined	4,567 SF	Contact Agent

RETAIL 3

SPACE	SIZE	RATE
Retail	1,049 SF	Contact Agent

COMBINED

SPACE	SIZE	RATE
Retail/Office	5,616 SF	Contact Agent

NORTH BUILDING RETAIL • RESTAURANT

RETAIL 2

SPACE	SIZE	RATE
Retail	1,030 SF	Contact Agent

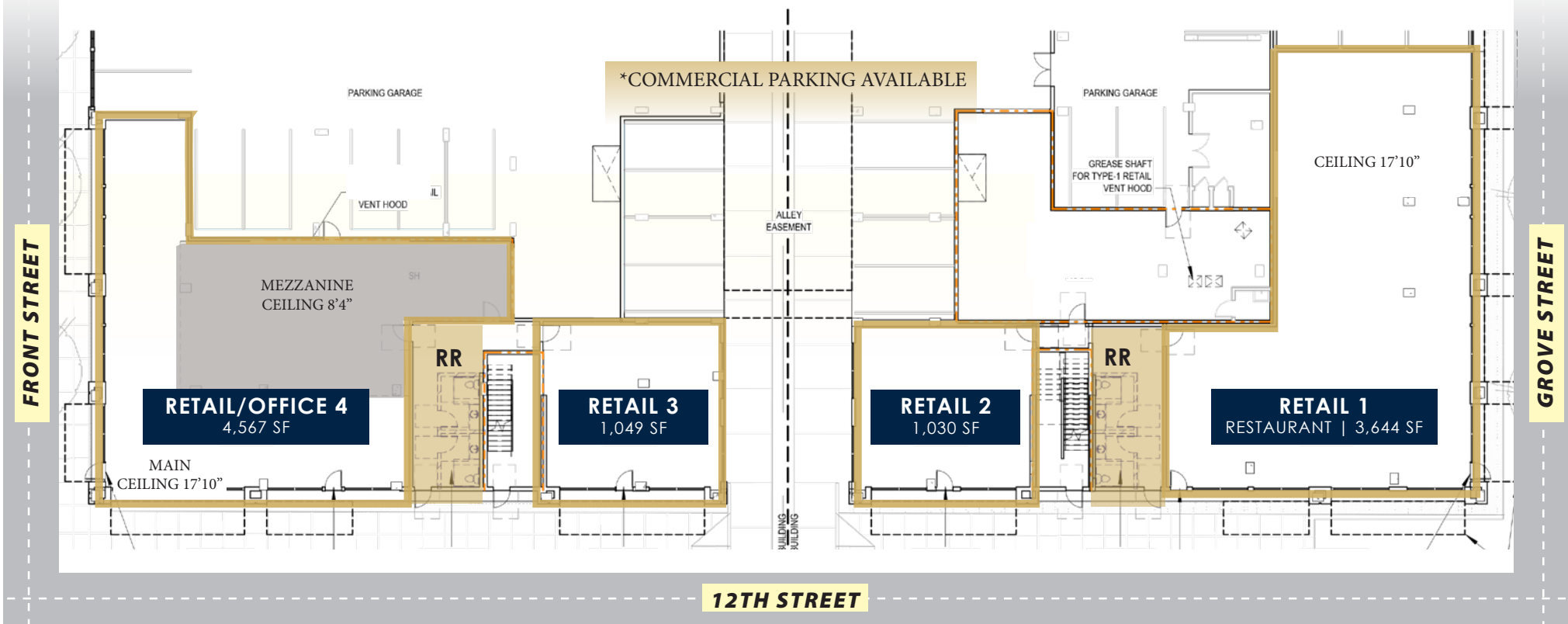
RETAIL 1

SPACE	SIZE	RATE
Restaurant	3,644 SF	Contact Agent

COMBINED

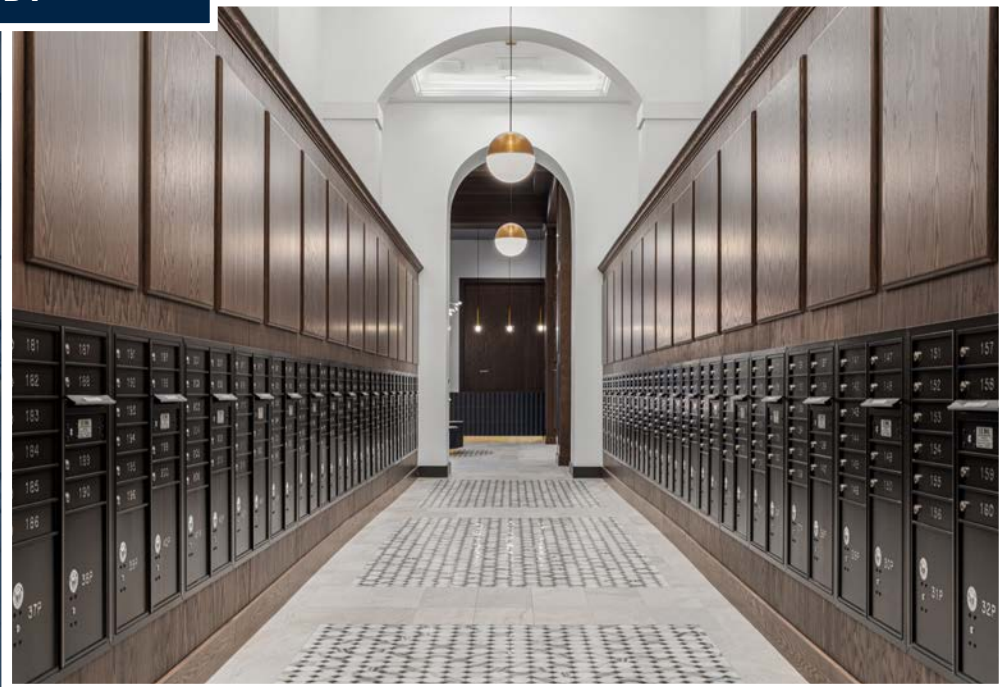
SPACE	SIZE	RATE
Retail	4,674 SF	Contact Agent

