



HAWKINS

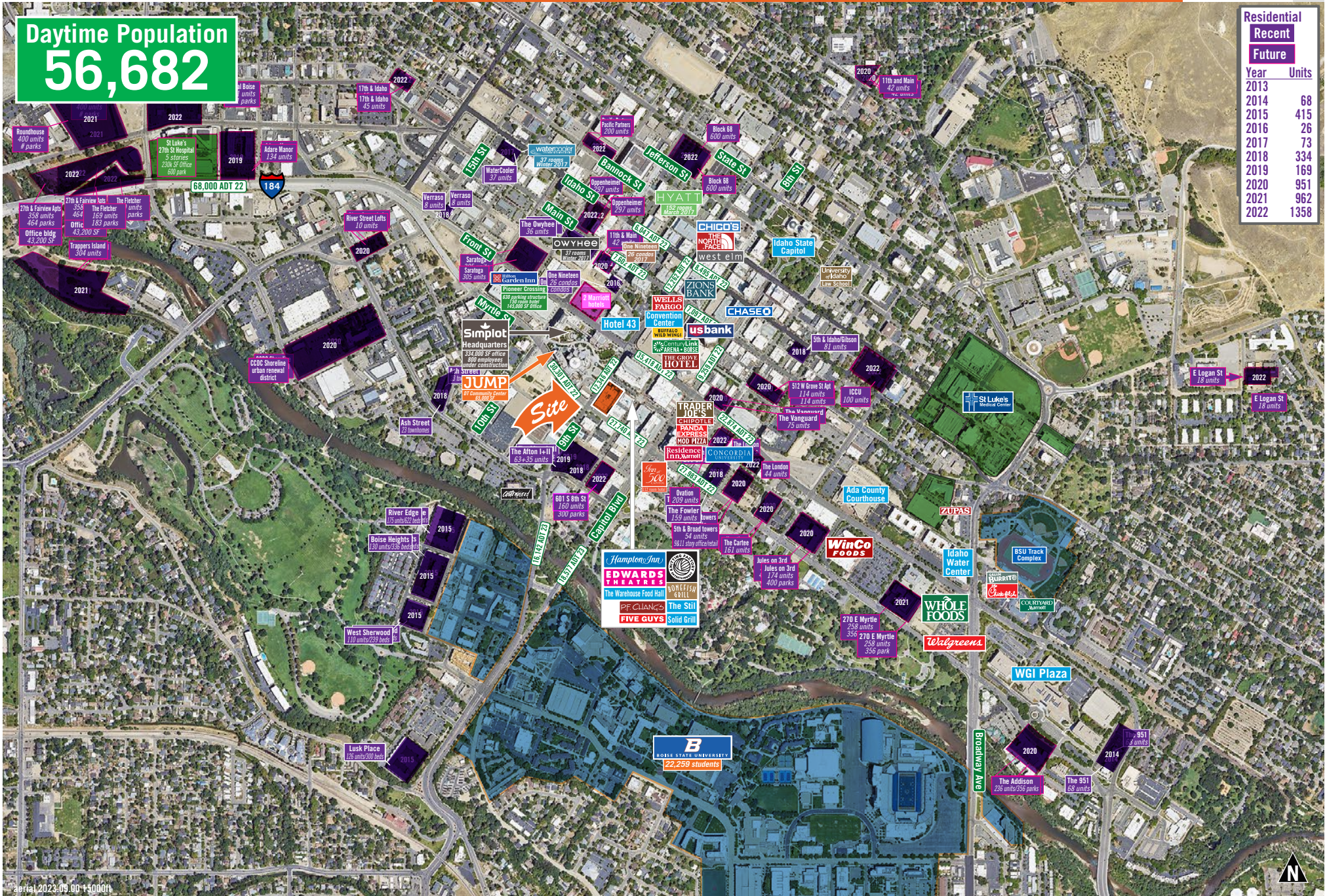
Boise, ID 9th St & Broad St



FOR LEASE

Daytime Population
56,682

Residential	
Recent	
Year	Units
2013	
2014	68
2015	415
2016	26
2017	73
2018	334
2019	169
2020	951
2021	962
2022	1358





