

6% COMMISSION TO
OUTSIDE BROKER

BODO RETAIL / RESTAURANT SPACE

404 South 8th Street, Boise, Idaho 83702

THE MERCANTILE BUILDING FOR LEASE / 7,144 RSF - \$9.00/SF NNN



Sara Shropshire, CRRP / sara.shropshire@cushwake.com / +1 208 287 9494

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Bree Wells / bree.wells@cushwake.com / +1 208 287 9492

**WE ARE
THE CENTER
OF RETAIL**

CUSHMANWAKEFIELD.COM



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AVAILABLE

7,144 RSF - Suite L120

LEASE RATE

\$9.00/SF NNN

T.I. ALLOWANCE

Negotiable, Contact Agents for Details

BUILDING - TYPE

75,031 SF - Mixed-Use - Multi-Tenant

PARKING

Surrounded by Metered Street Parking & Public Parking Garages

POTENTIAL USES

Retail, Sit-Down Restaurant, Entertainment, Sales Office

SURROUNDING AMENITIES

[Boise Bike Share Service](#), [Grove Fitness Club & Spa](#), [Several Restaurants & a Bustling Nightlife & Entertainment Atmosphere](#), [Idaho Central Arena](#) - Home to Numerous Events & Idaho's Only Professional ECHL Hockey Team - [The Idaho Steelheads](#)

LISTING FEATURES

- Prime downtown retail / restaurant space in BoDo - former Café Olé
- Available space can consist of patio seating & dining area, large interior open dining area, service elevator, kitchen, rear alley access for deliveries & employees, restrooms, large store front glass and interior roll-up doors to provide an open airy feel & atmosphere - negotiable tenant improvement allowance available for custom build-outs
- Co-tenants Include Bodovino, Stack Rock Group, Naturally & Cole/Marr Photography
- Near the Grove Plaza which has attracted millions of visitors since 1989 & in 2018 was awarded the Gold Award of Excellence in Economic Development - Events include [Alive After Five](#) - returning 2022, [Capital City Public Market](#), and the [Boise Centre](#) - Idaho's largest convention center at 86,000 SF and can accommodate groups from 10 - 2,000 People - Google 360 View
- Contact agents to discuss various uses and layouts and to schedule walkthroughs today!!

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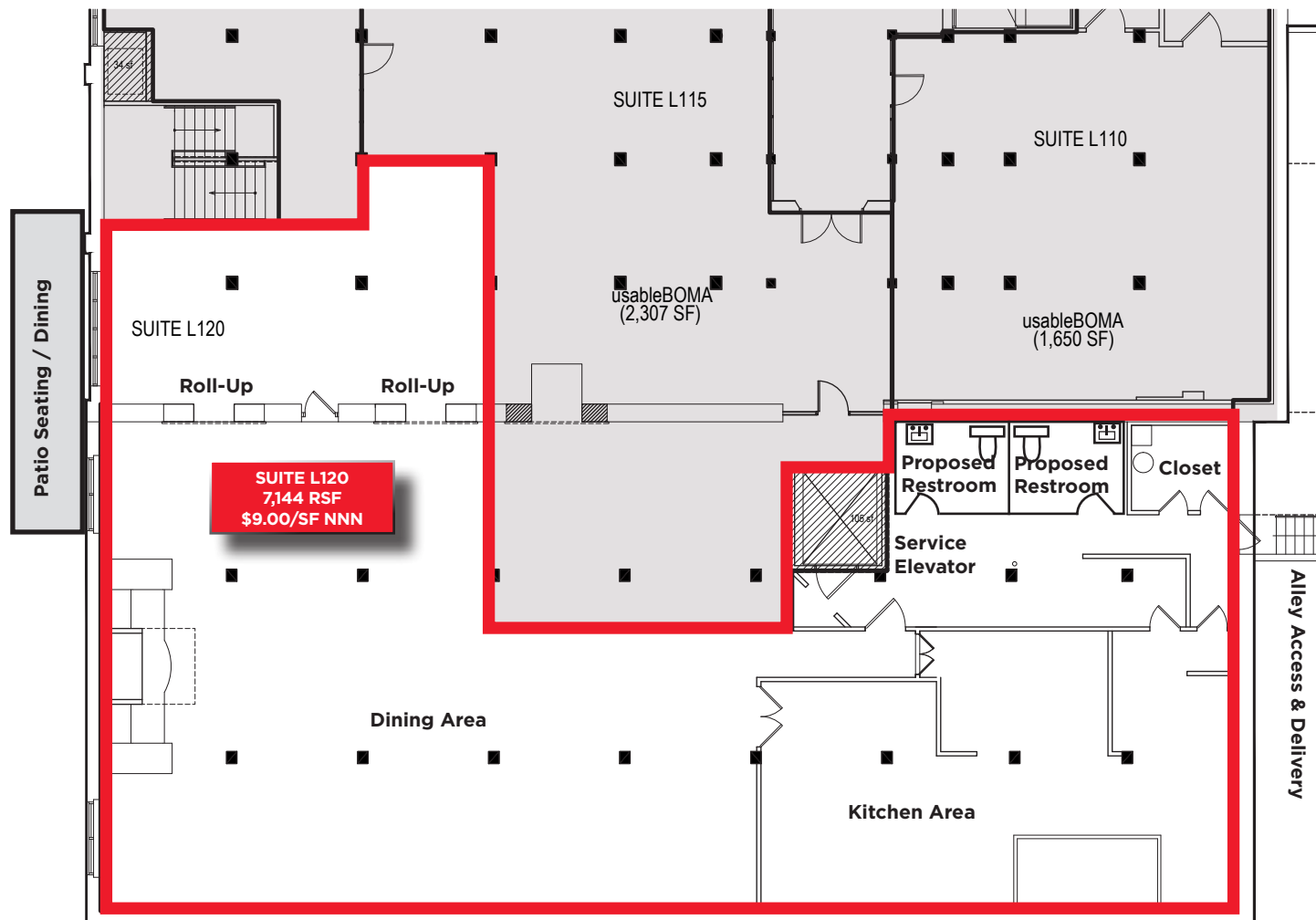
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LOCATED IN THE CENTER OF IT ALL - DOWNTOWN BOISE - [CLICK HERE FOR GOOGLE 360 VIEW](#)



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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.

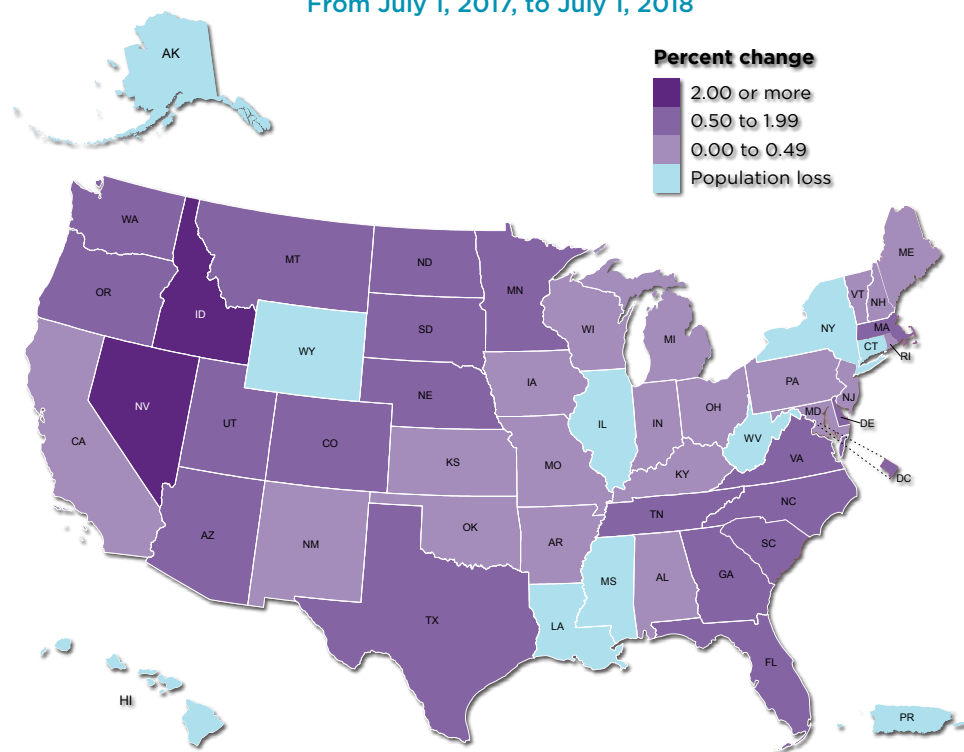


Click here to download the complete Boise Valley Regional Overview:
<https://www.bvep.org/uploads/BVEP-Regional-Overview-Feb-2022.pdf>

Idaho is one of the Nation's Fastest Growing States

Population Change for States (and Puerto Rico)

From July 1, 2017, to July 1, 2018



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

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