

BODO RESTAURANT - RETAIL

401 SOUTH 8TH STREET, BOISE, IDAHO 83702



For Lease / 2,384 SF Downtown Retail - Restaurant Space with Commercial Hood

WE ARE
THE CENTER
OF RETAIL



BODO RESTAURANT - RETAIL

401 SOUTH 8TH STREET, BOISE, IDAHO 83702

AVAILABLE

2,384 SF

LEASE RATE

\$25.00/SF NNN (Est. \$5.50/SF)

T.I. ALLOWANCE

Negotiable, Dependent Upon Term & Use

BUILDING SIZE

46,824 SF Total - 3 Stories with Lower Level

POTENTIAL USES

Retail / Restaurant / Sandwich Shop

SURROUNDING TENANTS

Five Guys, P.F. Chang's, Bonefish Grill, Edwards Downtown Cinema, Bodovino, Knitting Factory, The Stil, Meraki Greek Street Food, Office Depot, Hampton Inn & Suites, Double Tap Pub, Cafe D'arte, Voicebox Karaoke

AVAILABILITY

Immediate - Contact Agents to Schedule Tours

LISTING FEATURES

- Street level retail/restaurant/coffee shop space in Historic BODO / 8th Street Marketplace in Downtown Boise
- Available space can consist of patio seating & dining, interior open dining area, kitchen with commercial hood in-place, large store front glass, common area restrooms, ADA wheelchair lift access, and more
- High volume of foot traffic day & night thanks to a movie theater, professional offices, retailers, restaurants & residential condos
- Co-tenants include Liquid Lounge, Solid Bar & Grill, Slow By Slow Coffee House & Sprout Design
- BoDo is a central hub for Idaho technology firms and other professional service providers
- Surrounded by metered street parking & public parking garages
- Contact agents to discuss various uses and layouts, FF&E, and to schedule a walkthrough today!!

Sara Shropshire, CRRP / sara.shropshire@paccra.com / +1 208 287 9494

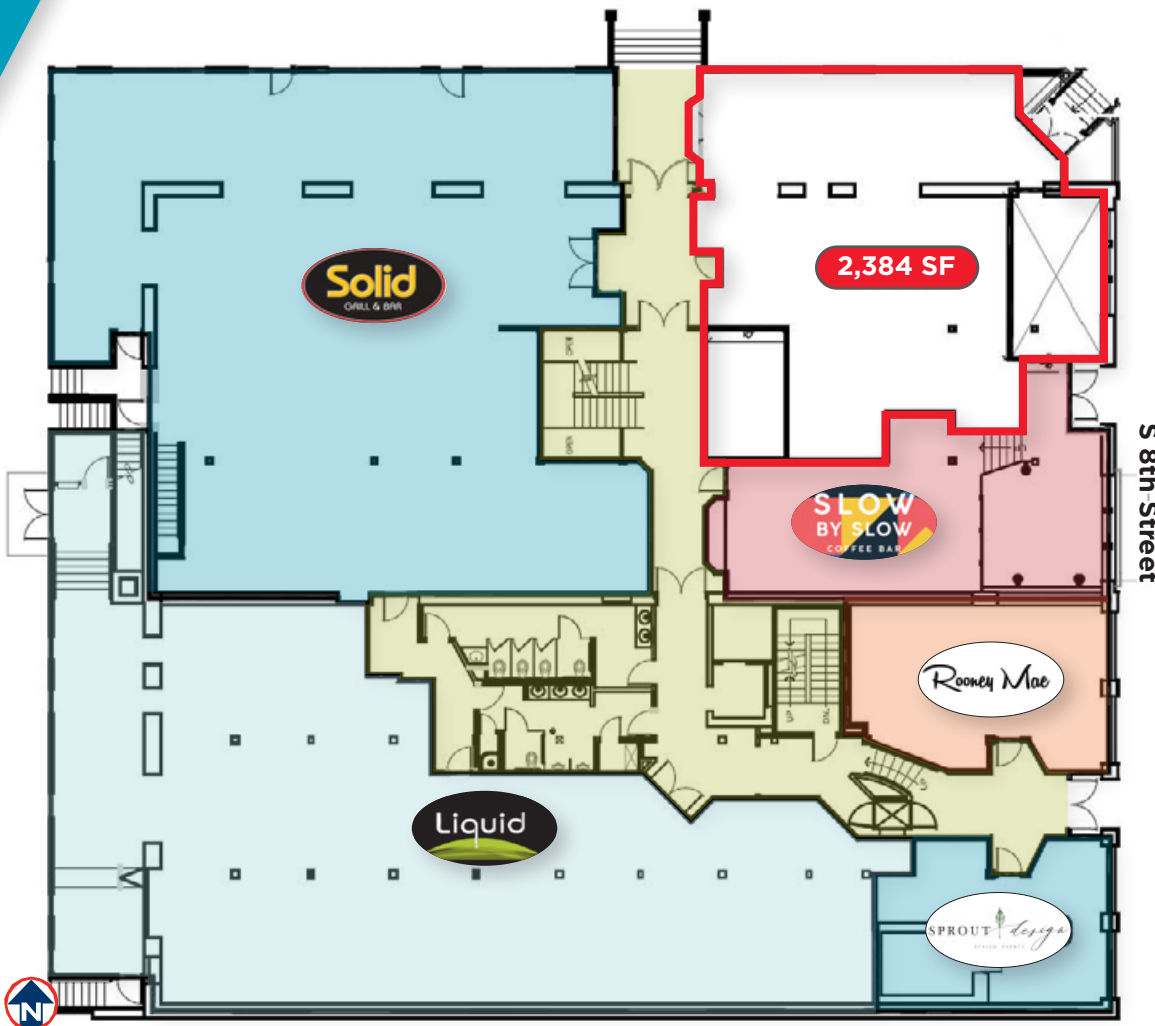
Jennifer McEntee / jennifer.mcentee@paccra.com / +1 208 287 9495