FLOOR PLAN





LOBBY

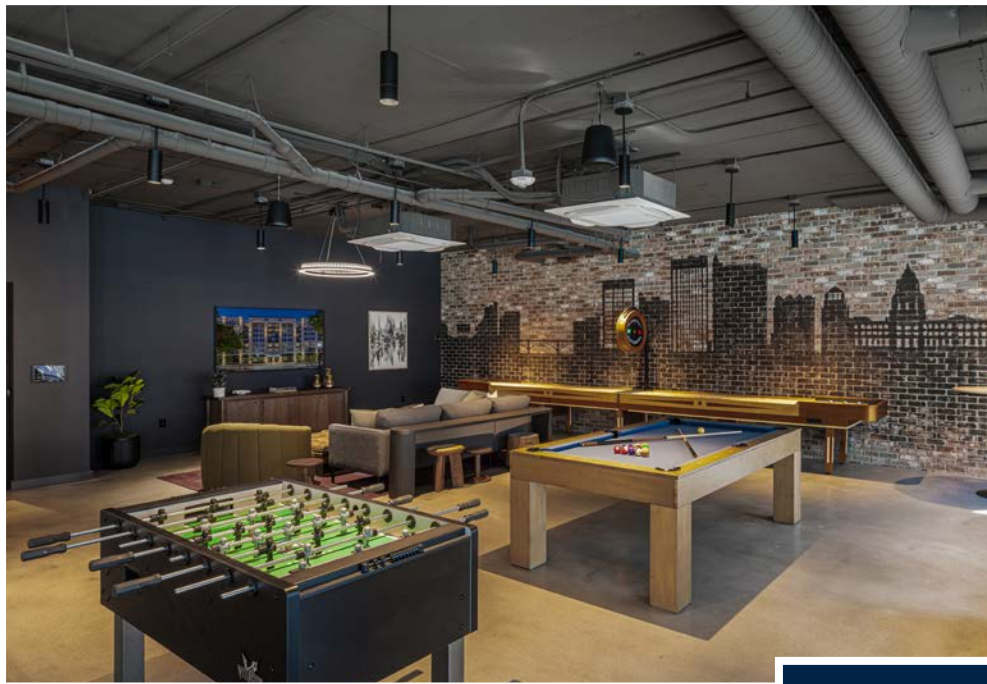


UPDATED: 10.28.2025

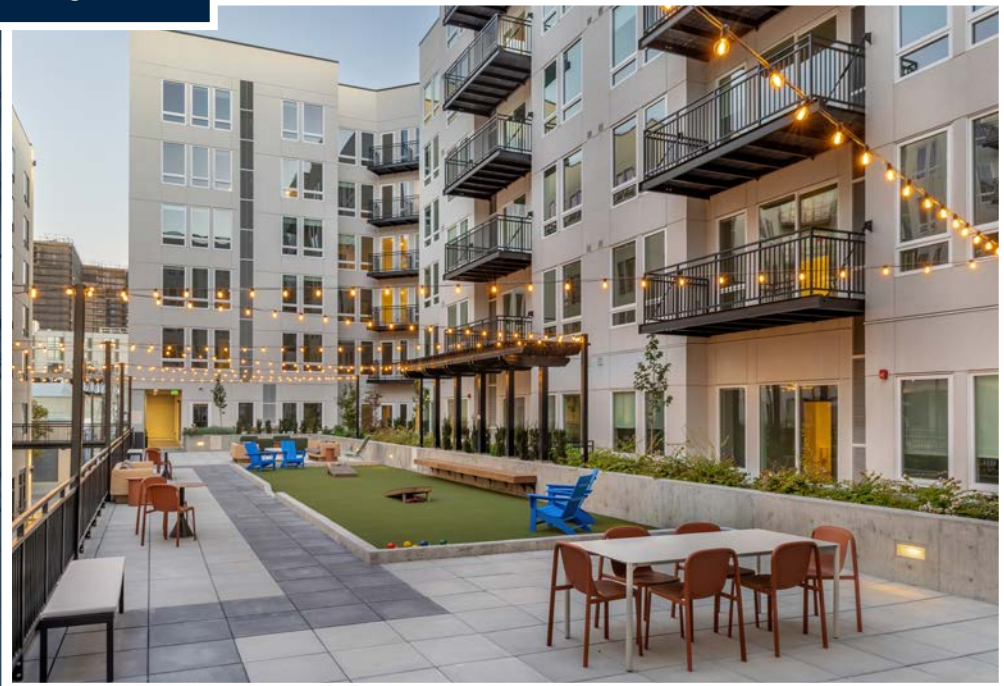
