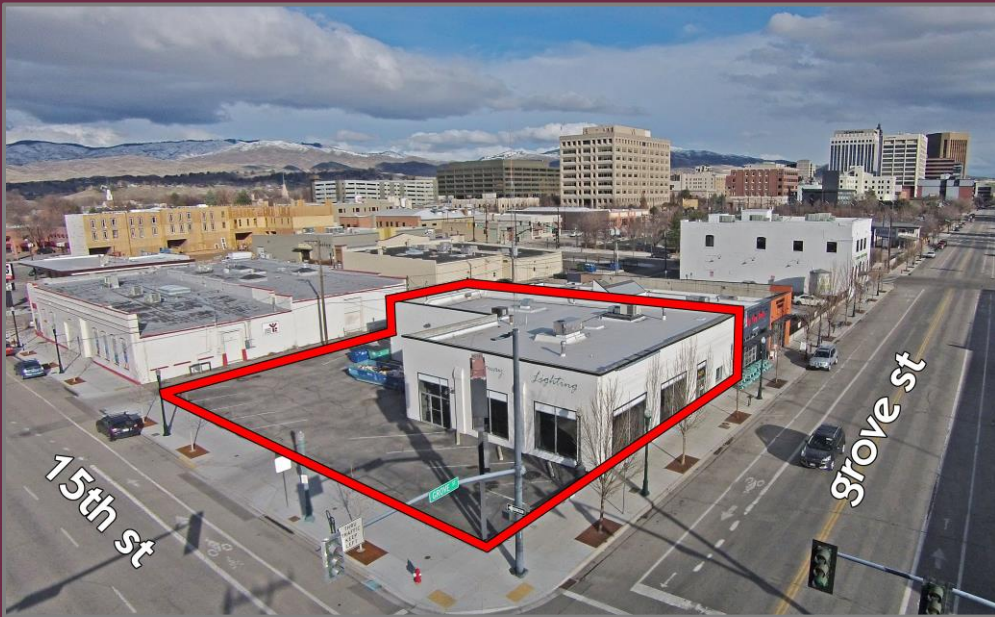


prime downtown property for lease



property details

1420 w grove st
boise, id 83702

- amazing opportunity to lease an iconic building in boise's linen district
- corner location with unbeatable street presence
- flexible building layout makes this property perfect for numerous different uses
- off street parking, huge windows, easy access, great signage
- zoned c-2dd with P3 parking overlay
- ~1500 – 5500sf available

