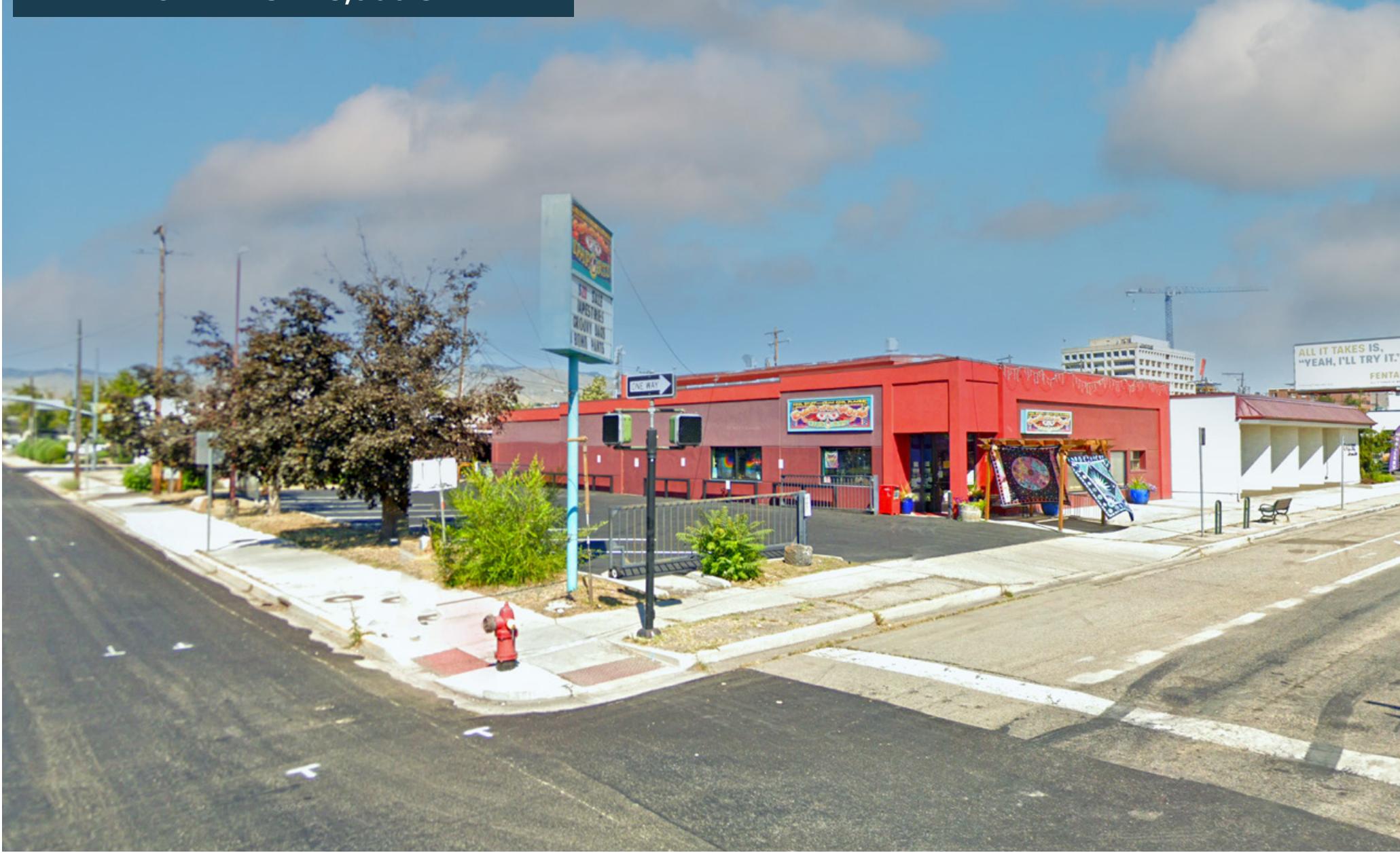


**DOWNTOWN BOISE RETAIL SPACE  
FOR LEASE - 5,000 SF**

**1576 WEST GROVE STREET, BOISE, ID 83702**



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## PROPERTY HIGHLIGHTS



**5,000 SF ON 0.28 ACRES**



**LEASE RATE & TERMS NEGOTIABLE**



**FORMER EYES OF THE WORLD RETAIL SPACE**



**ON-SITE & STREET PARKING**



**CITY OF BOISE-MX-5**



**GROVE & 16TH STREET FRONTAGE**



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



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

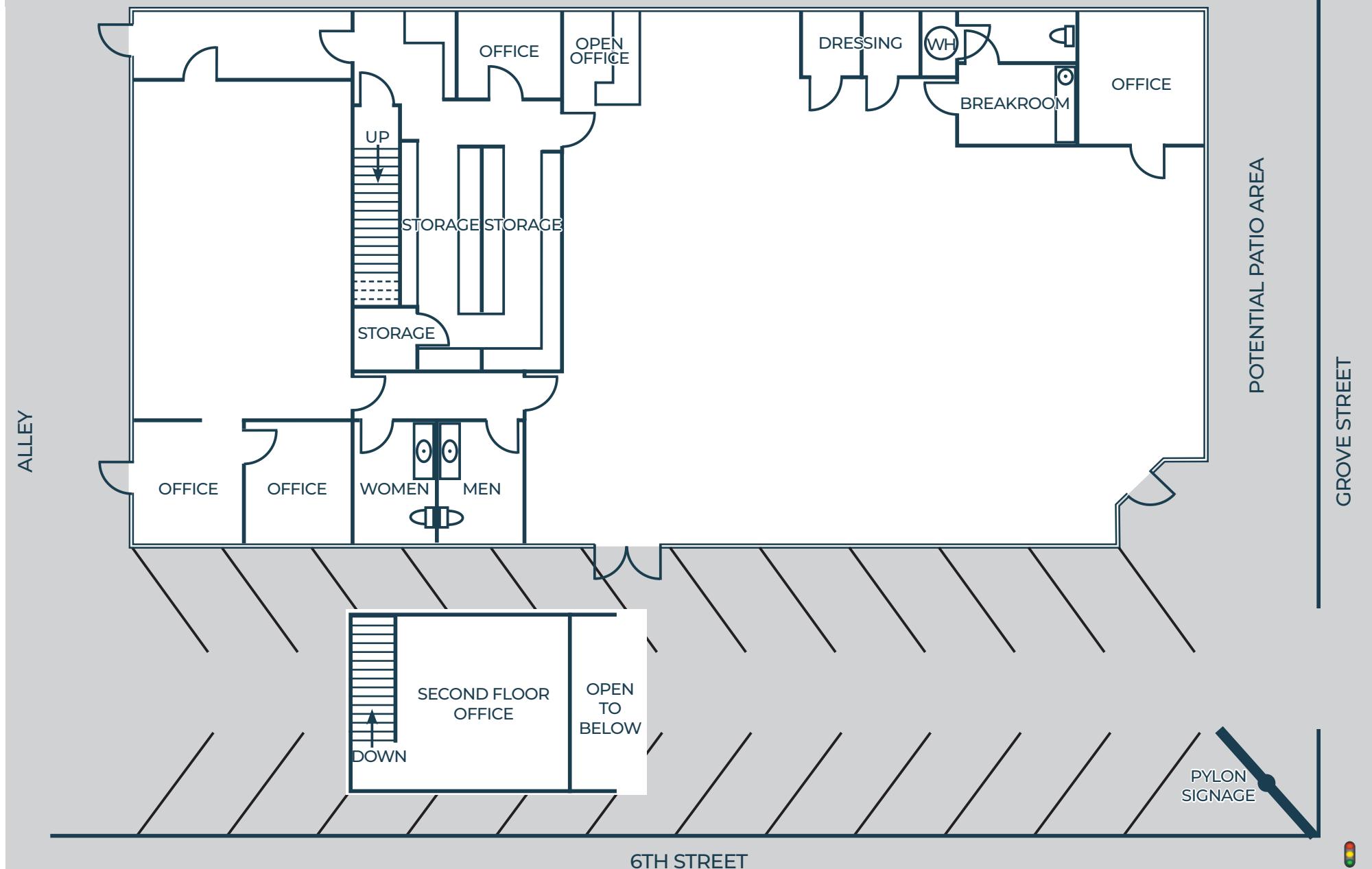
## LISTING DETAILS

- 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

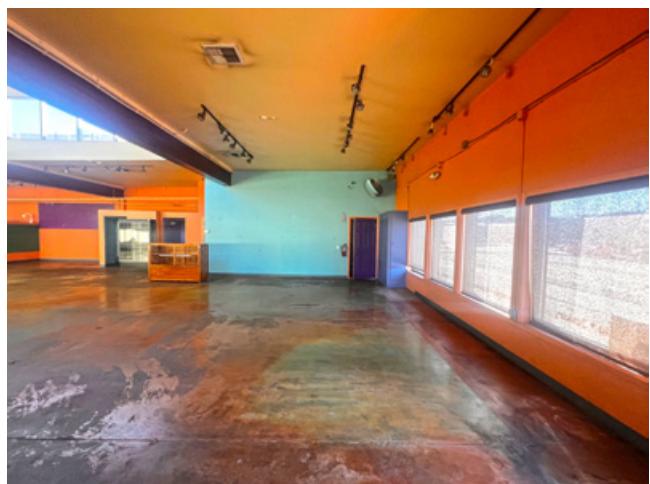