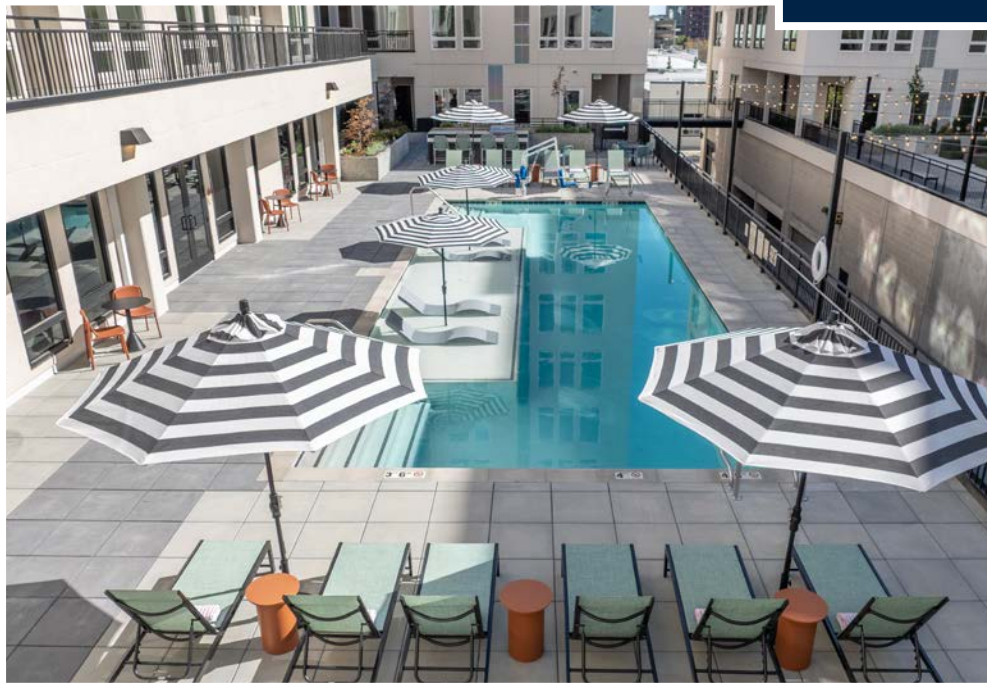
THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



