

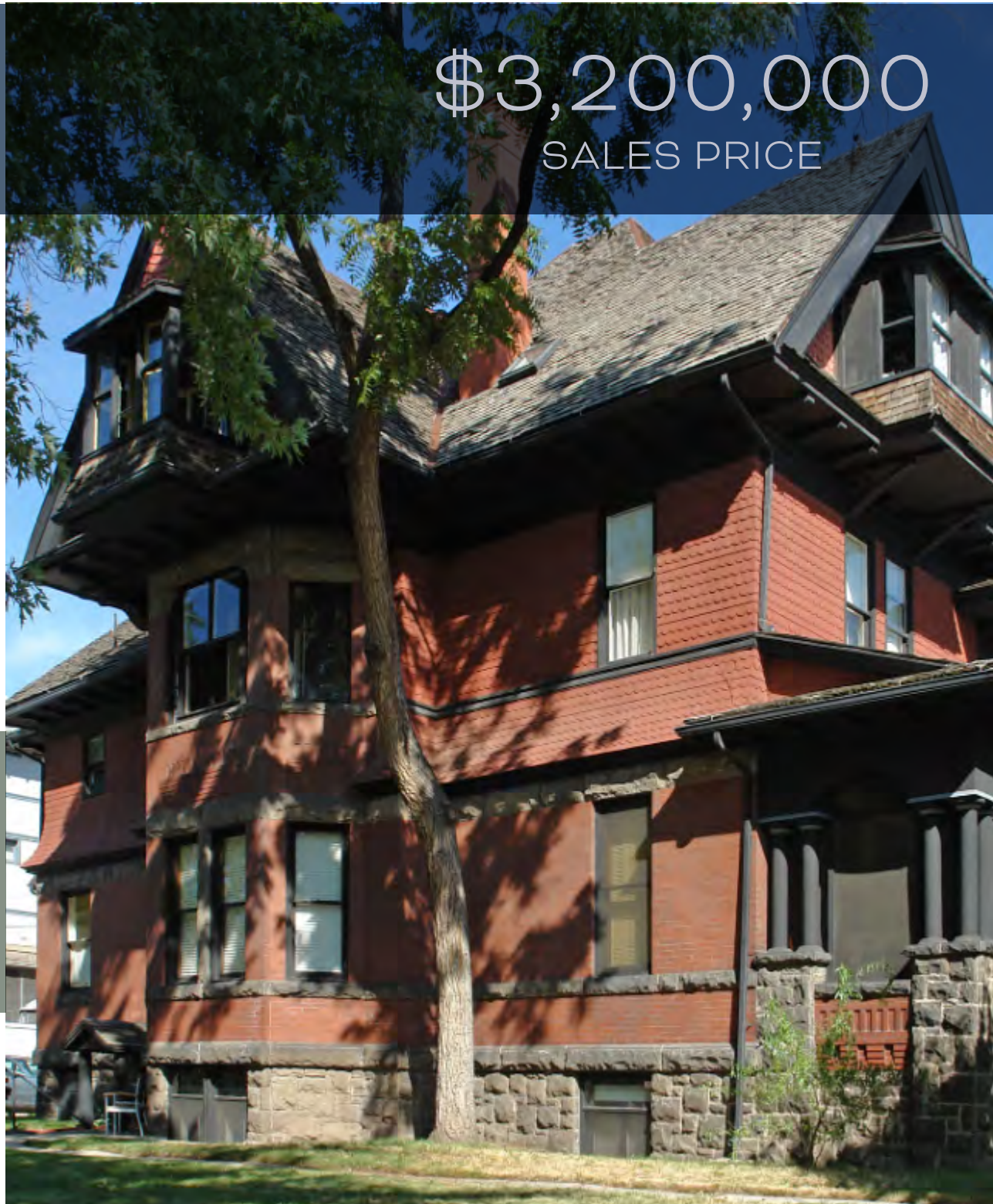
\$3,200,000  
SALES PRICE

132 & 140

W MAIN STREET

BOISE, IDAHO

CBRE

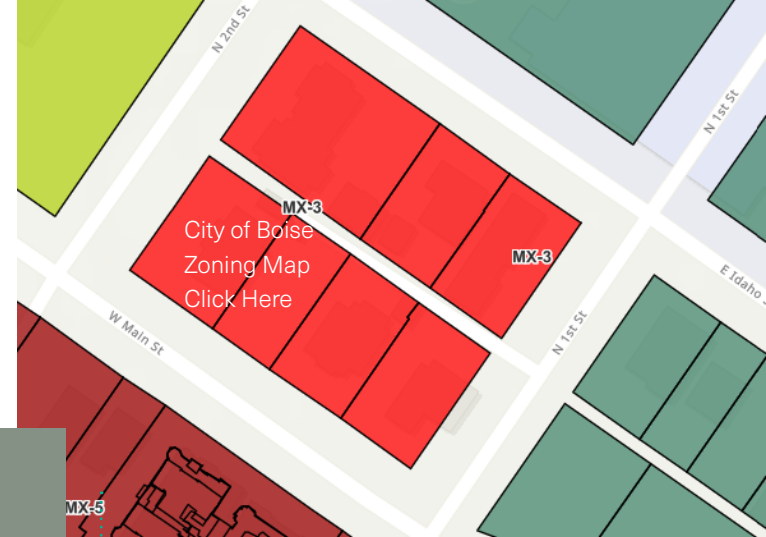


# EXECUTIVE SUMMARY

## The Offering

CBRE is proud to offer a unique legacy investment opportunity in downtown Boise, Idaho. This historic property at 132 & 140 W Main Street presents a chance to own a piece of history and expand onto adjacent land, unlocking new possibilities for development in the heart of the city.

The ultimate location and development potential with two extraordinary parcels at 132 W. Main St. and 140 W. Main St. in Boise's vibrant core. The Eoff-Brady-Hon House, a historic gem, boasts 10 rental units and over 10,500 sqft of living space, offering a unique blend of charm and modern convenience. Meanwhile, the adjacent vacant land at 132 W. Main St. presents a rare development opportunity, zoned MX-3 - Mixed Use by the City of Boise. With the thriving downtown area, new developments, St. Luke's expanding main campus, and a plethora of businesses, services, and amenities nearby, this is a major investment opportunity should not be missed. Don't miss your chance to be a part of booming downtown Boise!



## Property Highlights



### PRIME LOCATION

Situated in the heart of downtown Boise, Idaho, this opportunity offers a prime location with visibility, convenience, and accessibility. This enviable location has a high Walkable score of 81 and close to vibrant selection of shops, restaurants, cultural attractions, and the scenic Boise River Greenbelt, making it an attractive investment for those looking to capitalize on Boise's growing appeal.



### STRONG MARKET DEMAND

Boise, Idaho's thriving real estate market is on fire, fueled by a robust economy, rapid population growth, and a growing demand for urban living with easy access to outdoor recreation. This prime investment opportunity at 132 & 140 W. Main St. is poised to capitalize on Boise's explosive growth, offering savvy investors a chance to reap significant capital appreciation and steady rental income in one of the nation's fastest-growing cities.



### ZONED FOR OPPORTUNITY

The MX-3 district is intended to provide opportunities for office, commercial, institutional, and residential uses to support active modes of transportation. source: City of Boise



STATE CAPITOL

BOISE  
CENTRAL BUSINESS  
DISTRICT

IDAHO  
SUPREME  
COURT

BOISE HIGH SCHOOL  
SPORTS FIELD

ST. LUKE'S  
REHABILITATION  
HOSPITAL

BOISE LITTLE  
THEATER

BOISE CITY HALL

IDAHO  
CENTRAL  
ARENA

4TH & IDAHO  
80,000 SF  
RESIDENTIAL & OFFICE

GROVE HOTEL

BASQUE DISTRICT

132 & 140  
W MAIN STREET



TRADER JOE'S



MOD PIZZA



ADA COUNTY  
COURTHOUSE

DONNA LARSON PARK

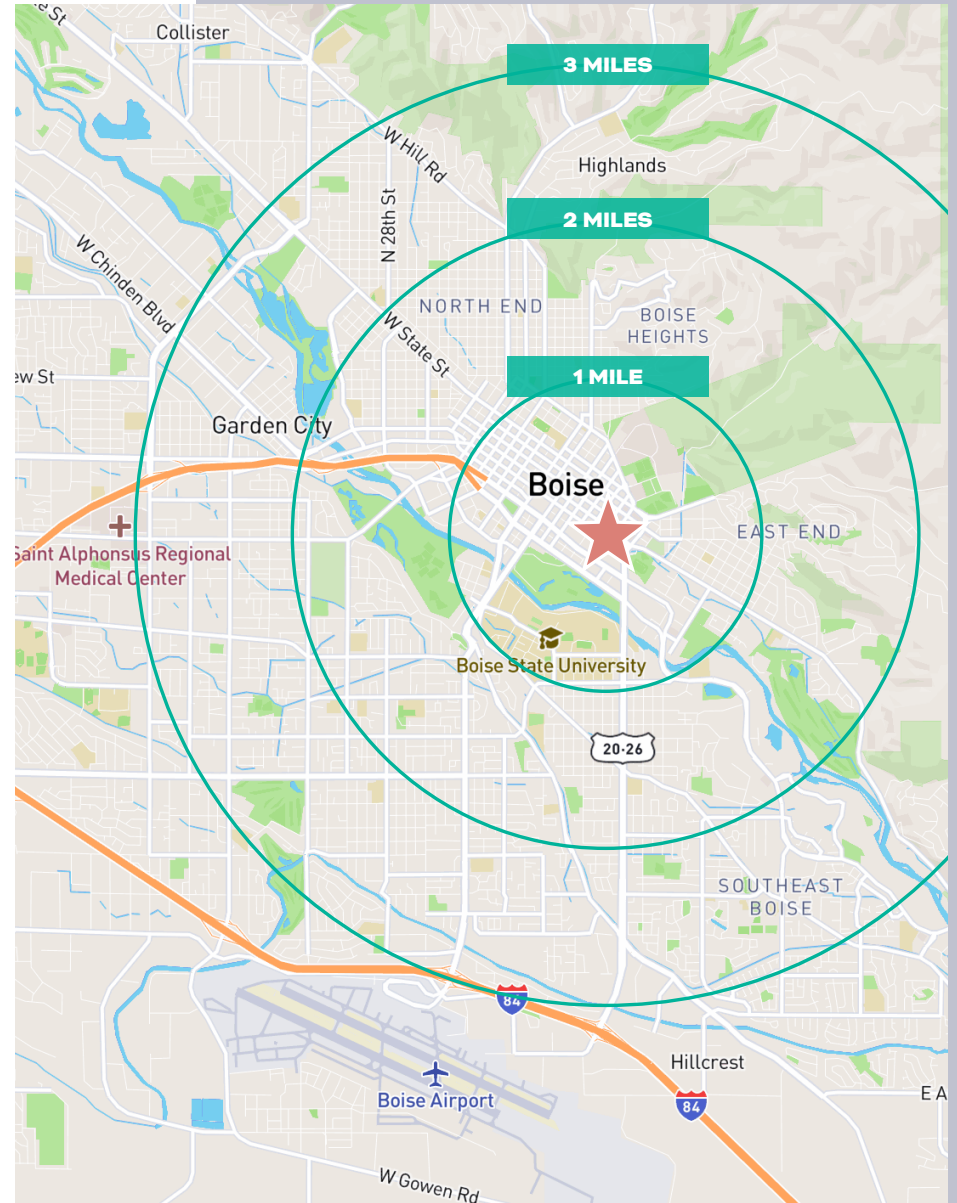
JULIA DAVIS  
PARK



# DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
<b>Population</b>			
2024 Population	14,450	49,295	90,460
2029 Population - Projection	15,988	52,898	95,070
2020-2024 Annual Population	3.36%	1.25%	0.97%
<b>Place of Work</b>			
Businesses	2,709	4,391	6,328
Employees	49,919	70,924	95,293
<b>Household Income</b>			
Average Household Income	\$95,658	\$108,722	\$110,193
Median Household Income	\$59,149	\$71,872	\$75,957
<b>Housing Units</b>			
Owner-Occupied Housing	00.0%	00.0%	00.0%
Renter-Occupied Housing	00.0%	00.0%	00.0%

DISTANCES TO	MILES
Idaho State Capitol Building	0.6
St. Luke's Medical Center	0.3
Boise CBD	0.8
Boise State University	0.7
Boise Airport	4.4



# LOCATION OVERVIEW



Downtown Boise, Idaho, stands as the vibrant heart of the Boise Metropolitan Statistical Area (MSA), encompassing Ada, Canyon, Gem, and Owyhee counties. This bustling downtown district serves as the economic hub and a cultural and social center, offering a dynamic blend of modernity and traditional charm unique to the Pacific Northwest.

The area is characterized by a mix of historic and contemporary architecture, reflecting its rich history and steady growth. Downtown Boise is home to a number of key landmarks, such as the Idaho State Capitol Building, the Boise Art Museum, and the historic Egyptian Theatre. These sites and many galleries, shops, and restaurants contribute to the area's lively atmosphere. The downtown area also boasts the Boise River Greenbelt, a scenic pathway along the river that

enhances the city's appeal with beautiful natural vistas and ample opportunities for outdoor activities.

Economically, Downtown Boise is a thriving business district with a growing number of tech startups and established enterprises, particularly in agriculture, manufacturing, and technology. The presence of Boise State University adds youthful energy and contributes to the local economy through innovation and research. This educational institution draws students nationwide and engages in partnerships that benefit local businesses. With its robust blend of cultural richness, economic vitality, and scenic beauty, Downtown Boise continues to attract residents and visitors alike, making it a pivotal area within the Boise MSA.



132 & 140

W MAIN STREET

BOISE, IDAHO

N 2ND STREET

MAIN STREET

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