Bree Wells / bree.wells@paccra.com / +1 208 287 9492

BODO RESTAURANT - RETAIL

401 SOUTH 8TH STREET, BOISE, IDAHO 83702

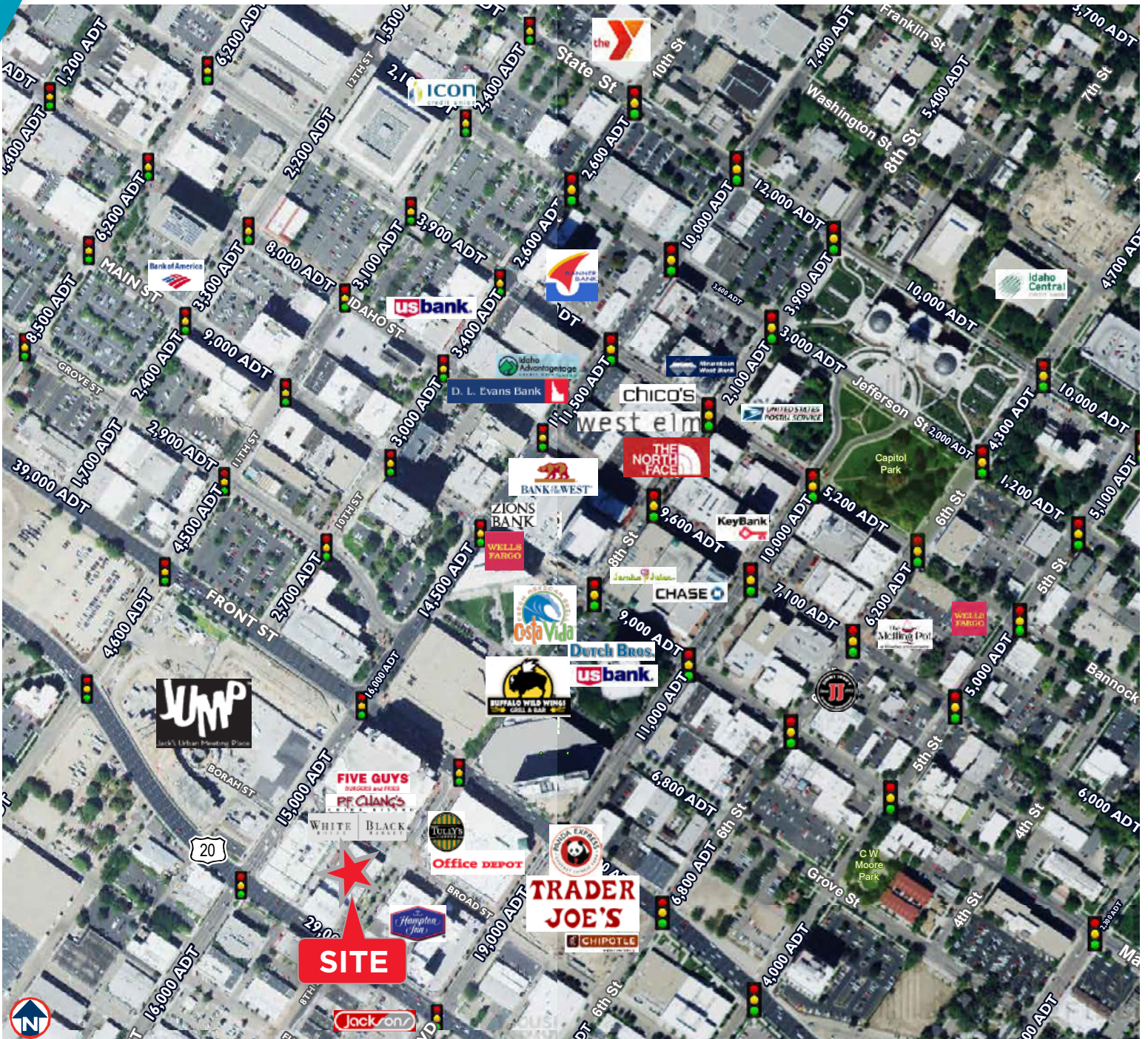
W Broad Street



Sara Shropshire, CRRP / sara.shropshire@pacra.com / +1 208 287 9494
Jennifer McEntee / jennifer.mcentee@pacra.com / +1 208 287 9495
Bree Wells / bree.wells@pacra.com / +1 208 287 9492

BODO RESTAURANT - RETAIL

401 SOUTH 8TH STREET, BOISE, IDAHO 83702



Sara Shropshire, CRRP / sara.shropshire@paccra.com / +1 208 287 9494
Jennifer McEntee / jennifer.mcentee@paccra.com / +1 208 287 9495
Bree Wells / bree.wells@paccra.com / +1 208 287 9492

**WE ARE
THE CENTER
OF RETAIL**

BODO RESTAURANT - RETAIL

401 SOUTH 8TH STREET, BOISE, IDAHO 83702

- LOCATED IN A HIGH GROWTH AREA IN BOISE -

In the identified area, the current year population is 169,786. In 2010, the Census count in the area was 150,432. The rate of change since 2010 was 1.19% annually. The five-year projection for the population in the area is 184,110 representing a change of 1.63% annually from 2020 to 2025.



	1 mile	3 miles	5 miles
