



HAWKINS
COMPANIES

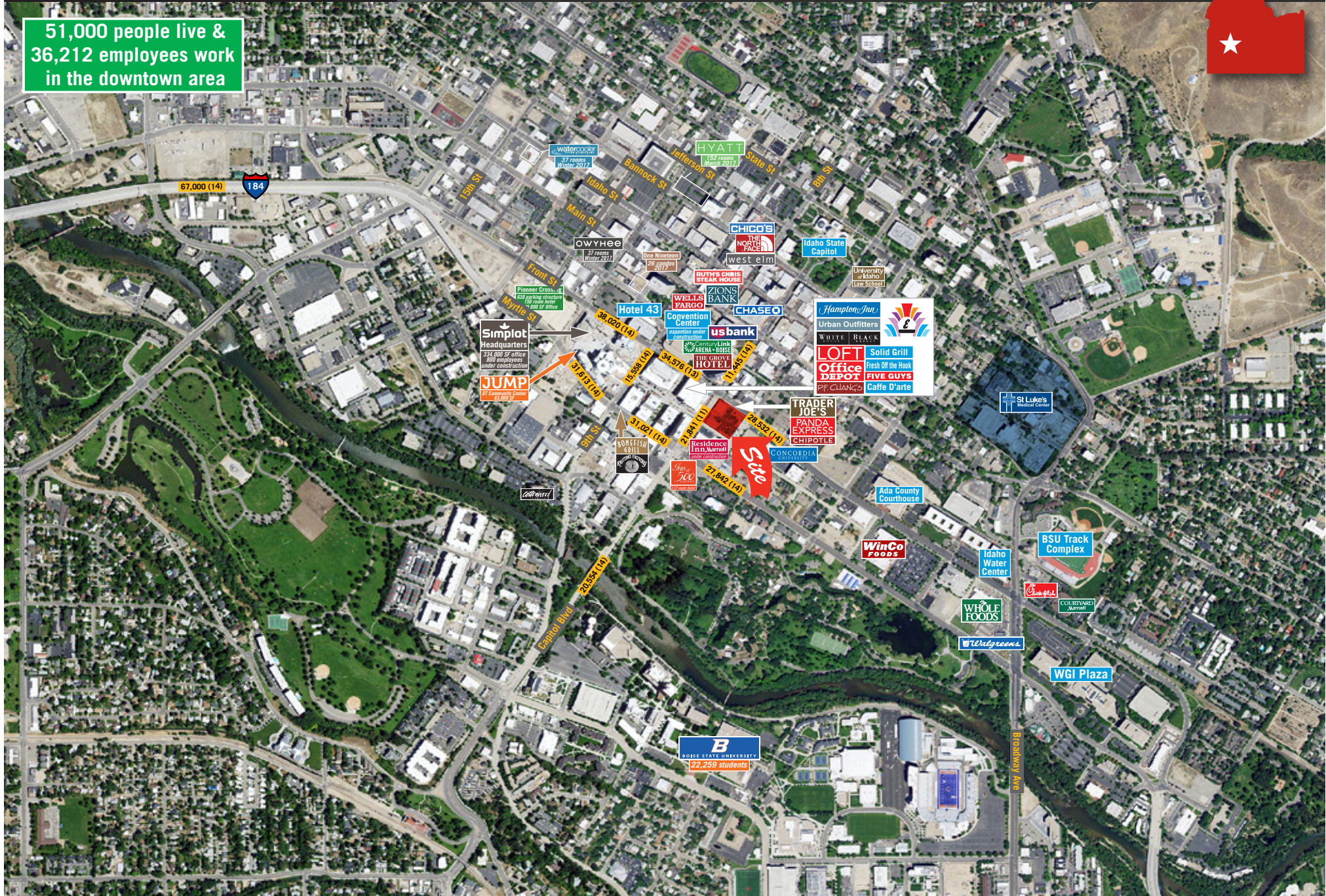
COMMERCIAL DEVELOPERS

For Lease

Boise, ID Capitol Blvd & Front St



51,000 people live &
36,212 employees work
in the downtown area



For Lease

Boise, ID — Capitol Blvd & Front St

43.612757
-116.203574

New Concept — Looking South East



Conceptual Elevation — Looking West



Conceptual Elevation — looking North



Beau Manwaring 208.908.5544 bmanwaring@hcollc.com | Shaun Greear 208.908.5520 sgreear@hcollc.com

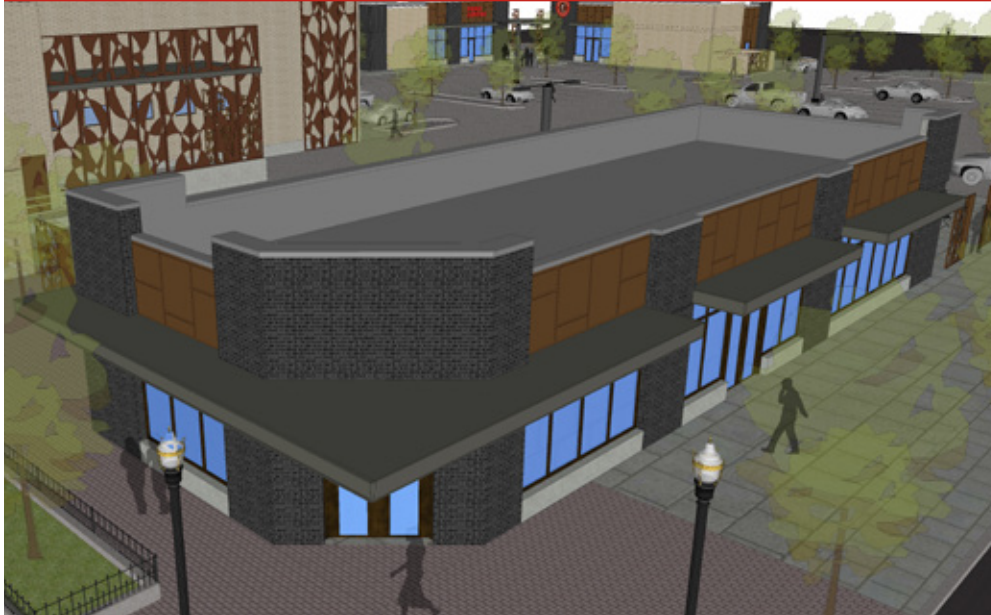
Hawkins Companies
855 West Broad Street, Suite 300
Boise, ID 83702-7154 www.hcollc.com

