

821 WEST STATE STREET

Boise, Idaho 83702

Proposed Retail/Restaurant Space - 1,440 SF - Downtown Boise / For Lease



LeAnn Hume, CCIM, CLS, CRRP / leann.hume@paccra.com / +1 208 287 8436

Andrea Nilson / andrea.nilson@paccra.com / +1 208 287 8439

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PACCRA.COM

**WE ARE
THE CENTER
OF RETAIL**





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AVAILABLE

1,440 SF - Street-Level Retail Space

LEASE RATE

Dependent Upon Use & Terms

AMENITIES

Downtown Core Location, Large Storefront Glass, High Visibility, Negotiable T.I.'s

PARKING

Surrounded by Public Street & Lot Parking

POTENTIAL USES

Retail, Restaurant, Entertainment, Sale Office, Professional Service

SURROUNDING TENANTS/BUSINESSES

Idaho Wheat Commission, Idaho State Capitol Building, 10 Barrel Brewing, Yen Ching, USPS, Boise High School, YMCA Gym, Idaho Wine Commission, Graeber & Co, Banner Bank, Hal Davis Jewelers

LOCATION

In Downtown Boise, Ground Floor of a Newly Constructed Building Located at 9th & State Streets - High Foot Traffic Area

LISTING FEATURES

- Prime retail/restaurant opportunity in the downtown Boise core, surrounded by strong local, regional and national tenants
- Construction starting soon, negotiable tenant improvement allowance for custom build-outs - contact agents for details
- The Downtown location includes close proximity to public transportation, entertainment & a bustling retail & office atmosphere
- Surrounding tenants include local & state government offices, several law firms & other professional services
- Close to the State Capitol Building, banking, retail and restaurants including US Bank, Wells Fargo, Dutch Bros Coffee, Gyro Shack, Tropical Smoothie Cafe, Costa Vida, Flat Bread, Bardenay Restaurant & Distillery, Ruth's Chris, Hyatt Place Boise, North Face, Bittercreek Alehouse, Thomas Hammer Coffee, BACON, Zen Bento
- 1 Mile Demographics - Population 12,669, Average Household Income \$55,031, Daytime Population 52,016, Businesses 2,616
- Contact agents to discuss potential uses, tenant improvements / build-outs & lease term information

