

AMERICANA WEST

PREMIER REDEVELOPMENT/OWNER-USER OPPORTUNITY

MEDICAL OFFICE/FLEX SPACE | 703 S AMERICANA BLVD | BOISE, ID 83702



TOK COMMERCIAL
REAL ESTATE

CLICK TO VIEW 360°
PANORAMIC AERIAL TOUR

AERIAL
360°
TOUR

DOWNTOWN
SUBMARKET

3.09 AC
LAND SIZE

\$66.86/SF
LAND PRICE/SF

\$9,000,000

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THE OFFERING

703 S AMERICANA BLVD OFFERS A PREMIER REDEVELOPMENT OR OWNER-USER OPPORTUNITY JUST 1.3 MILES FROM THE HEART OF DOWNTOWN BOISE. SITUATED ON 3.09 ACRES WITH A 32,005 SQUARE FOOT EXISTING MEDICAL OFFICE/FLEX BUILDING, THE SITE BENEFITS FROM FLEXIBLE MX-5/DA ZONING THAT SUPPORTS HIGH-DENSITY, MIXED-USE DEVELOPMENT—INCLUDING MULTIFAMILY, OFFICE, RETAIL, AND MEDICAL USES. PRICED AT \$9,000,000 (\$66.86 PER LAND SQUARE FOOT), THIS PROPERTY IS STRATEGICALLY LOCATED ALONG THE I-184 CONNECTOR WITH EXCELLENT VISIBILITY AND ACCESSIBILITY.

THE SURROUNDING AREA IS EXPERIENCING SIGNIFICANT GROWTH, WITH TRANSFORMATIVE NEARBY PROJECTS SUCH AS THE NEW 101,000-SQUARE-FOOT COLLEGE OF WESTERN IDAHO DOWNTOWN CAMPUS AND ROUNDHOUSE/AHLQUIST'S MIXED-USE DEVELOPMENT FEATURING OVER 220 RESIDENTIAL UNITS AND RETAIL SPACE. THE PROPERTY ALSO OFFERS DIRECT ACCESS TO THE BOISE RIVER GREENBELT, SHORELINE PARK, AND OTHER MAJOR OUTDOOR AMENITIES, MAKING IT HIGHLY ATTRACTIVE FOR RESIDENTIAL OR COMMERCIAL REDEVELOPMENT. WITH WALKABILITY, CONNECTIVITY, AND ZONING FLEXIBILITY, 703 S AMERICANA BLVD IS IDEALLY POSITIONED FOR A WIDE RANGE OF FUTURE USES AND PRESENTS LONG-TERM INVESTMENT UPSIDE IN ONE OF BOISE'S MOST ACTIVE URBAN CORRIDORS.

32,005 SF

BUILDING SIZE

MEDICAL OFFICE/FLEX

CURRENT PROPERTY TYPE

3.09 ACRES

LOT SIZE

DOWNTOWN BOISE

SUBMARKET

MX-5/DA

ZONING

2,200 AMPS; 3-PHASE

POWER

\$1009120860

PARCEL #

\$9,000,000

LIST PRICE

\$66.86/SF

LAND PRICE/SF

ALSO FOR LEASE

CLICK FOR MORE INFORMATION

\$281.20/SF

BUILDING PRICE/SF



THE HIGHLIGHTS

GREAT DOWNTOWN LOCATION DIRECTLY OFF THE CONNECTOR

WITH DIRECT ACCESS TO DOWNTOWN, ST. LUKE'S, AND OTHER MAJOR EMPLOYERS. WALKABLE, BIKEABLE, AND CLOSE TO BOISE'S URBAN CORE.

QUICK ACCESS TO BOISE GREENBELT, BIKING, AND WALKING TRAILS

SITUATED STEPS FROM THE BOISE RIVER, THIS SITE PROVIDES SEAMLESS ENTRY TO THE 25-MILE BOISE GREENBELT, A MAJOR DRAW FOR RESIDENTS, COMMUTERS, AND TOURISTS. NEARBY GREEN SPACES LIKE WHITEWATER PARK, ANN MORRISON PARK, AND JULIA DAVIS PARK ENHANCE ITS APPEAL FOR REDEVELOPMENT.

