



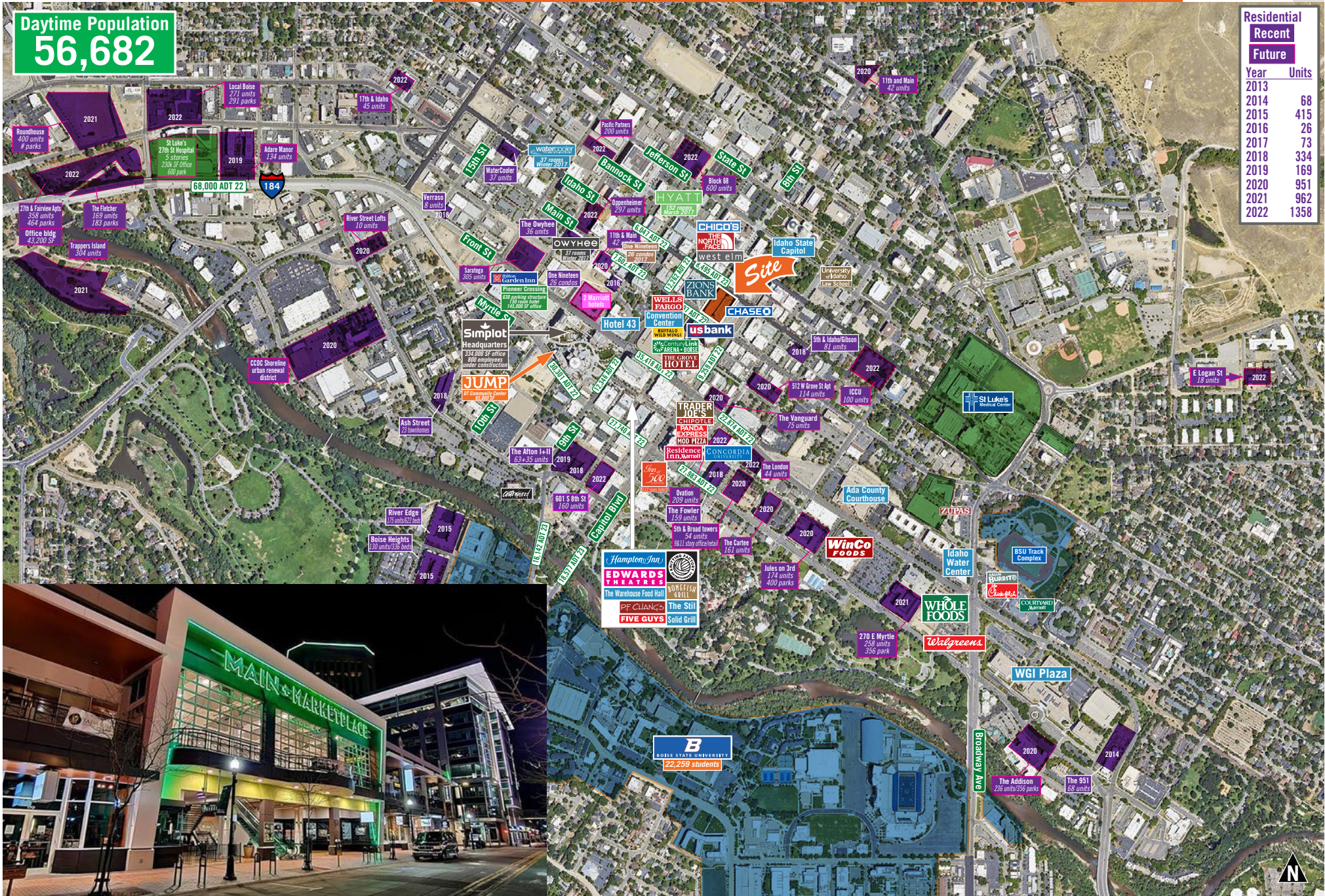
# HAWKINS

## Main + Marketplace Boise, ID — 8th St & Main St

### MAIN+ MARKETPLACE



FOR LEASE



**Fluff Hardware — Opened 2024**

**Fantasic Games**

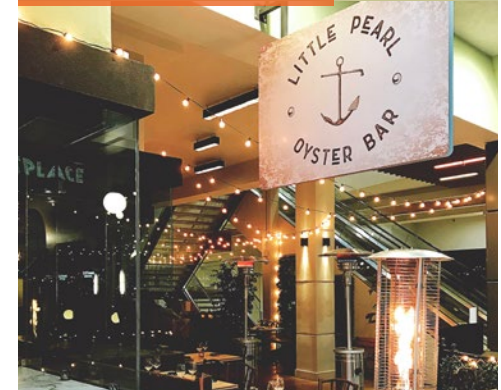
**Cotopaxi — Opened 2023**

**Terroir Bistro**


## Building Remodeled 2018



Main + Marketplace is a 2-story retail center located in the hub of activity in downtown Boise on 8th Street between Idaho and Main Streets. 8th Street is commonly referred to as "Restaurant Row" with a number of great local and regional restaurant concepts, vibrant patio seating, and a hip day-into-night vibe. 8th Street also connects the offices in the central business district to the Boise Centre on the Grove, CenturyLink Arena and many nearby hotels. Accordingly, it is well traveled with significant pedestrian activity. In addition, there is vital hotel, office and residential growth in downtown Boise, all within 6-8 blocks of Main + Marketplace.

