



RETAIL SPACE FOR LEASE

633 N MILWAUKEE ST., BOISE, ID 83704

RETAIL
FOR LEASE



PROPERTY INFORMATION:

Available SF: **1,395 - 7,083 SF**

Lease Rate: **Contact Agents**

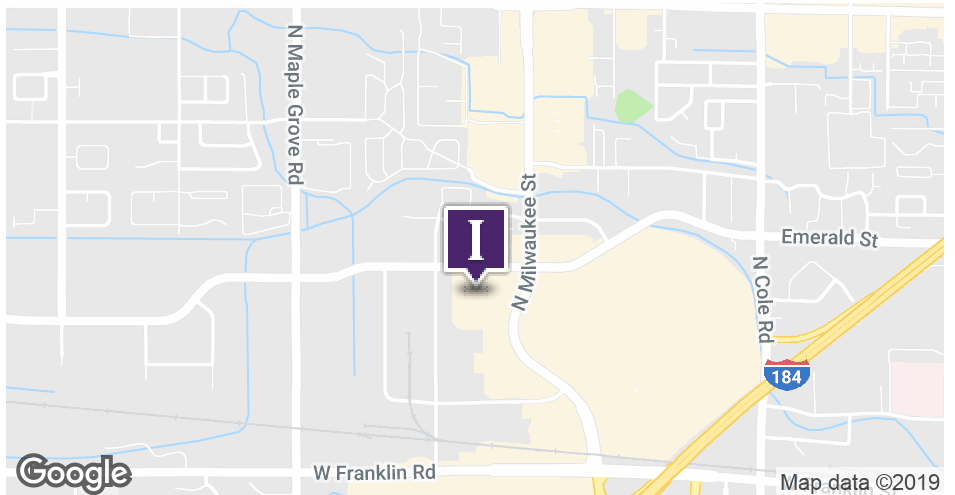
Building Size: **239,738 SF**

Market: **Boise**

Sub Market: **Mall Area**

Cross Streets: **Milwaukee & Emerald**

SPACE	SIZE (SF)	LEASE RATE
Suite 337	1,395 SF	CONTACT AGENTS AVAILABLE NOW
Suite 279	1,550 SF	CONTACT AGENTS
Suite 277	1,584 SF	CONTACT AGENTS AVAILABLE NOW
Suite 411	2,845 SF	CONTACT AGENTS AVAILABLE NOW
Suite 331	7,083 SF	CONTACT AGENTS



380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706
www.icrellc.com
(208) 429.8603 / office / (208) 429-8604 fax

LISTING AGENTS:

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Seth McCormack
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,395 - 7,083 SF
Lease Rate:	Contact Agents
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Market:	Boise
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Cross Streets:	Milwaukee & Emerald

PROPERTY OVERVIEW

Westpark Towne Plaza is one of the most well located retail centers in all of Idaho. Located across the street from the 1,200,000 square foot Boise Towne Square which is the largest indoor regional mall in Idaho, surrounding the subject property (Westpark Towne Plaza) are some of the most well known names in retail including Nordstrom Rack, Macy's, Target, Dick's Sporting Goods, REI, Cabela's, as well as many smaller national retailers such as Chick Fil A, Noodles, Starbucks, Chipotle, Red Robin, Olive Garden, Verizon and many more.

PROPERTY HIGHLIGHTS

- Traffic Count on Milwaukee - 23,865 ADT
- Traffic Count on Emerald - 15,638 ADT (W of Milwaukee)
- Traffic Count on Emerald - 14,258 ADT (E of Milwaukee)