Population			
2000 Population	9,454	88,750	150,156
2010 Population	10,091	89,400	150,432
2020 Population	12,471	99,678	169,786
2025 Population	13,840	108,083	184,110
2000-2010 Annual Rate	0.65%	0.07%	0.02%
2010-2020 Annual Rate	2.09%	1.07%	1.19%
2020-2025 Annual Rate	2.10%	1.63%	1.63%
2020 Male Population	52.6%	50.3%	49.7%
2020 Female Population	47.4%	49.7%	50.3%
2020 Median Age	29.8	36.0	37.6

	1 mile	3 miles	5 miles
Households			
2020 Wealth Index	40	72	83
2000 Households	4,720	39,270	62,567
2010 Households	5,248	41,269	66,206
2020 Total Households	6,695	46,832	75,768
2025 Total Households	7,581	51,109	82,543
2000-2010 Annual Rate	1.07%	0.50%	0.57%
2010-2020 Annual Rate	2.40%	1.24%	1.32%
2020-2025 Annual Rate	2.52%	1.76%	1.73%
2020 Average Household Size	1.60	2.05	2.18

	1 mile	3 miles	5 miles
Average Household Income			
2020 Average Household Income	\$57,839	\$75,953	\$80,457
2025 Average Household Income	\$63,653	\$81,663	\$86,644
2020-2025 Annual Rate	1.93%	1.46%	1.49%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	2,962	6,844	10,732
Total Employees:	52,174	99,933	152,937