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Conceptual Elevation — Looking East



Conceptual Elevation — Looking North



Conceptual Elevation — Looking North East



Conceptual Elevation — Looking North



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Available

- Pad 3 — 2,460 SF
— Fully entitled with design review approval

Neighbors

Trader Joe's	Panda Express	The Grove Hotel	Bonefish Grill
Chipotle	Whole Foods	White House I Black Market	Chico's
Winco	Walgreens	Boise Convention Center	Caffe D'arte
Office Depot	Edwards Theatre	Ha' Penny	The North Face
P.F. Chang's	Ann Taylor Loft	West Elm	Ruth Chris
Century Link Arena	Five Guys	The Knitting Factory	Concert House

Vehicles Per Day

Capitol Blvd
— S of Front
— Boise River
Front St —
— E of 9th
— W of 9th

2014/2014
21,841
19,693
2014/2013
28,532
34,576

Demographics

2017

Population

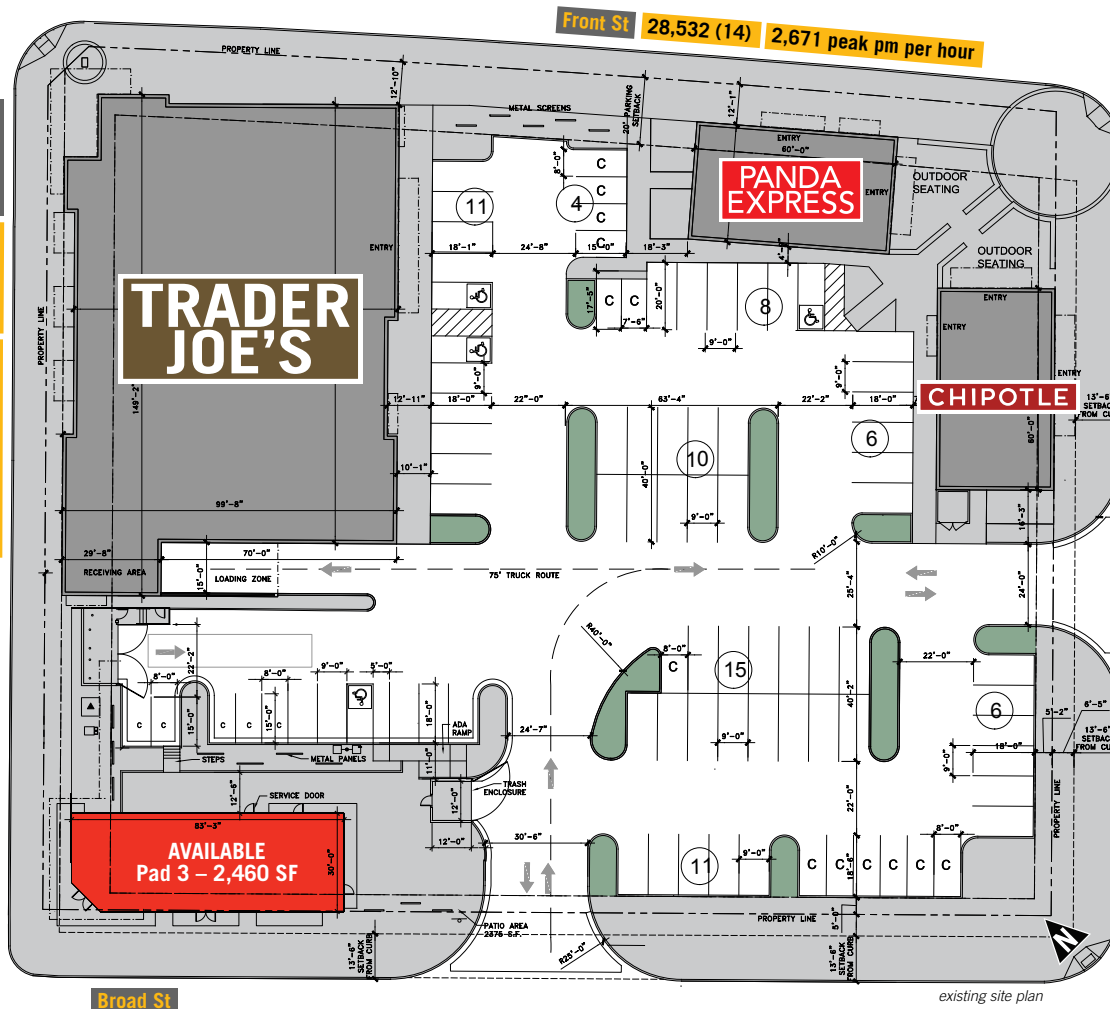
1 Mile Radius	11,958
3 Mile Radius	92,435
5 Mile Radius	157,892

Average Household Income

1 Mile Radius	\$48,036
3 Mile Radius	\$65,773
5 Mile Radius	\$69,489

Total Daytime Employees

3 Mile Radius	48,467
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