**5,000 SF - OPEN SALES AREA, PRIVATE OFFICES,  
STORAGE AREAS, 3 RESTROOMS & ON-SITE PARKING**



# DOWNTOWN BOISE RETAIL SPACE

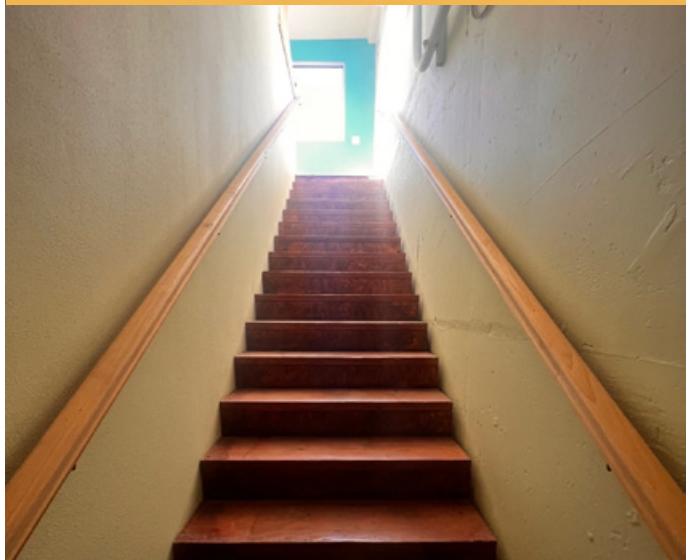
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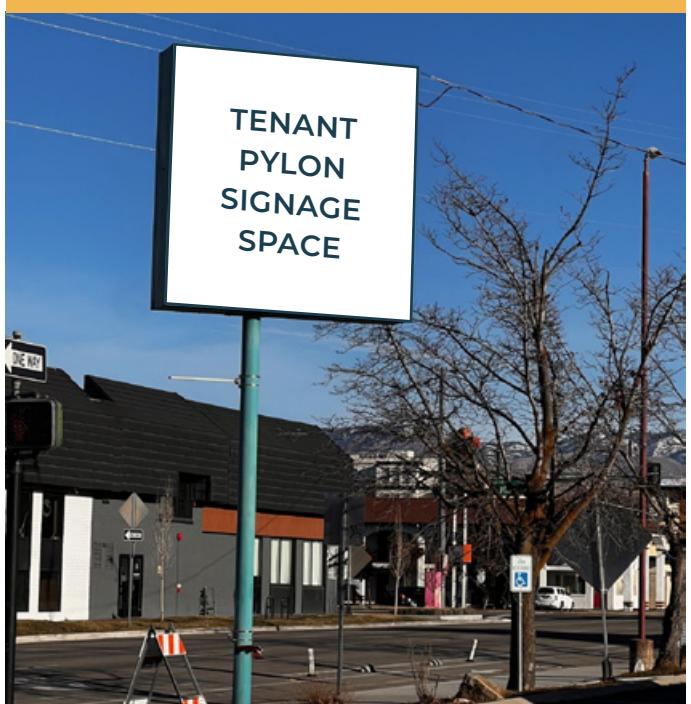
**DOWNTOWN BOISE RETAIL SPACE**  
1576 WEST GROVE STREET, BOISE, ID 83702



