



THE GROVE RETAIL FORMER JUICE BAR

1,978 SF FOR SUBLEASE

801 WEST MAIN STREET
BOISE, IDAHO 83702

LOCATED AT 8TH & MAIN STREETS
IN THE CENTER OF IT ALL

HIGH FOOT TRAFFIC FROM ALIVE AFTER 5,
STEELHEAD HOCKEY, CONCERTS AND MORE





HIGHLIGHTS

LOCATED IN THE GROVE PLAZA, HOME TO SEVERAL EVENTS WITH HIGH FOOT TRAFFIC

- Prime location in the heart of it all, The Boise Grove
- [Surrounded by several restaurants & a bustling nightlife & entertainment atmosphere](#) & [The New Warehouse Eateries](#)
- Adjacent to the [Idaho Central Arena](#) - Home to numerous events & Idaho's only professional ECHL hockey team - [The Idaho Steelheads](#)
- [Boise Centre](#) is Idaho's largest convention center at 86,000 SF and can accommodate groups from 10 - 2,000 People

PROPERTY FEATURES

Available:	1,978 SF - Former Juice Bar
Sublease Rate:	Negotiable, Contact Agent
Sublease Term:	Through June 30, 2025 with 2 - 5 Years Options to Renew
Proposed Use:	Restaurant, Coffee, Retail, Sales, Professional Service
Parking:	Ability to Lease One Parking Stall in the Garage Below the Building & Surrounded by Public Parking Garages
Surrounding Tenants:	Wells Fargo, Buffalo Wild Wings, Dutch Bros Coffee, Negranti Creamery, Tropical Smoothie Cafe, Boise State University Bronco Shop, Lucky Fins Seafood Grill, Costa Vida, Trillium Restaurant, Flat Bread, Chandlers, Five Guys, Old Chicago, Ruth's Chris

INTERIOR PHOTOS - 1,978 SF





LOCATED IN THE GROVE PLAZA

Rush Bowls, Bao Boi, Anzalone Pizza
Caffe D'Arte, Last Call, Paddles Up Poke
The Loading Dock, Piedaho, Wok n' Roll
Totally Toasted, Last Call, Camp Cocktail Bar,
Waffle Love Gaston's Bakery, Neighbor Tim's BBQ

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/lifestyle/national-accolades>

**Best Places to Live
in the U.S.**

U.S. News
June 2022

**Next Great
Food City**

Food & Wine
April 2022

**#5 Top Emerging
Industrial Markets**

CommercialEdge
February 2022

**#1 Most Promising
US City**

RocketHomes
December 2021

**#2 Nampa, ID & #3
Meridian Top
Boomtowns**

Smart Asset
November 2021

**Ada County #17 in
Talent Attraction**

EMS I Burning Glass
November 2021

**#8 Best Places for
Outdoor Enthusiasts
to Live and Work**

Smart Asset
October 2021

**#10 Best City for
Young Professionals**

SmartAsset
June 2021

**Safest Cities in
America**

SmartAsset
April 2021

#5 Best State

US News &
World Report
March 2021

**Best-Performing
Cities**

Milken Institute
February 2021

**#4 Best Place to
Find a Job**

WalletHub
February 2021

**Top 5 Metros for First
Time Homebuyers**

Move.org
January 2021

**Cities With the Best
Work-Life Balance**

SmartAsset
January 2021

**#4 Best City for
Early Retirees**

SmartAsset
December 2020

**#4 Best City for First
Time Homebuyers**

SmartAsset
October 2020

**#1 City Whose Jobs
Are Recovering**

WalletHub
October 2020

**Most Moved
To Cities**

Business Insider
September 2020

**Best Cities
for Women
Entrepreneurs**

Fundera
September 2020

**Cities Whose July
Unemployment Rates
Are Bouncing Back**

WalletHub
September 2020

CITY OF BOISE NATIONAL ACCOLADES

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.

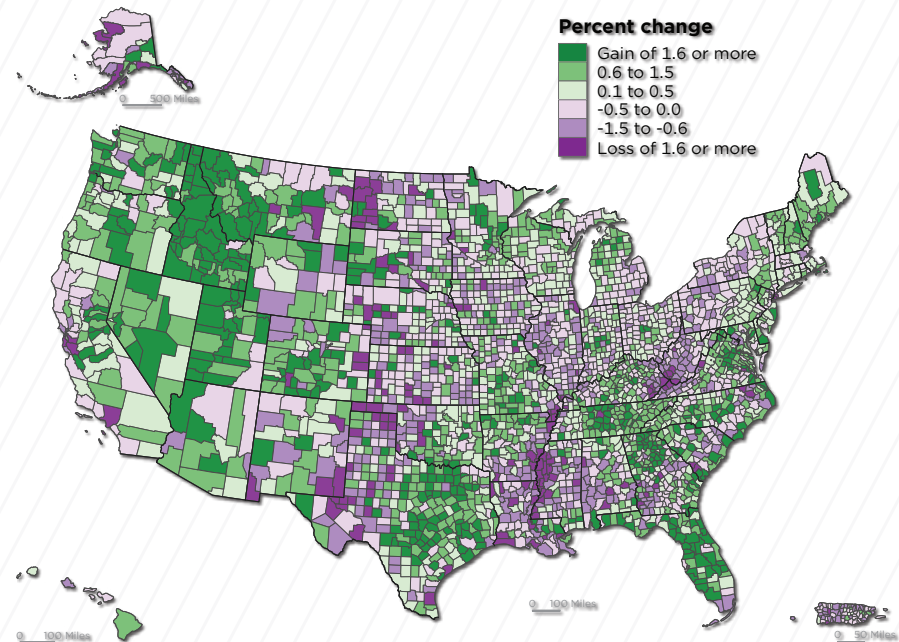


CLICK HERE TO DOWNLOAD THE COMPLETE BOISE VALLEY REGIONAL OVERVIEW:
<https://www.bvep.org/regional-overview>



WHERE COUNTIES ARE GROWING

Percent Change in Population by County: 2020 to 2021



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](https://www.census.gov/programs-surveys/popest.html)



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A wide-angle photograph of a modern outdoor plaza during sunset. The sky is a mix of orange, pink, and blue. In the foreground, there are large, angular, metallic sculptures on a paved area. The plaza is furnished with tables and chairs, and there are trees and modern buildings in the background. One building on the right has a sign that says "BUFFALO WILD WINGS".

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