

**DOWNTOWN BOISE RETAIL SPACE
FOR LEASE - 5,000 SF**

1576 WEST GROVE STREET, BOISE, ID 83702



LEANN HUME, CCIM, CLS, CRRP

Executive Director
+1 208 890 1089
leann@summitcreg.com

ANDREA NILSON

Executive Director
+1 208 890 4028
andrea@summitcreg.com

JULIE KISSLER

Senior Associate
+1 208 794 2746
julie@summitcreg.com



SUMMIT
COMMERCIAL
REAL ESTATE GROUP

PROPERTY HIGHLIGHTS



5,000 SF ON 0.28 ACRES



CITY OF BOISE-MX-5



LEASE RATE & TERMS NEGOTIABLE



GROVE & 16TH STREET FRONTAGE



FORMER EYES OF THE WORLD RETAIL SPACE



**SURROUNDED BY RETAILERS, RESTAURANTS,
& PROFESSIONAL SERVICE PROVIDERS**



ON-SITE & STREET PARKING



**MULTIPLE ENTIRES, OFFICES, RESTROOMS, &
PYLON & BUILDING SIGNAGE AREAS**

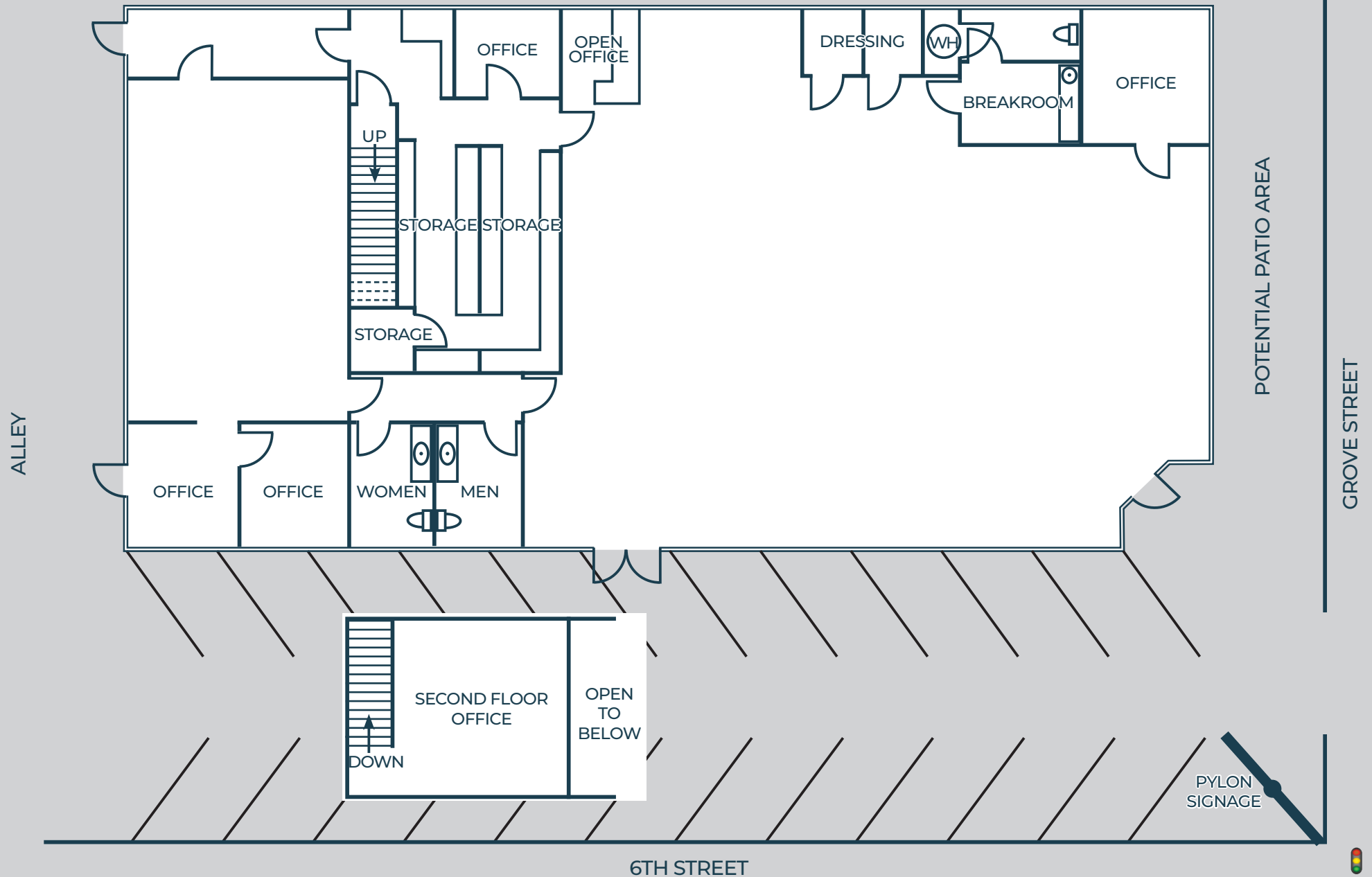
LISTING DETAILS

- Former Eyes of the World retail space available for lease on the signalized hard corner of Grove & 16th Streets - [Google Map View](#)
- Amenities include large open sales floor, 5 private offices, fitting rooms, breakroom, multiple storage areas, 3 restrooms, gated on-site parking, building and pylon signage areas, and potential patio area facing Grove Street
- Potential uses include restaurant, coffee shop, retail sales, office, yoga-dance studio, and other service related uses
- Surrounding retailers, restaurants and traffic generators include Dowdy's Automotive, Art Source Gallery, Fred Astaire Dance Studio, The Handlebar, A'tavola, Alloway Lighting, NAPA, CBS 2 News Studio, Big O Tires, Sherose Studios, & Rhodes Skate Park
- Within walking distance to the Grove Plaza, Idaho Central Arena, the Boise River & Greenbelt, JUMP, and several newly constructed multi-story apartment and office developments
- 30,378 Employees within a 15 minute walking distance, & 55,403 employees within a 5 minute drive-time
- Contact agents to discuss negotiable lease rate, terms, tenant improvement allowance, potential uses, and to schedule a walk-through today!