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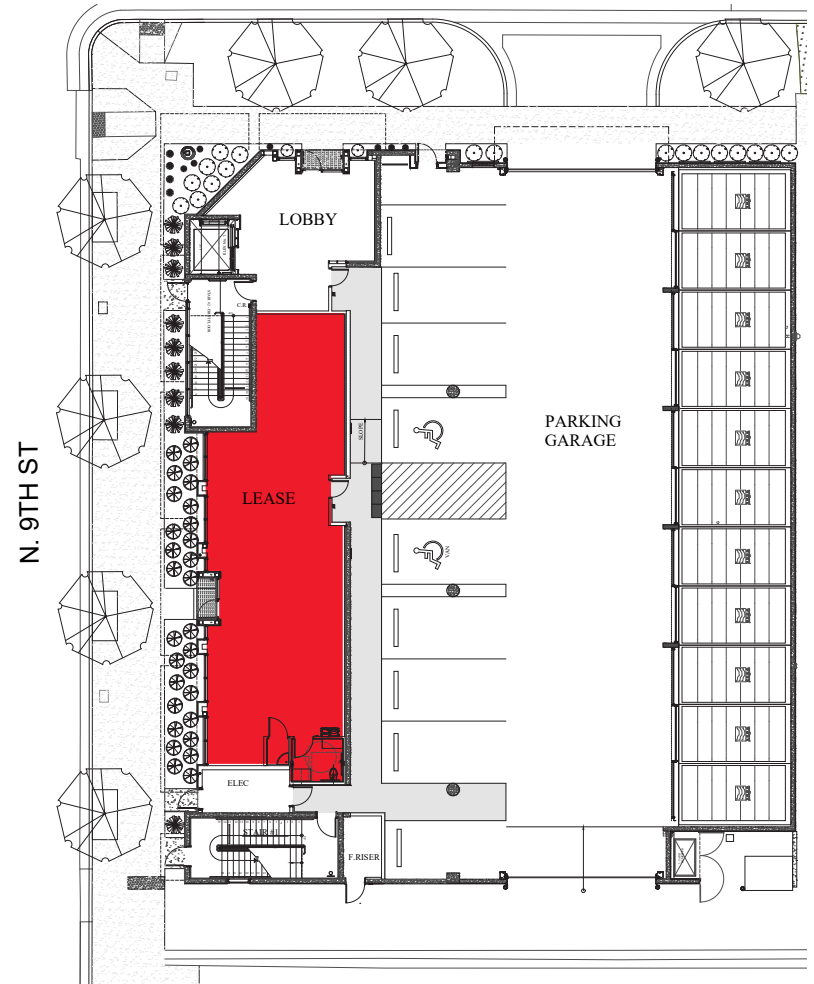
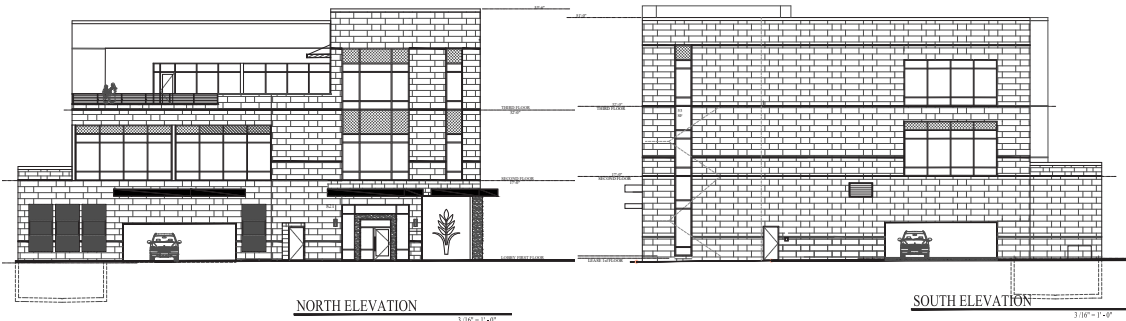
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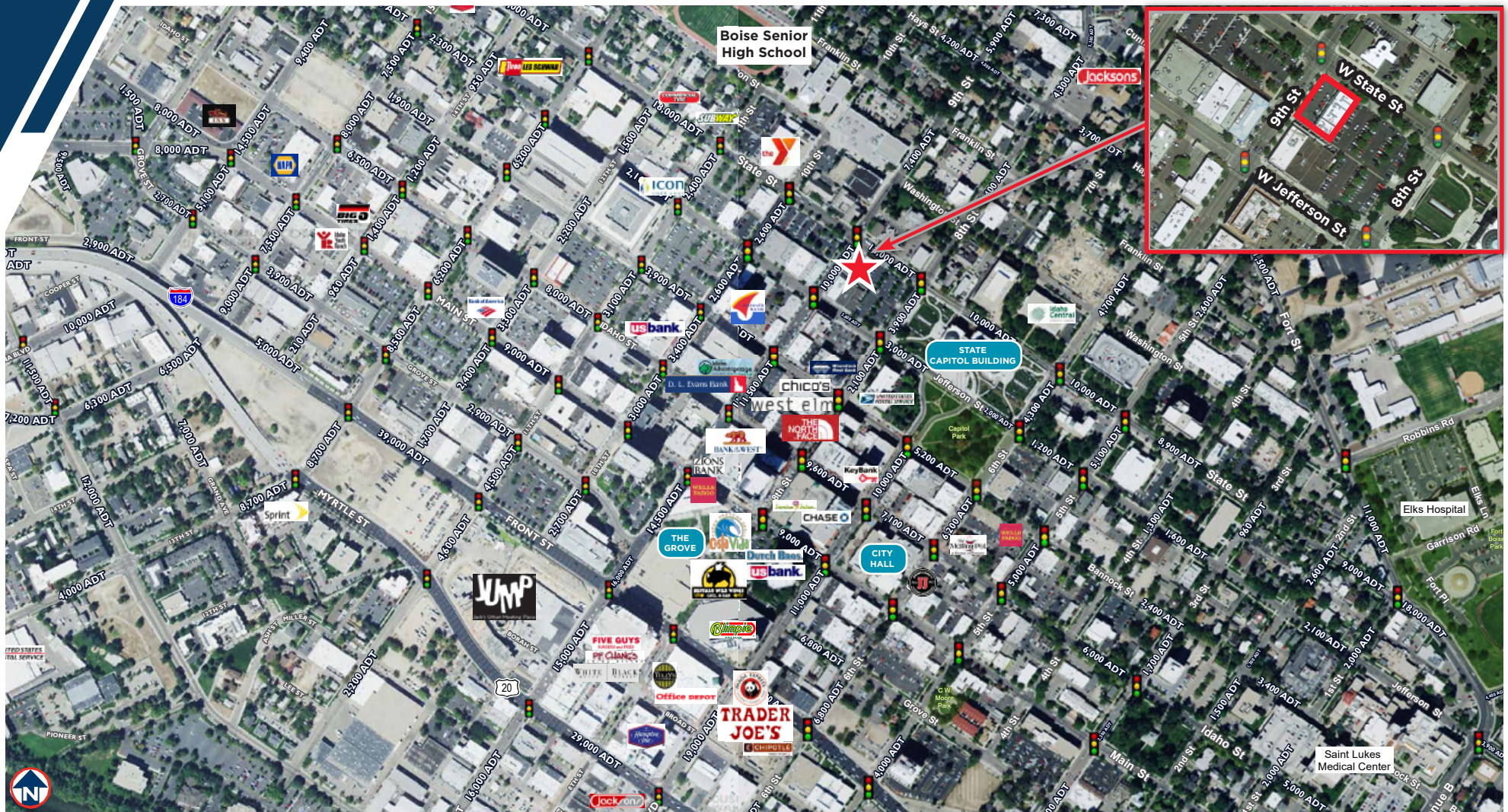
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- LOCATED IN A HIGH GROWTH AREA IN BOISE -

