

DIVISIBLE RETAIL SPACE IN EXCELLENT LOCATION | AVAILABLE FOR LEASE

615 S. 9TH STREET

BOISE, IDAHO 83702



TOK
COMMERCIAL

DESIRABLE
DOWNTOWN BOISE LOCATION
WITH RARE, ON-SITE PARKING!

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PROPERTY DETAILS

PROPERTY TYPE	—	Retail
AVAILABLE SF	—	12,120 SF
BLDG. SIZE	—	12,120 SF
LEASE TYPE	—	NNN
LEASE TERM	—	Negotiable
BUILDING TYPE	—	Single or Multi-tenant Retail Flex
ZONING	—	C-5/DD

PROPERTY HIGHLIGHTS

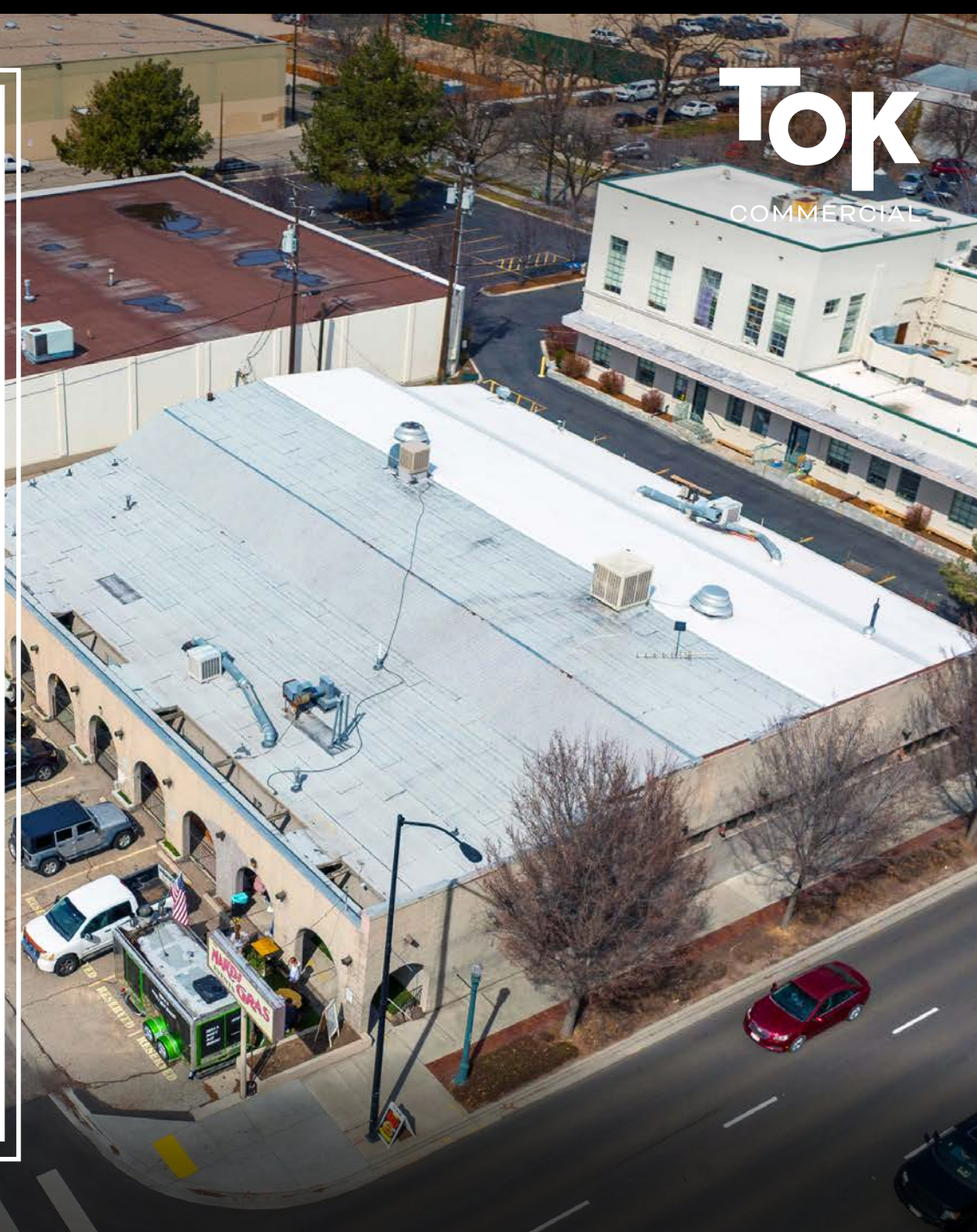
Excellent downtown location with rare, on-site parking.

Easy access to the Boise Connector and I-84.