AMENITIES



UPDATED: 10.28.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

· S · SARATOGA · R E T A I L



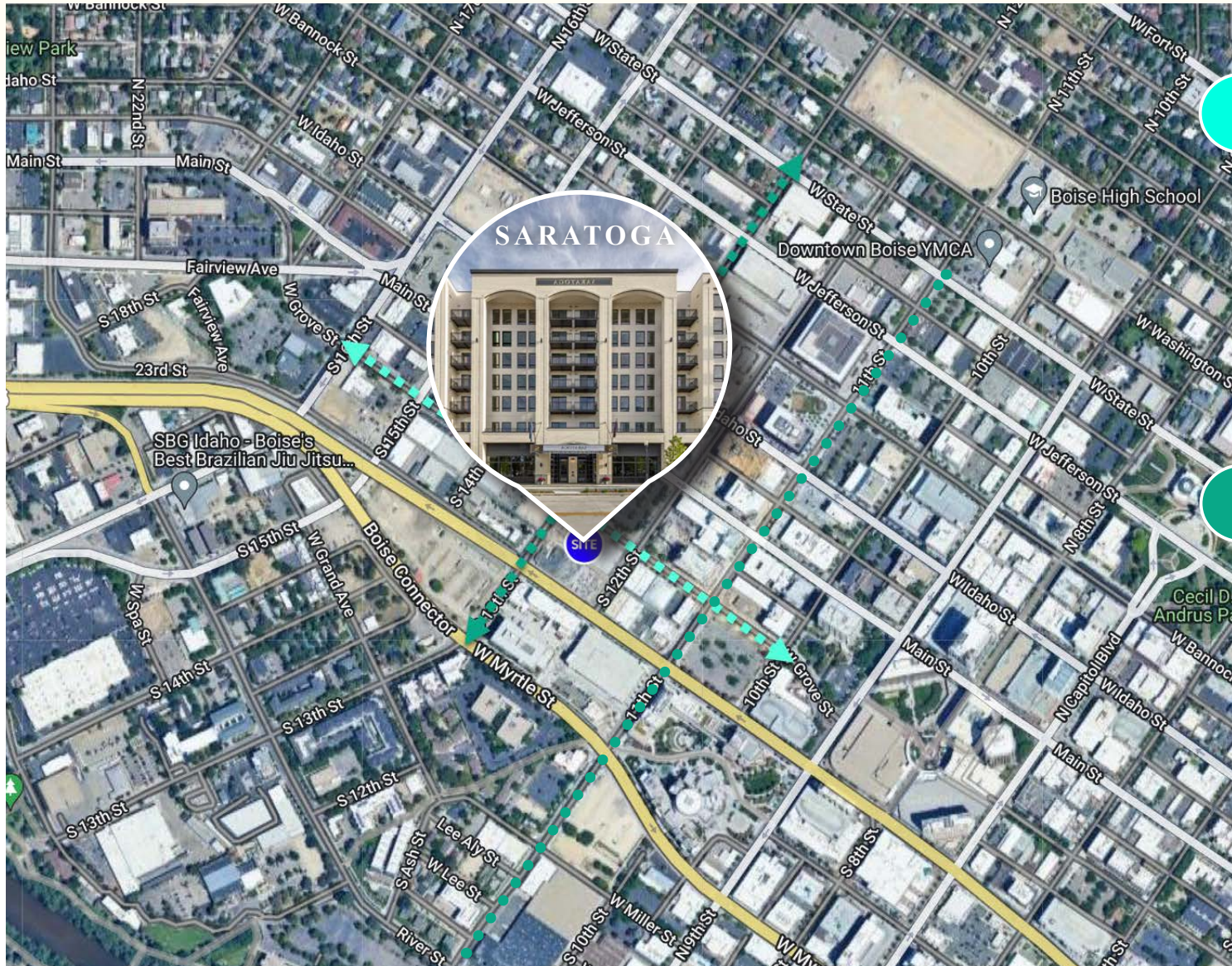
UPDATED: 10.28.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