PREMIER REDEVELOPMENT OPPORTUNITY

THE SITE IS SURROUNDED BY TRANSFORMATIVE PROJECTS LIKE THE COLLEGE OF WESTERN IDAHO'S NEW 101,000 SF DOWNTOWN CAMPUS AND ROUNDHOUSE/AHLQUIST'S MIXED-USE DEVELOPMENT WITH 220+ RESIDENTIAL UNITS AND RETAIL. WITH STRONG DEMAND FOR URBAN LIVING AND SERVICES, THIS PROPERTY IS PERFECTLY POSITIONED FOR LONG-TERM INVESTMENT UPSIDE.

FLEXIBLE ZONING

PERMITS A WIDE RANGE OF USES—MULTIFAMILY, OFFICE, RETAIL, MEDICAL. STRONG POTENTIAL FOR OWNER-USER OR LONG-TERM REDEVELOPMENT.

HEAVY POWER CAPACITY

EQUIPPED WITH 2,200 AMPS OF 3-PHASE POWER, PROVIDING ROBUST ELECTRICAL INFRASTRUCTURE IDEAL FOR ADVANCED COMMERCIAL, INDUSTRIAL, OR MIXED-USE APPLICATIONS.



ZONING INFORMATION

MX-5/DA

MX-5 zoning in Boise, Idaho, is the city's highest-intensity mixed-use designation, created specifically for the Downtown Planning Area. It's designed to support dense, urban development with a strong mix of residential, office, commercial, and institutional uses.

This zone encourages vertical growth with no height or density limits and removes minimum lot size, frontage, and parking requirements—offering maximum development flexibility. These standards aim to accommodate a wide range of building types and urban forms.

To promote walkability and a vibrant streetscape, at least 80% of ground-floor street frontage in MX-5 developments must be used for active uses such as retail, lobbies, or office space. Surface parking between buildings and the street is not allowed, and any parking must be tucked away or structured.

MX-5 projects must follow Boise's urban design standards. For buildings over 10,000 square feet, there are additional requirements including a minimum of four stories, active frontage, and structured parking, unless an alternative form is approved.

Overall, MX-5 is a future-focused zoning tool that supports compact, pedestrian-oriented, and architecturally modern development in Boise's urban core. For the most precise and current standards, it's always best to consult Boise's official zoning code or contact the city's Planning and Development Services department.