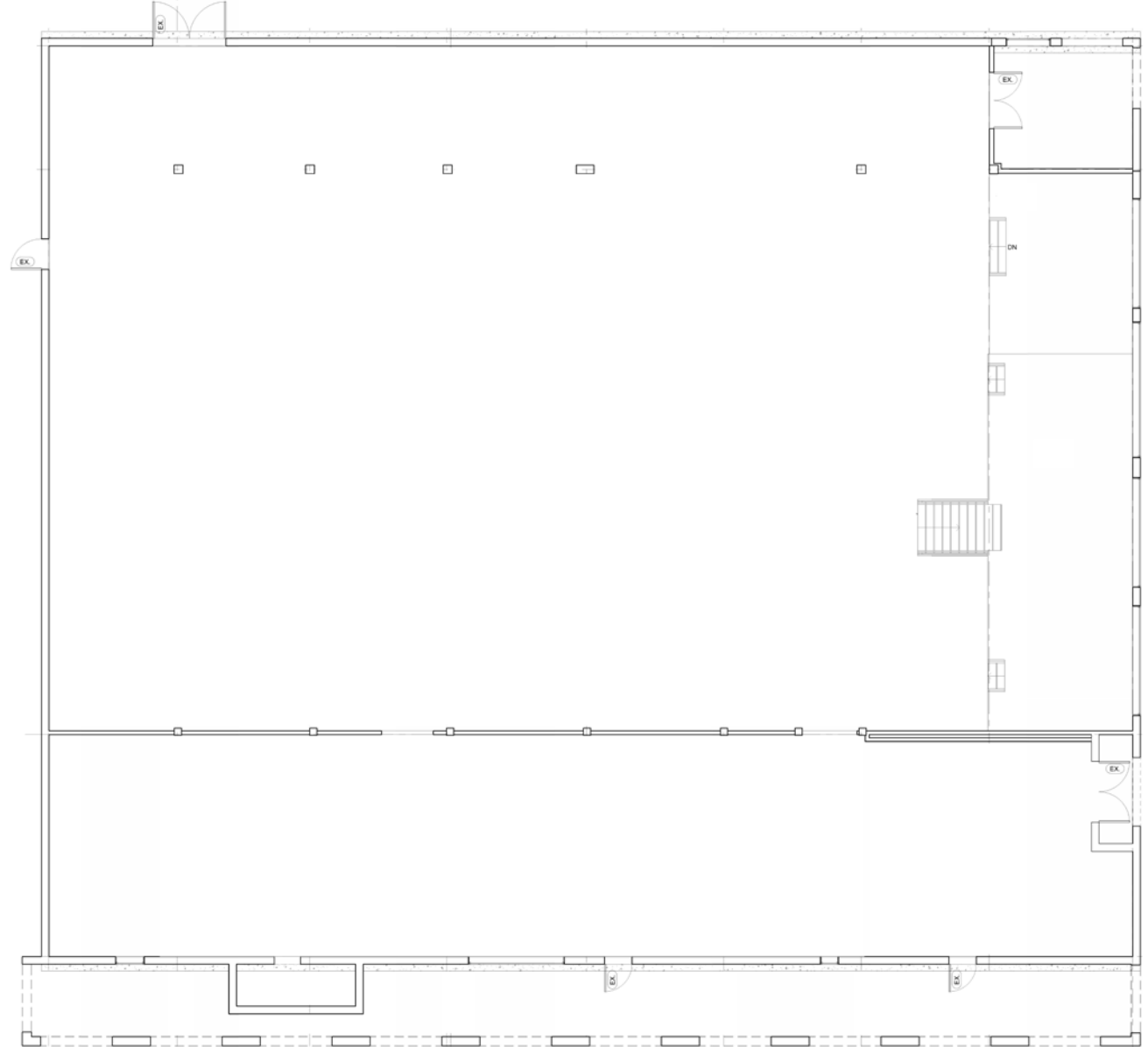
Surrounded by an abundance of amenities, such as music venues, restaurants, and highly trafficked retail shopping.

Walking distance to the Boise Greenbelt.

T.I. negotiable for credit tenants or can be leased as is.



FLOOR PLAN | 12,120 SF



UPDATED: 10.13.2023

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FORMER, ICONIC DOWNTOWN EVENT SPACE



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LOCAL DEMOGRAPHICS

POPULATION

	3 Mile Radius	5 Mile Radius	10 Mile Radius
2023 Population	11,005	31,592	118,632
2010 Census Population	8,642	28,648	110,343
Projected Annual Growth	2.5%	1.5%	1.3%
Historic 10 Year Growth	2.4%	0.8%	0.8%

INCOME

	3 Mile Radius	5 Mile Radius	10 Mile Radius
2021 Average HH Income	\$58,182	\$78,362	\$77,442
2021 Per Capita Income	\$30,879	\$38,491	\$36,042
HH Income Over \$200k	6.9%	6.0%	7.0%

HOUSEHOLDS

	3 Mile Radius	5 Mile Radius	10 Mile Radius
2021 Est. Households	5,684	15,315	54,725
2026 Projected Households	6,396	16,448	58,322
Projected Annual Growth	2.5%	1.5%	1.3%
2000-2021 Annual Growth	3.2%	4.4%	2.7%

WORK FORCE

	3 Mile Radius	5 Mile Radius	10 Mile Radius
2021 Est. Businesses	2,461	3,563	8,132
2021 Est. Total Employees	32,249	46,648	94,210
2021 Labor Pool Age ≥ 16	10,114	28,203	101,770
2021 Est. Unemployment Rate	3.2%	2.9%	3.3%

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SITE



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