**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**



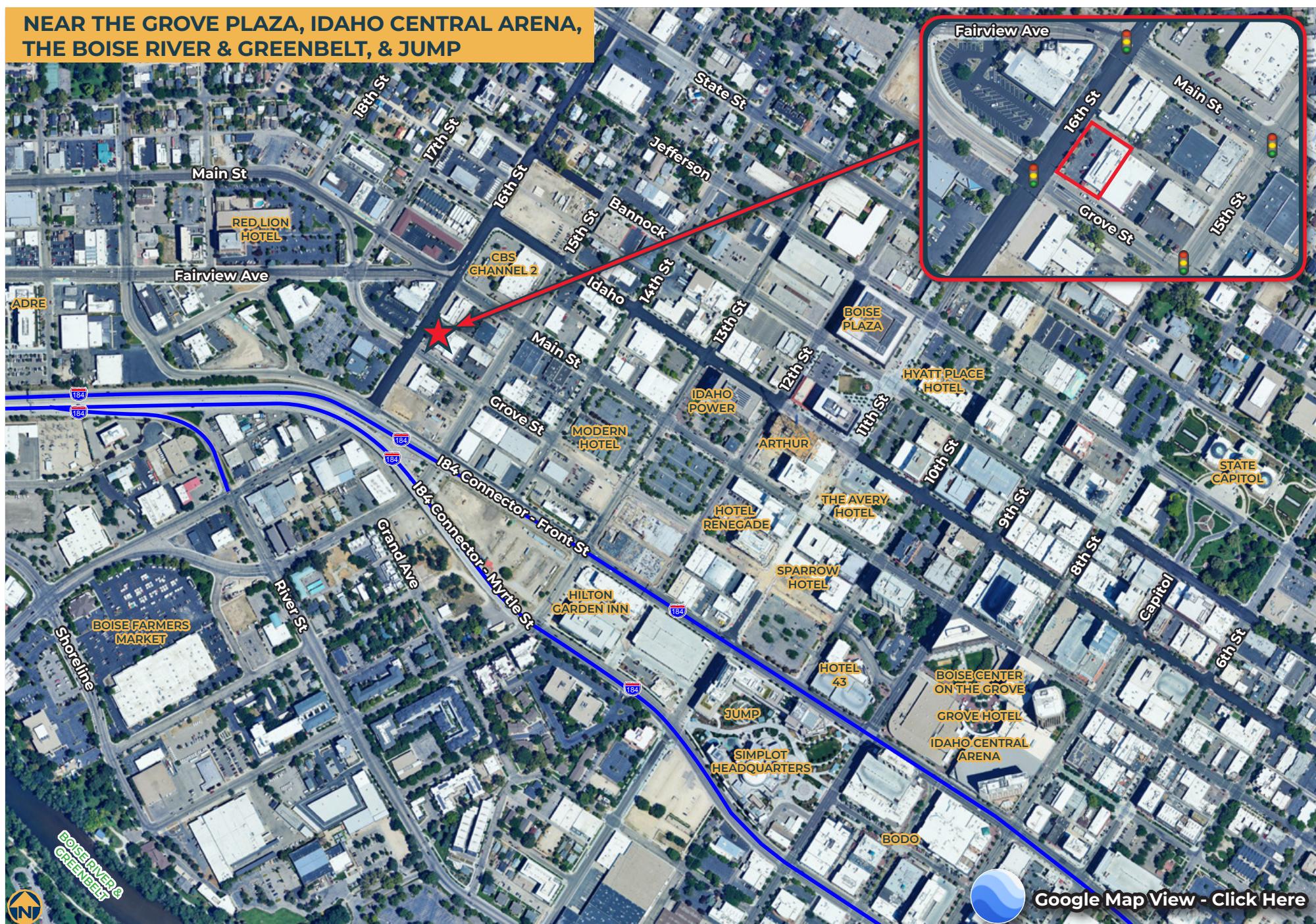
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# DOWNTOWN BOISE RETAIL SPACE