DOWNTOWN TRAFFIC FLOWS



**EAST/WEST
CONNECTIVITY**

Grove Street offers primary connectivity and walkability with enhanced features, including wider sidewalks, pavers and heightened landscaping to Downtown Boise and Garden City.

**NORTH/SOUTH
CONNECTIVITY**

13th Street offers primary connectivity from Front Street to the North End.

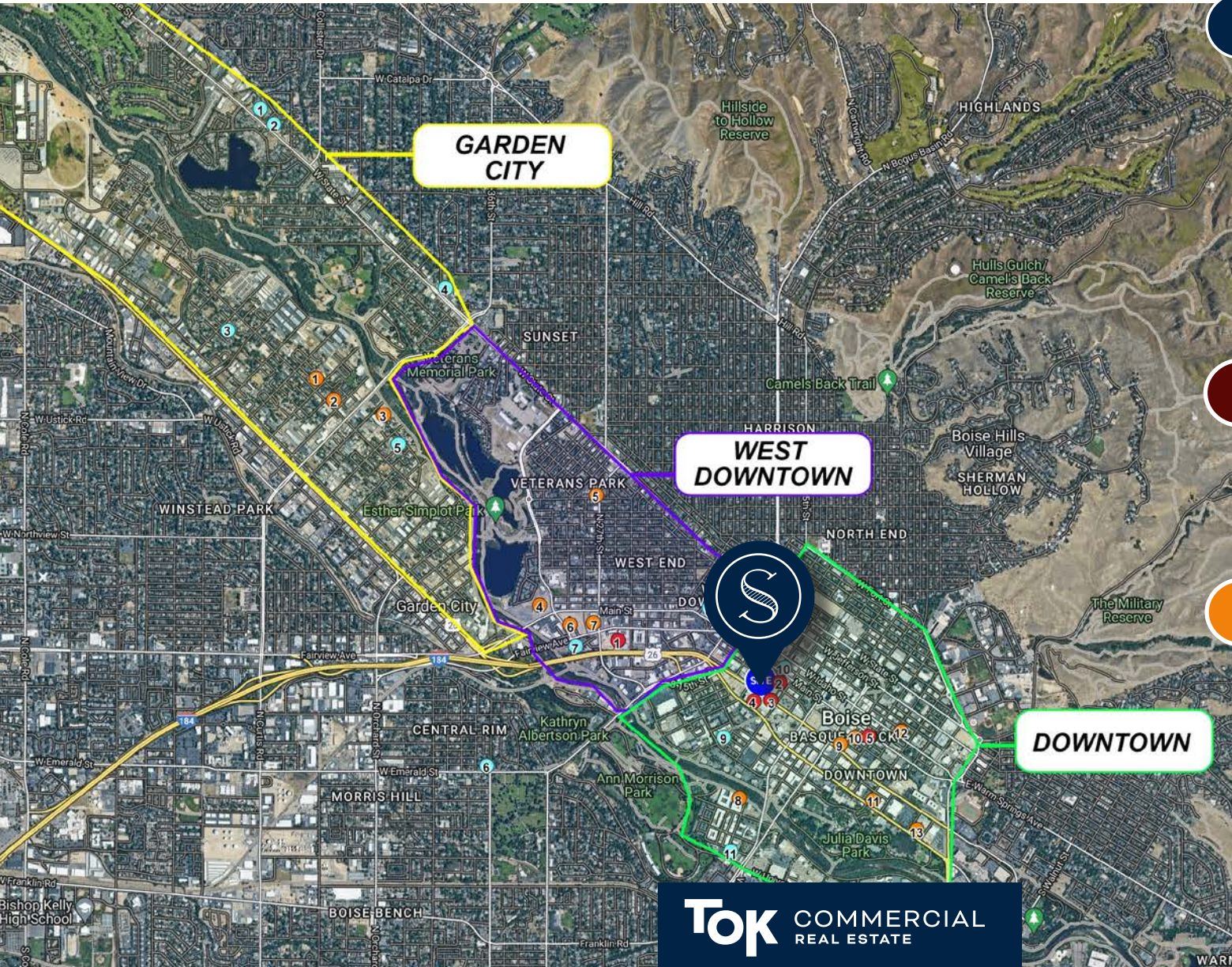
The Ridge to River Bikeway offers connectivity on 11th Street through Downtown Boise.