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

- 2019 TOP 100 BEST PLACES TO LIVE - BOISE, IDAHO #1 -

Take a walk around this year's #1 city and ask people where they're from, and chances are you'll meet a lot of recent transplants from places like Portland, the Bay Area and New York. That's no coincidence. Boise has become a magnet for people looking for a tight-knit community, great job opportunities, easy access to the outdoors — and perhaps most importantly, a much lower cost of living than many larger and comparably sized cities. Young families are drawn to Boise because it's one of the safest cities in the world. In addition, Boise's combination of affordability and do-it-yourself spirit make it the perfect place for creatives (check out the awesome comedy scene), entrepreneurs and startups. The tech scene here is growing fast, with new talent flocking to the city, eager to find a work-life balance that allows for plenty of fresh air and adventure. Boise has appeared on Livability's Top 100 Best Places to Live ranking every year since the list's inception, but this is the city's first — and well-deserved — appearance in the #1 spot. Read more here: <https://livability.com/best-places/top-100-best-places-to-live/2019/id/boise>

BODO RESTAURANT - RETAIL

401 SOUTH 8TH STREET, BOISE, IDAHO 83702

Welcome to the West's Most Dynamic Metro, Boise, Idaho

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

Why Boise Metro

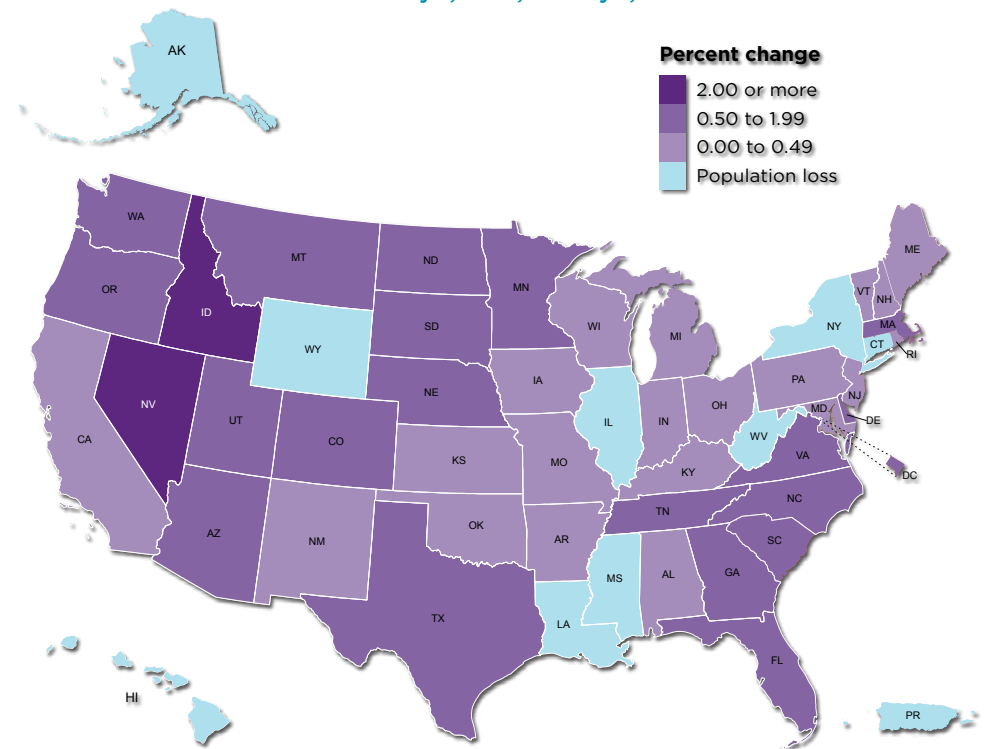
Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



Idaho is one of the Nation's Fastest Growing States

Population Change for States (and Puerto Rico)

From July 1, 2017, to July 1, 2018



CLICK HERE TO DOWNLOAD THE COMPLETE BOISE VALLEY REGIONAL OVERVIEW:

<https://paccra.com/wp-content/uploads/2019/07/Regional-Overview-PACCRA-2019.pdf>

United States
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)

Source: Vintage 2018 Population Estimates
www.census.gov/programs-surveys/popest.html

Sara Shropshire, CRRP / sara.shropshire@paccra.com / +1 208 287 9494

Jennifer McEntee / jennifer.mcentee@paccra.com / +1 208 287 9495

Bree Wells / bree.wells@paccra.com / +1 208 287 9492

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.