**HIGH-DENSITY
DEVELOPMENT
POTENTIAL**

**SUPPORTS
WALKABLE,
VIBRANT STREETS**

**ALLOWS FOR A
DYNAMIC MIX OF
USES**

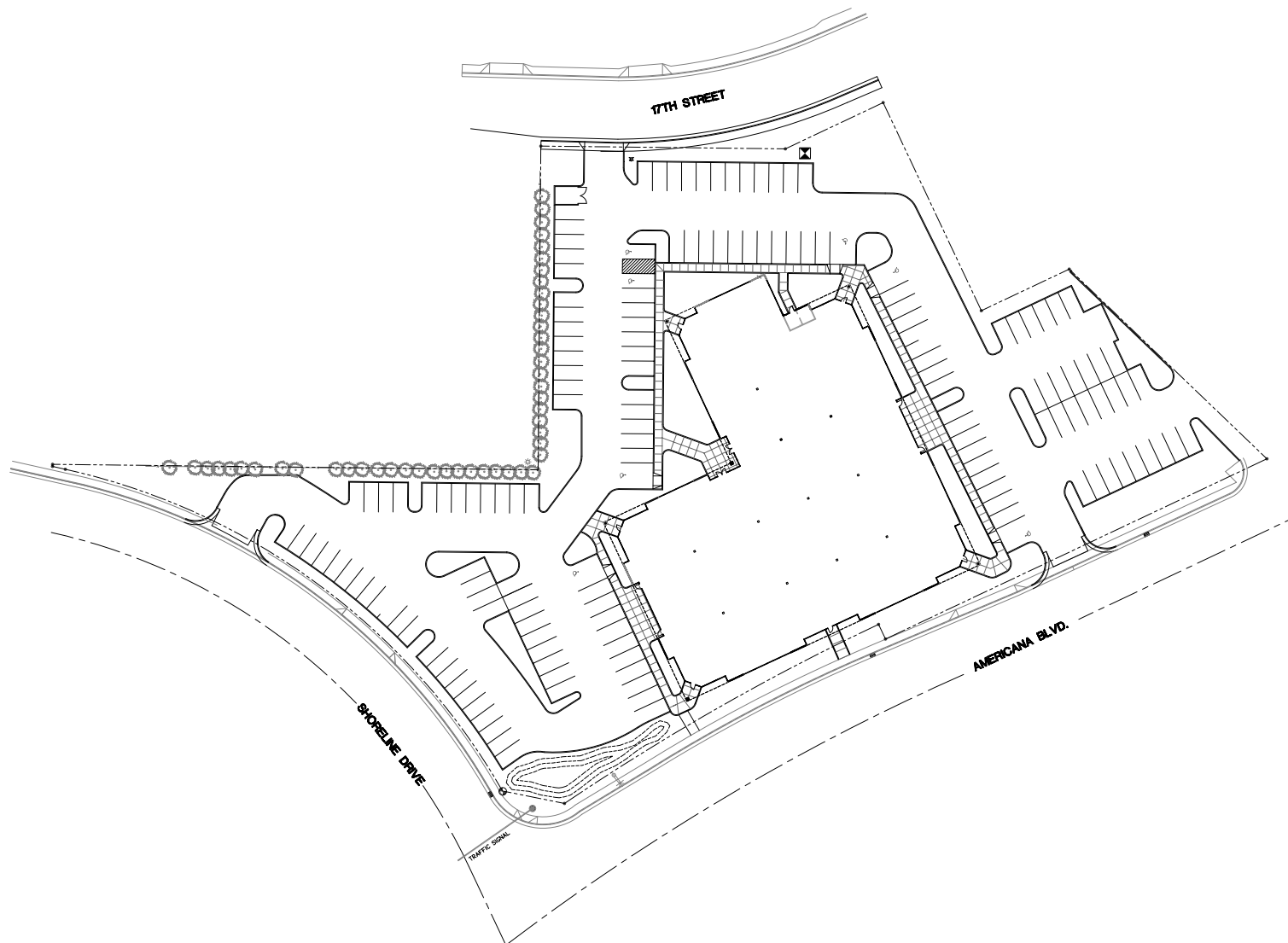
LEARN MORE



FLOOR PLAN



SITE PLAN





[7] AMERICANA WEST

UPDATED: 10.24.2025

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DOWNTOWN CORE
1.3 MILES

BOISE CONNECTOR
I-184

CLICK TO VIEW 360°
PANORAMIC AERIAL TOUR

AERIAL
360°
TOUR

AMERICANA BLVD

AMERICANA WEST
3.09 ACRES



SHORELINE RD

EXCELLENT HARD CORNER LOCATION

TOK

COMMERCIAL

BOISE
GREENBELT

ANN MORRISON
PARK

BOISE RIVER

AMERICANA WEST
3.09 ACRES



SHORELINE RD

AMERICANA BLVD

NEAR MAJOR TRAFFIC HOTSPOTS

HUB FOR TOP EMPLOYERS



SAINT
ALPHONSUS



ST. LUKE'S
ORTHOPEDIC CTR.
OF EXCELLENCE



IDAHO
POWER



IDAHO STATE
CAPITOL



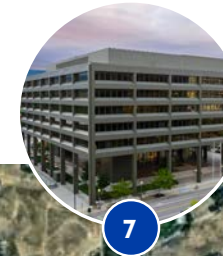
KOUNT -
AN EQUIFAX
COMPANY