UPDATED: 10.28.2025

THIS PROPERTY IS EXCLUSIVELY MARKED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

SARATOGA R E T A I L

MAJOR EMPLOYERS & HOTELS MAP



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 12th & Idaho Apartments / 297 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



DOWNTOWN BOISE

RETAIL • RESTAURANT • OFFICE

PROMINENT LOCATION IN THE HEART OF BOISE'S DOWNTOWN.

117,957

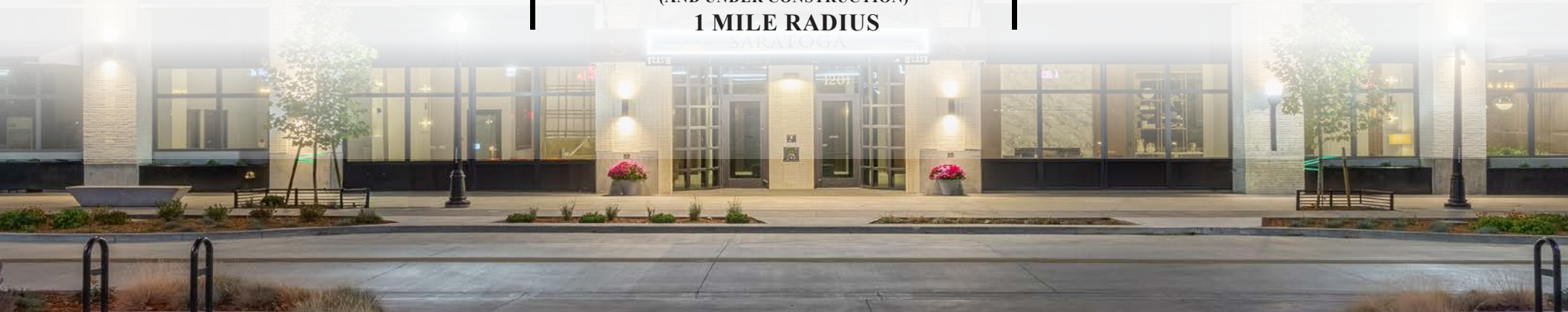
DAYTIME POPULATION
5 MILE RADIUS

3,774

2014 - PRESENT
NUMBER OF HOUSING UNITS
(AND UNDER CONSTRUCTION)
1 MILE RADIUS

10 MILLION

RETAIL SITE VISITS
1 MILE RADIUS



UPDATED: 10.28.2025

THIS PROPERTY IS EXCLUSIVELY MARKED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

· S · SARATOGA

R E T A I L

SURROUNDED BY DOWNTOWN'S MOST VIBRANT BUSINESSES!



UPDATED: 10.28.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

· S · SARATOGA

R E T A I L

STUNNING ARCHITECTURE OFFERS RETAILERS UNMATCHED
VISIBILITY AND STREET PRESENCE.



UPDATED: 10.28.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM