



CUSHMAN &  
WAKEFIELD

# THE GROVE RETAIL FORMER JUICE BAR

1,978 SF FOR LEASE

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





## PROPERTY FEATURES

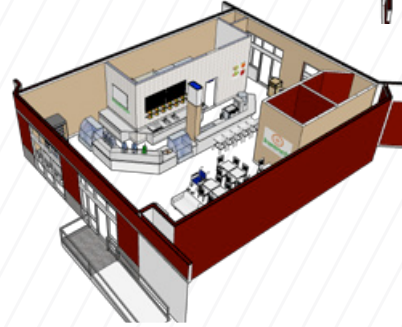
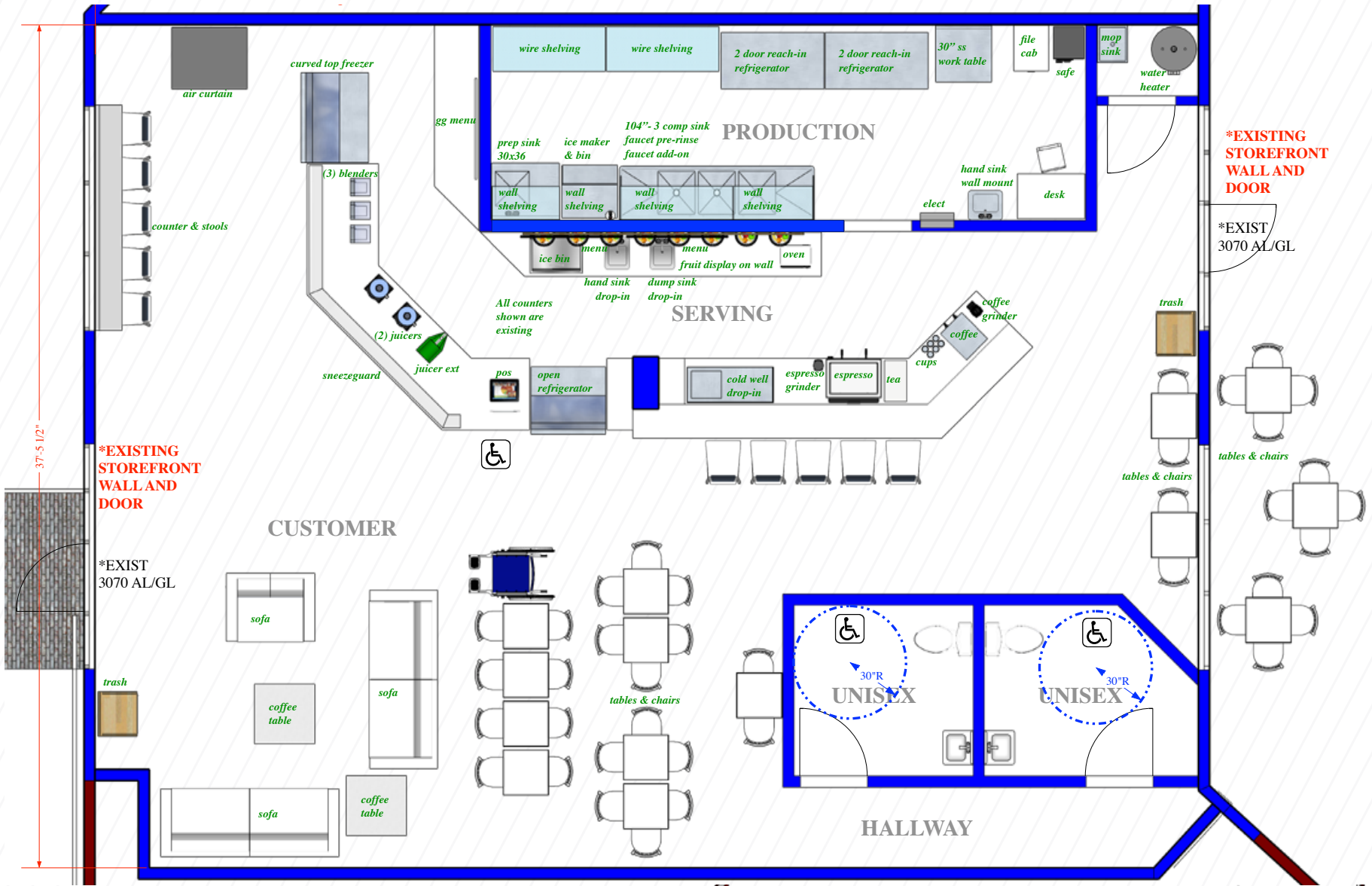
Available:	1,978 SF - Former Juice Bar
Lease Rate:	\$27.00/SF
Lease Type:	NNN - Est. \$4.50/SF
Proposed Use:	Restaurant, Retail, Sales, Professional Service
Parking:	Ability to Lease One Parking Stall in the Garage Below the Building & Surrounded by Public Parking Garages
Surrounding Tenants:	Wells Fargo, Buffalo Wild Wings, Dutch Bros Coffee, Negranti Creamery, Tropical Smoothie Cafe, Boise State University Bronco Shop, Acero Boards & Bottles, Costa Vida, Trillium Restaurant, Chandlers, Five Guys, Old Chicago, Ruth's Chris