for lease

\$14/sf nnn

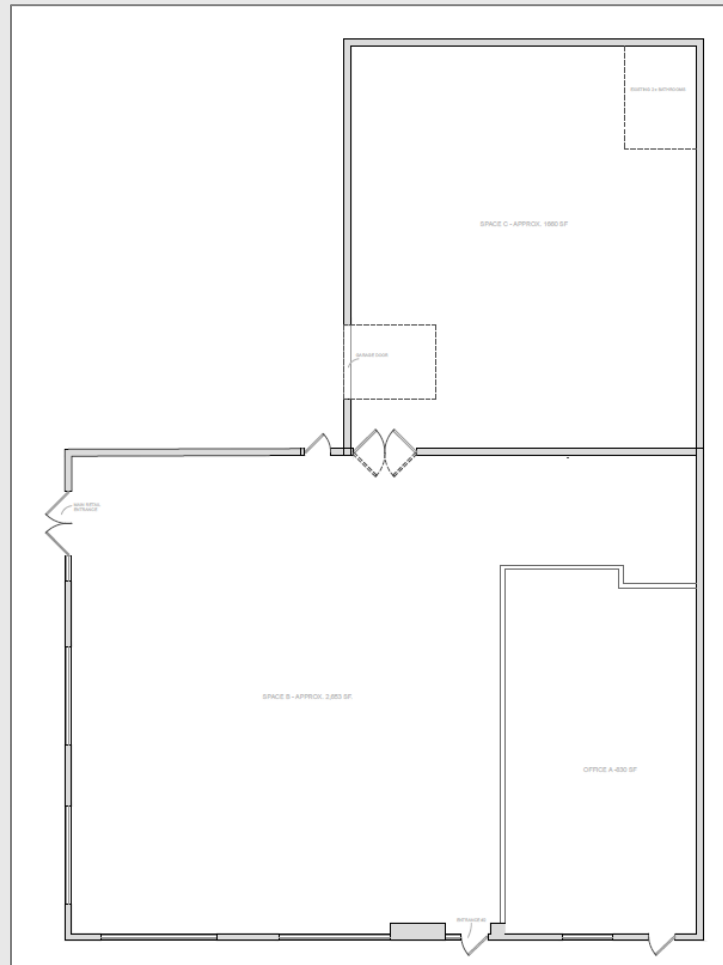
tenant improvement
packages negotiable

contact jay story ccim

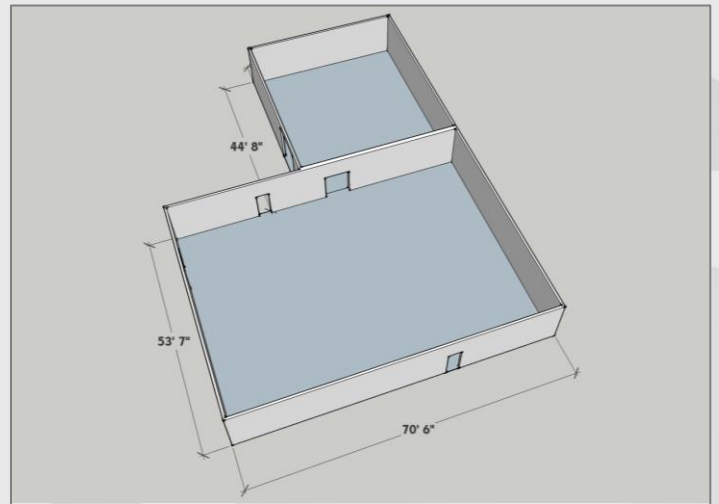
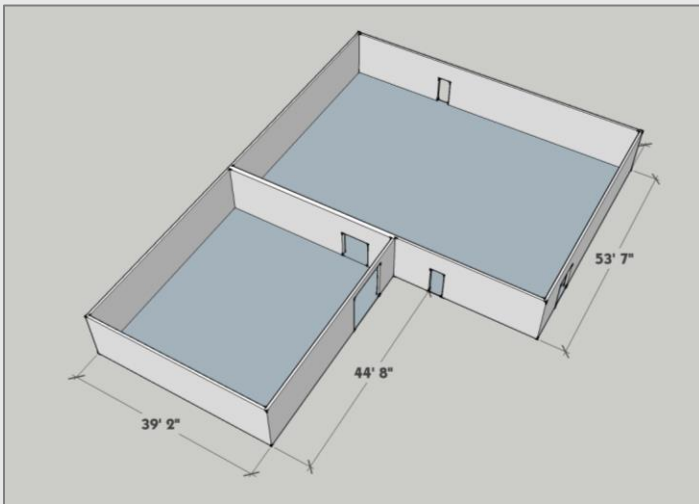
p: 208.841.8320

e: story@storycommercial.com

building floor plan



exterior dimensions



**interior walls not shown and all measurements approximate*

demographics

ESRI Demographics:	1 mile	2 miles	3 miles
Population			
2016 Population	12,275	46,560	97,500
2021 Population	13,173	49,320	103,020
2016-2021 Annual Rate	1.42%	1.16%	1.11%
2016 Median Age	34.7	34.2	35.0
Average Household Income			
2016 Average Household Income	\$58,264	\$62,418	\$64,146
2021 Average Household Income	\$63,539	\$68,195	\$69,819
2016-2021 Annual Rate	1.75%	1.79%	1.71%
Housing			
2016 Total Housing Units	7,547	24,532	49,100
2016 Owner Occupied Housing Units	1,780	8,582	19,200
2016 Renter Occupied Housing Units	4,842	13,684	25,656
Data Note: Income is expressed in current dollars			
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010			

vicinity map