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SITE PLAN

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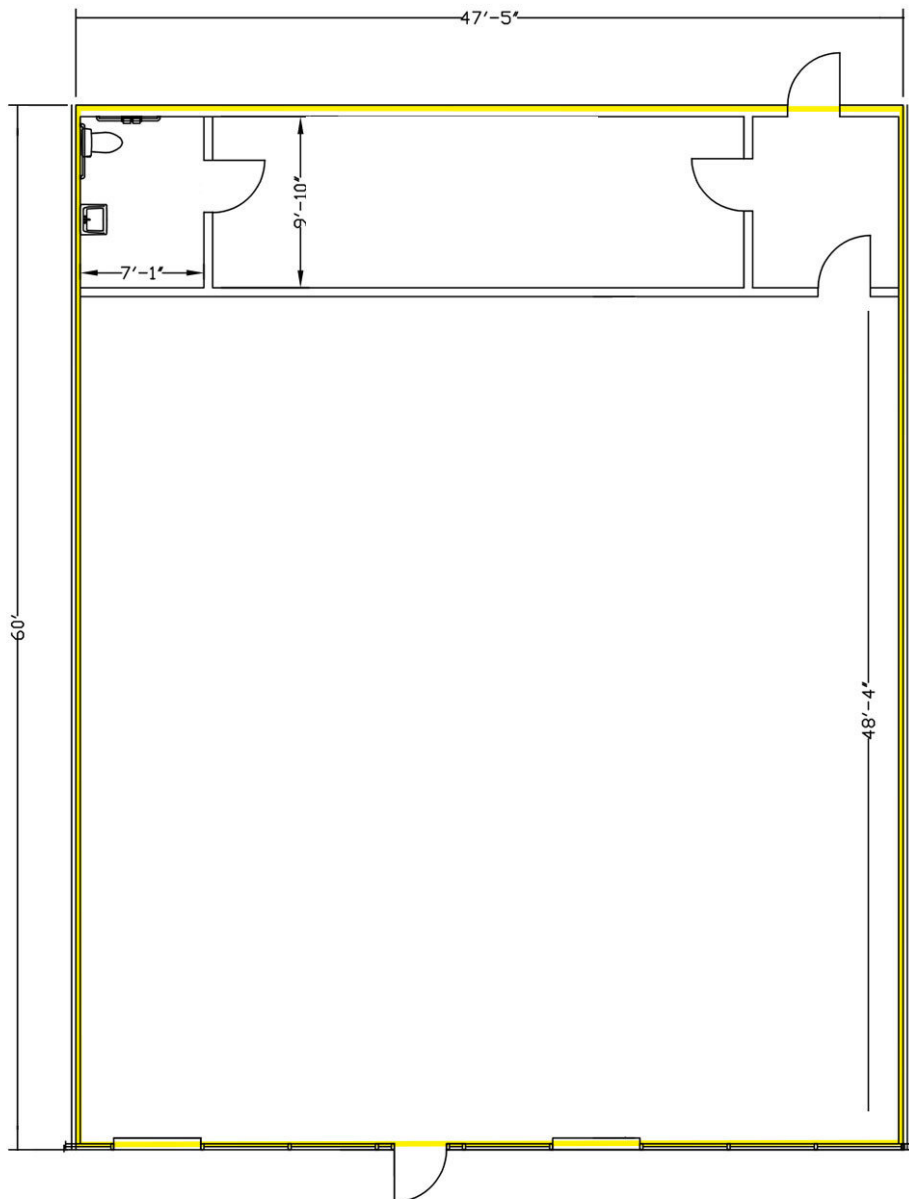
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RETAIL SPACE FOR LEASE