## 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

POTENTIAL SPACE PLAN - 1,978 SF



INTERIOR PHOTOS - 1,978 SF





INCLUDES PATIO SEATING AREA

LOCATED IN THE GROVE PLAZA





**P** PARKING

STATE  
CAPITOL BUILDING

**J** JUNIPER

**SITE**

CITY HALL

THE GROVE

**THE WAREHOUSE - RESTAURANT ROW**

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

THE WAREHOUSE

TRADER  
JOE'S  
MOD PIZZA



## 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**

EMSI 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

# 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.

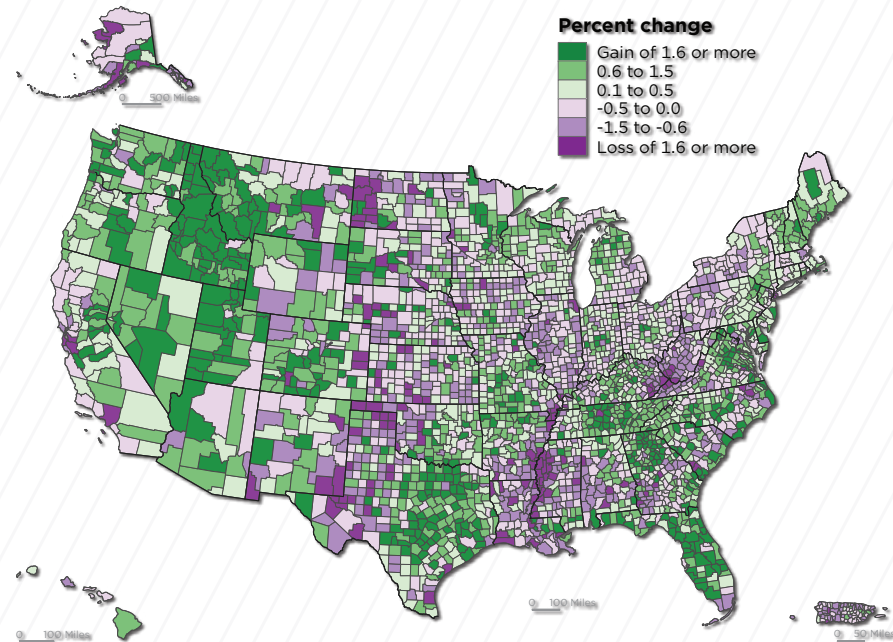


CLICK HERE TO DOWNLOAD THE COMPLETE BOISE VALLEY REGIONAL OVERVIEW:  
<https://www.bvep.org/regional-overview>



## 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/PEPEST.HTML](https://www.census.gov/programs-surveys/pepest.html)



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A photograph of an outdoor plaza at sunset. The sky is a mix of blue, orange, and pink. In the foreground, there are several large, metallic, faceted sculptures. The plaza is paved with light-colored concrete and has several tables and chairs under large white umbrellas. In the background, there are modern buildings, one of which has a sign that says "BUFFALO WILD WING".

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