**Little Pearl Oyster Bar**

**R&R BBQ — Opened 2021**

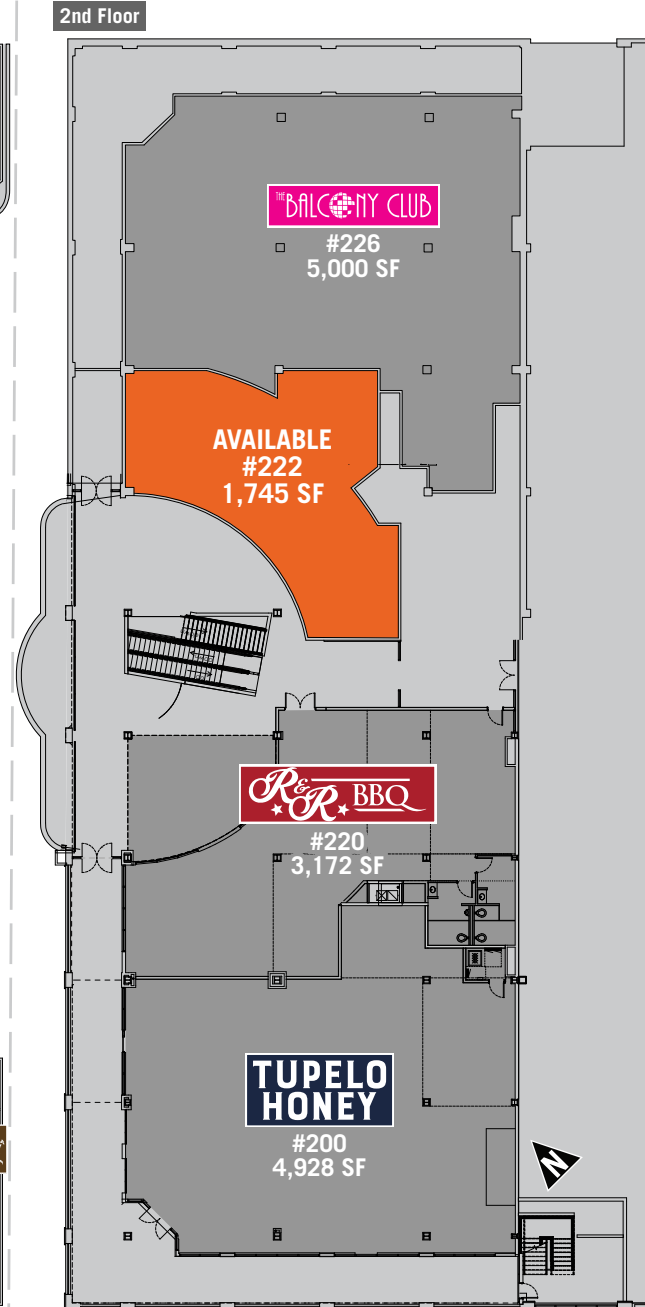
**Tupelo Honey — Opened 2019**


Available Spaces — Looking South



8th Street Looking South to North — Capital City Public Market — Saturdays 9:30am–1:30pm from April 15–Dec 16 — Pedestrian traffic ~15,000





**Available**

- Suite #222 - 1,745 SF (Available 1/1/2024)
- Suite #180 - 4,043 SF

**Info**

- In the heart of Boise's entertainment district: just one block away from downtown's only concert hall.
- Great daytime to nighttime & after-hours crowds.
- Within walking distance to downtown business core & BSU.

**Demographics 2024**

Population	
1 Mile Radius	16,980
3 Mile Radius	98,026
5 Mile Radius	170,297
Pedestrian Traffic	
Daily Average	3,904
During Farmers Market	~15,000
Median Household Income	
1 Mile Radius	\$56,950
3 Mile Radius	\$80,127
5 Mile Radius	\$83,335