633 N MILWAUKEE ST., BOISE, ID 83704

SUITE 411 FLOORPLAN



Suite 411
2,845 SF

RETAIL



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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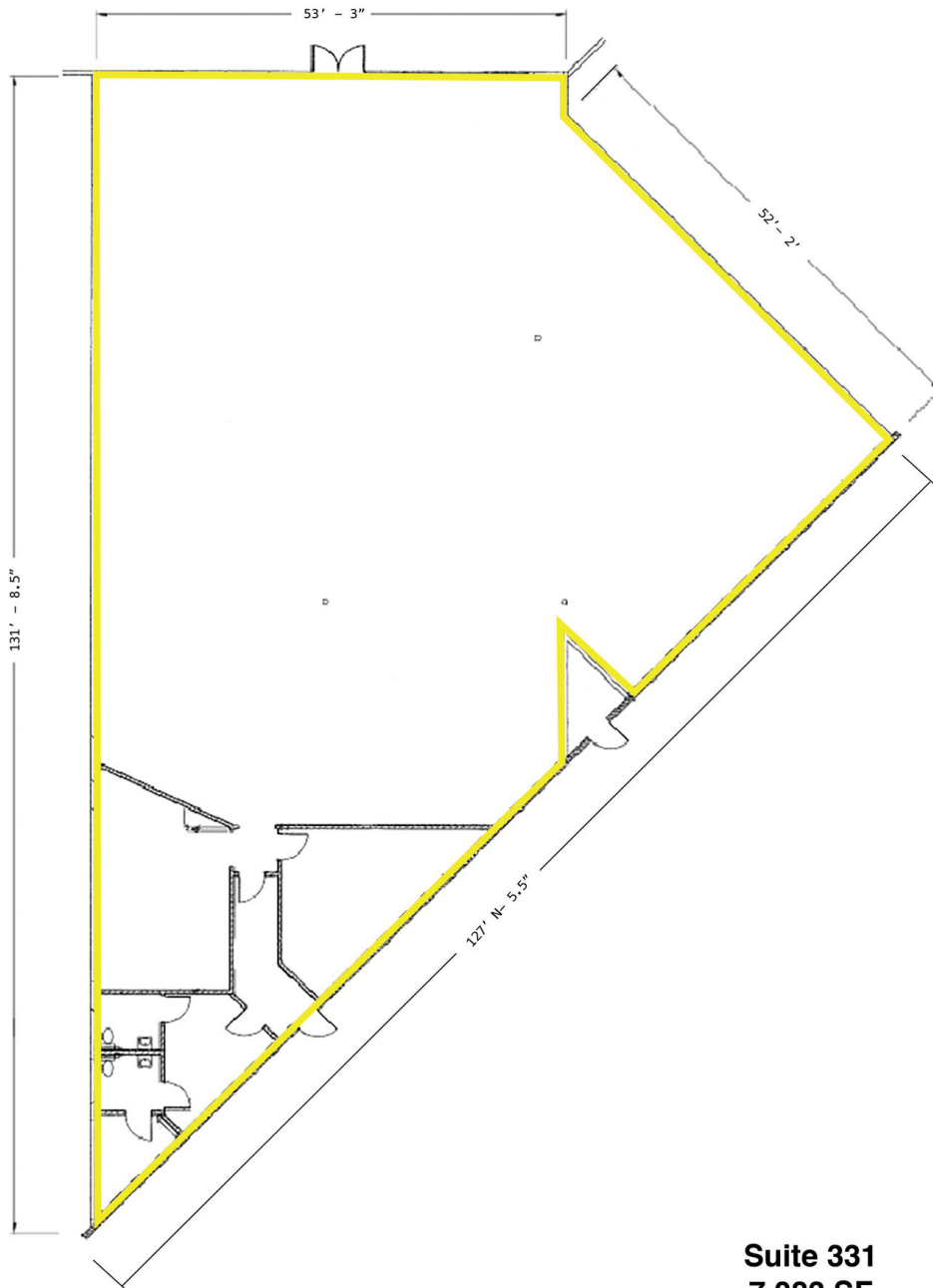
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RETAIL SPACE FOR LEASE

633 N MILWAUKEE ST., BOISE, ID 83704

SUITE 331 FLOORPLAN



Suite 331
7,083 SF

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ADDITIONAL PHOTOS



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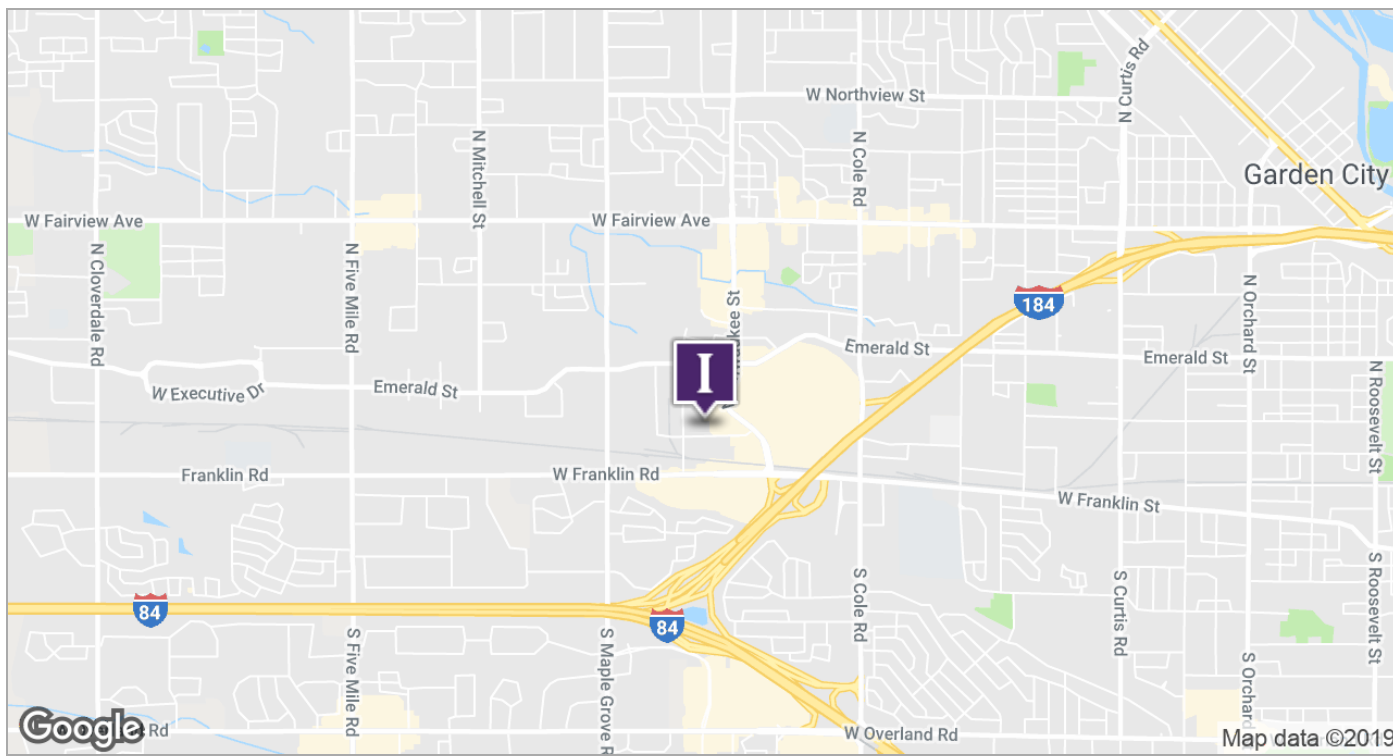
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LOCATION MAPS