1576 WEST GROVE STREET, BOISE, ID 83702



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



**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**

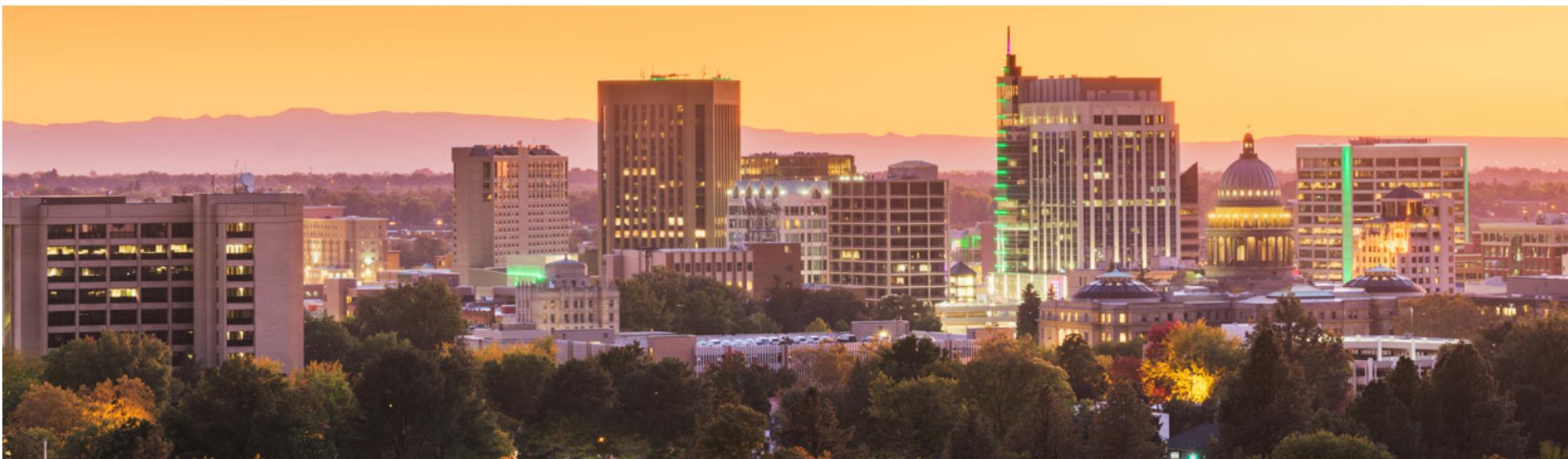


**5, 10 & 15 MINUTE WALK-TIME  
CLICK BELOW TO VIEW**



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/>

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



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