DOWNTOWN BOISE RETAIL SPACE
1576 WEST GROVE STREET, BOISE, ID 83702



**5,000 SF - OPEN SALES AREA, PRIVATE OFFICES,
STORAGE AREAS, 3 RESTROOMS & ON-SITE PARKING**



DOWNTOWN BOISE RETAIL SPACE
1576 WEST GROVE STREET, BOISE, ID 83702



SECOND FLOOR MANAGERS OFFICE



PYLON & BUILDING SIGNAGE SPACES



DOWNTOWN BOISE RETAIL SPACE
1576 WEST GROVE STREET, BOISE, ID 83702

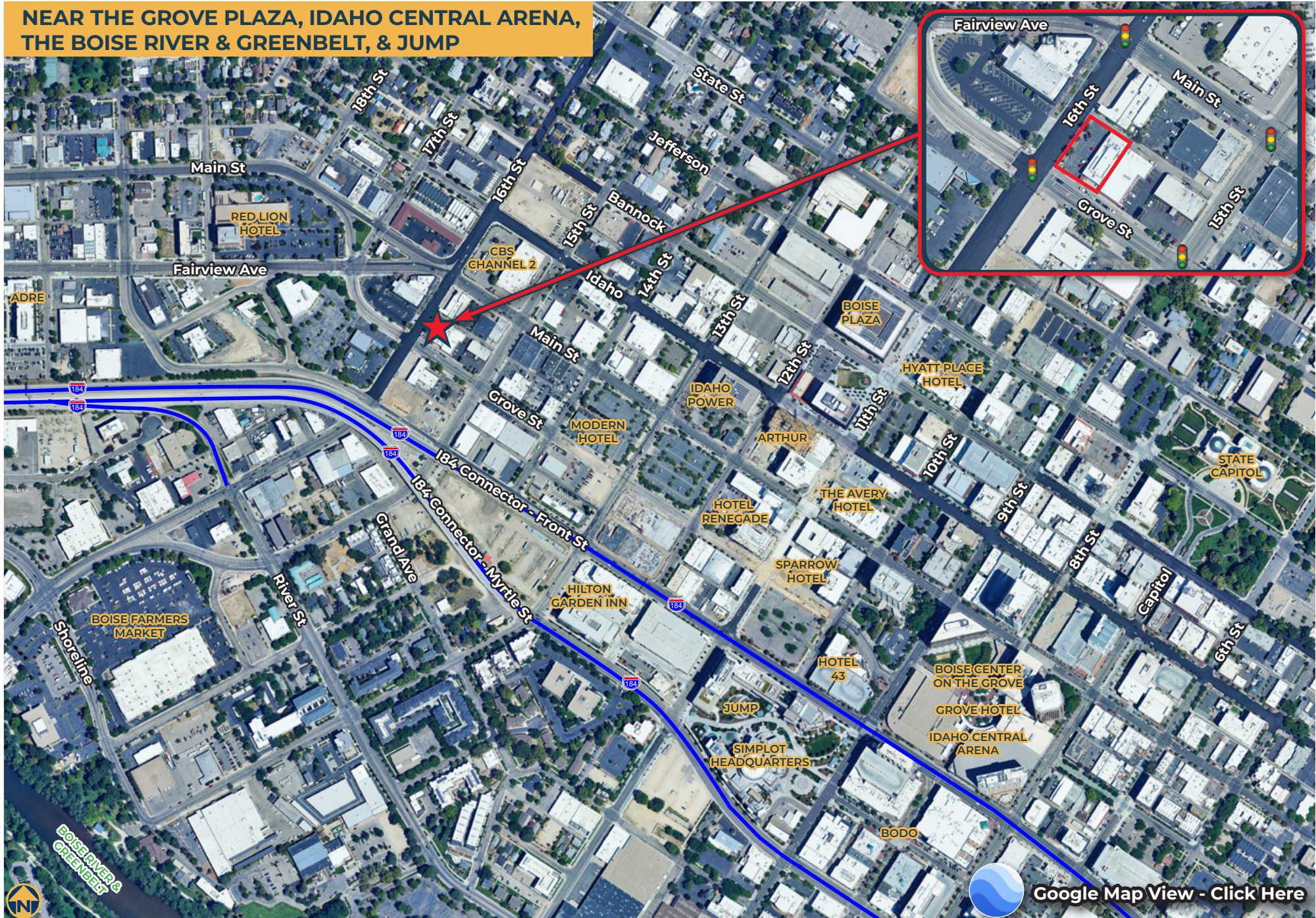
**SIGNALIZED HARD CORNER LOCATION
WITH PYLON SIGNAGE & PATIO AREA**



DOWNTOWN BOISE RETAIL SPACE
1576 WEST GROVE STREET, BOISE, ID 83702



**NEAR THE GROVE PLAZA, IDAHO CENTRAL ARENA,
THE BOISE RIVER & GREENBELT, & JUMP**



Google Map View - Click Here

**5, 10 & 15 MINUTE DRIVE-TIME & WALK-TIME
DEMOGRAPHICS INFORMATION**

**5 MINUTE DRIVE-TIME
SNAPSHOT**

22,960
POPULATION

55,403
DAYTIME POPULATION

\$64,957
MEDIAN HH INCOME

\$98,185
AVERAGE HH INCOME

34
AVERAGE AGE

In the identified area, the current year population is 239,485. In 2020, the Census count in the area was 230,021. The rate of change since 2020 was 0.95% annually. The five-year projection for the population in the area is 253,049 representing a change of 1.11% annually from 2024 to 2029.

The household count in this area has changed from 96,798 in 2020 to 101,897 in the current year, a change of 1.22% annually. The five-year projection of households is 108,942, a change of 1.35% annually from the current year total. Average household size is currently 2.28, compared to 2.31 in the year 2020. The number of families in the current year is 55,004 in the specified area.

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

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



Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

REGIONAL INFORMATION



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>

BOISE METRO INFORMATION

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



CONTACT

LEANN HUME, CCIM, CLS, CRRP

Executive Director

+1 208 890 1089

leann@summitcreg.com

ANDREA NILSON

Executive Director

+1 208 890 4028

andrea@summitcreg.com

JULIE KISSLER

Senior Associate

+1 208 794 2746

julie@summitcreg.com

1517 WEST HAYS STREET

Boise, Idaho 83702

+1 208 975 4447

summitcreg.com

©2025 Summit Commercial Real Estate Group All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Summit Commercial Real Estate Group's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Summit Commercial Real Estate Group. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND SUMMIT COMMERCIAL REAL ESTATE GROUP IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.