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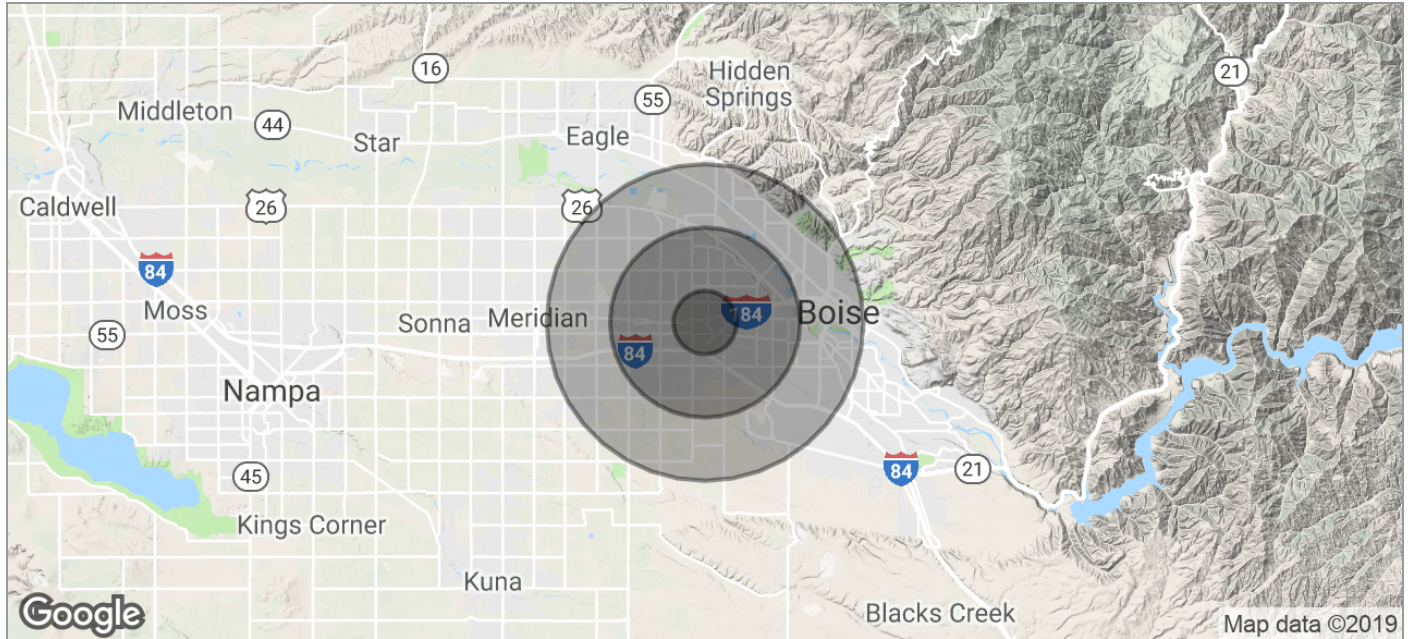
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,314	93,455	209,726
MEDIAN AGE	35.2	35.2	35.4
MEDIAN AGE (MALE)	34.4	34.0	34.6
MEDIAN AGE (FEMALE)	36.0	36.4	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,282	37,584	85,529
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$50,155	\$55,184	\$59,978
AVERAGE HOUSE VALUE	\$170,954	\$184,434	\$208,521

* Demographic data derived from 2010 US Census

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