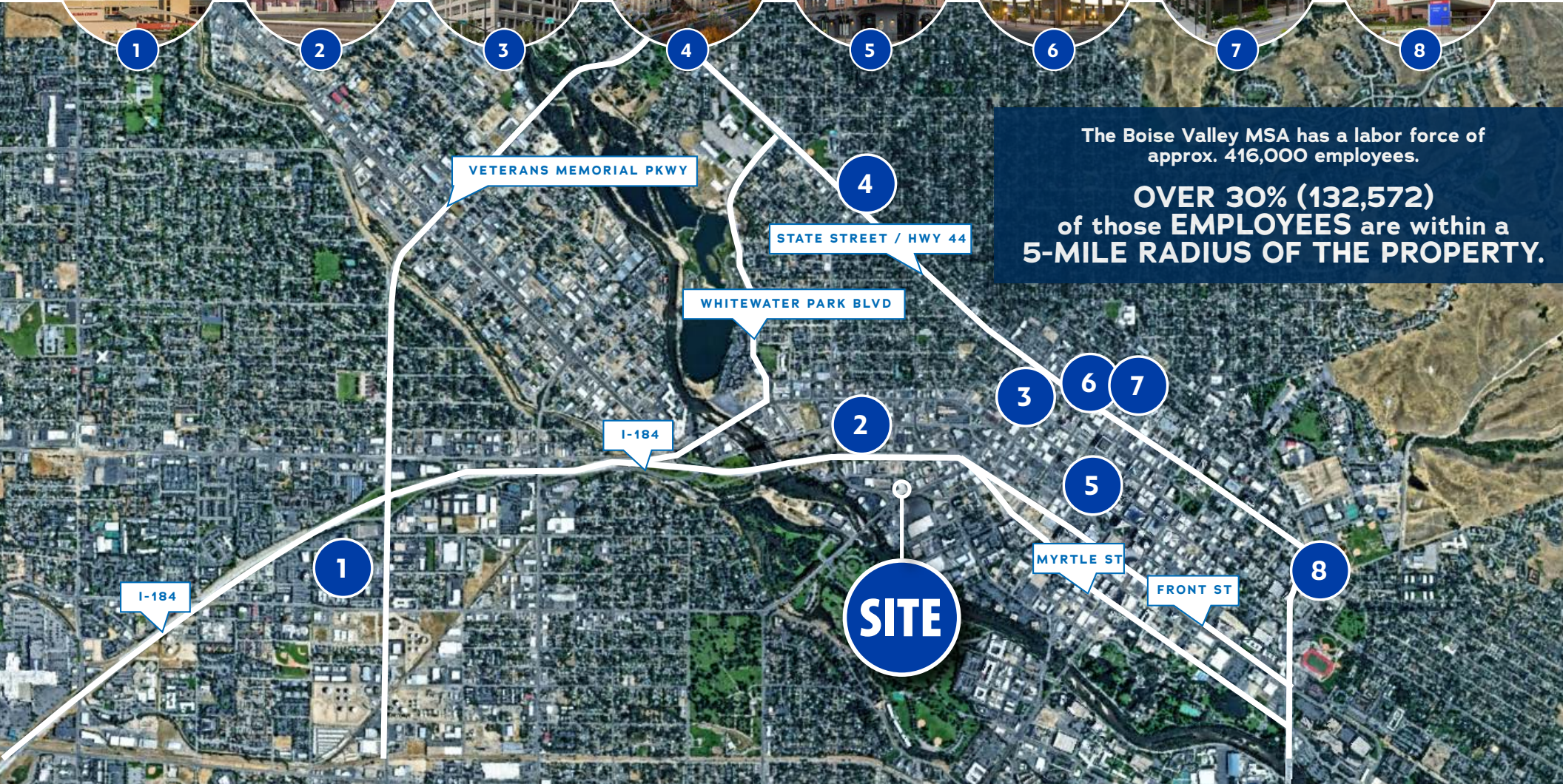
ERICSSON



BOISE
CASCADE



ST. LUKE'S



The Boise Valley MSA has a labor force of approx. 416,000 employees.

OVER 30% (132,572)
of those **EMPLOYEES** are within a
5-MILE RADIUS OF THE PROPERTY.

AMIDST MAJOR DEVELOPMENT PROJECTS



GARDEN CITY

QUINNS POND

W SHORELINE DR

WHITEWATER PARK BLVD

MAIN ST

W+M

FAIRVIEW AVE

THE FLETCHER APARTMENTS

I-184 CONNECTOR
68,000 VPD (E/W)

I-184

St Luke's

SITE

TOK
COMMERCIAL



POPULATION	TOTAL HOUSEHOLD EXP.	AVG. HOUSEHOLD INC.
194,420	\$8.85B	\$114,837
5 MI. RADIUS	5 MI. RADIUS	5 MI. RADIUS

BOISE, IDAHO

AREA OVERVIEW

The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.



#3

BEST PERFORMING CITY
*Milken Institute



845,864

POPULATION



\$128,006

AVERAGE HOUSEHOLD
INCOME



3.6%

UNEMPLOYMENT
RATE

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