In the identified area, the current year population is 90,175. In 2010, the Census count in the area was 82,875. The rate of change since 2010 was 1.03% annually. The five-year projection for the population in the area is 95,883 representing a change of 1.24% annually from 2018 to 2023.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

	1 mile	2 miles	3 miles
Population			
2000 Population	10,528	41,577	82,462
2010 Population	11,129	41,679	82,875
2018 Population	12,669	45,474	90,175
2023 Population	13,682	48,338	95,883
2000-2010 Annual Rate	0.56%	0.02%	0.05%
2010-2018 Annual Rate	1.58%	1.06%	1.03%
2018-2023 Annual Rate	1.55%	1.23%	1.24%
2018 Male Population	52.3%	51.1%	50.2%
2018 Female Population	47.7%	48.9%	49.8%
2018 Median Age	30.9	34.2	35.7

Households			
2000 Households	5,139	19,359	36,613
2010 Households	5,604	20,122	38,349
2018 Total Households	6,455	22,089	41,922
2023 Total Households	7,101	23,651	44,790
2000-2010 Annual Rate	0.87%	0.39%	0.46%
2010-2018 Annual Rate	1.73%	1.14%	1.09%
2018-2023 Annual Rate	1.93%	1.38%	1.33%
2018 Average Household Siz	1.71	1.96	2.08

Average Household Income			
2018 Average Household Income	\$55,031	\$67,897	\$70,170
2023 Average Household Income	\$64,190	\$78,900	\$81,054
2018-2023 Annual Rate	3.13%	3.05%	2.93%

Data for all businesses in area			
	1 mile	2 miles	3 miles
Total Businesses:	2,616	3,937	5,963
Total Employees:	52,016	66,930	94,441

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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.

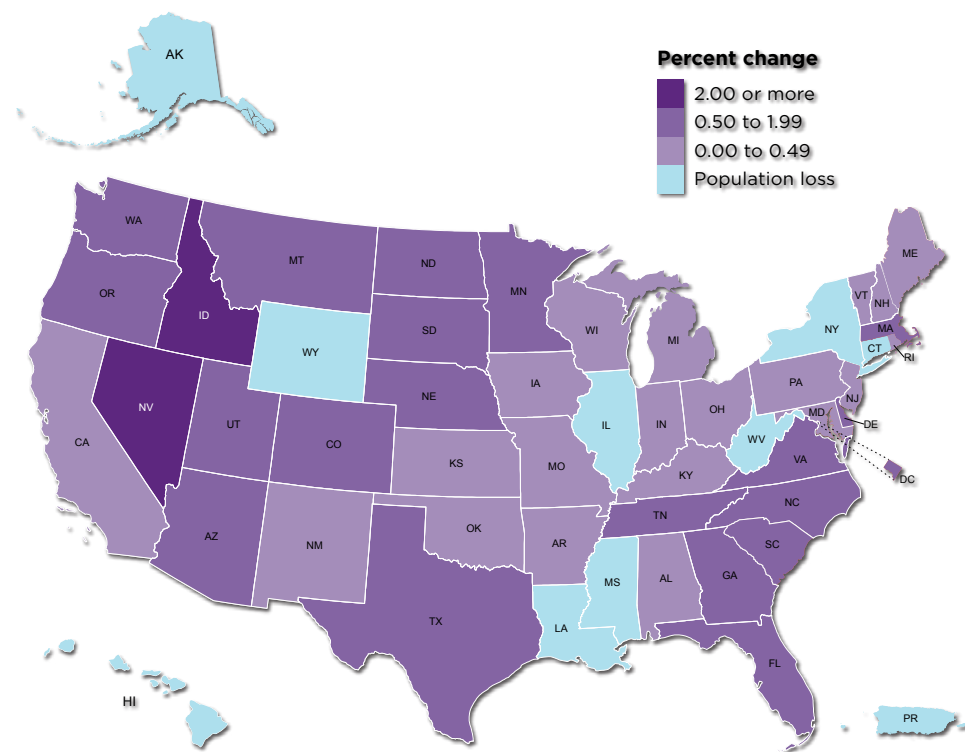


CLICK HERE TO DOWNLOAD THE COMPLETE BOISE VALLEY REGIONAL OVERVIEW:
<https://paccra.com/wp-content/uploads/2019/07/Regional-Overview-PACCRA-2019.pdf>

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



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

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