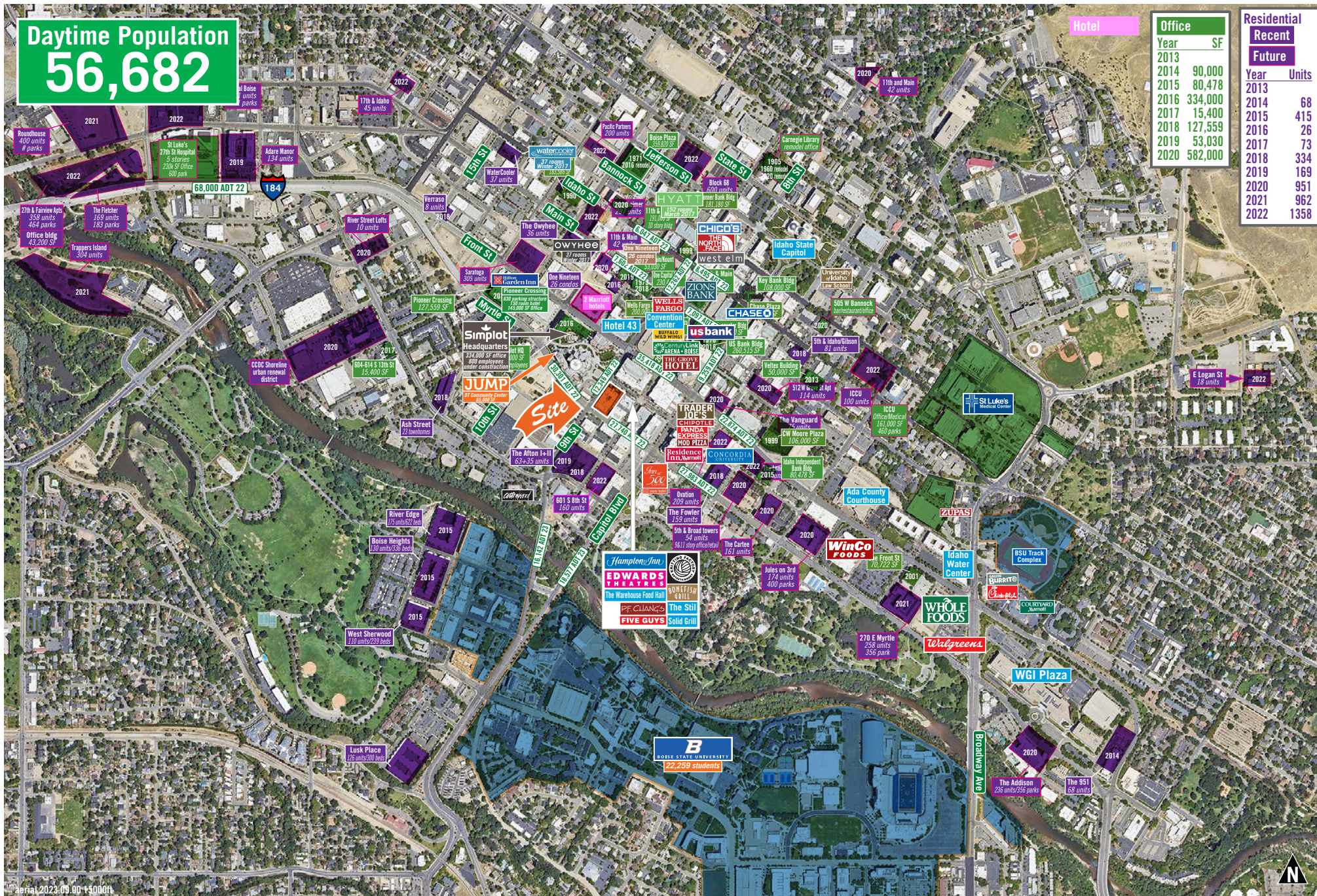
Boise, ID — 9th St & Broad St

43.613370
-116.206905

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**FOR
LEASE**

Daytime Population
56,682



2024
04.01

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Hawkins | hawkinscompanies.com
855 W Broad St, Ste 300, Boise, ID 83702



HAWKINS

Boise, ID — 9th St & Broad St

43.613370
-116.206905

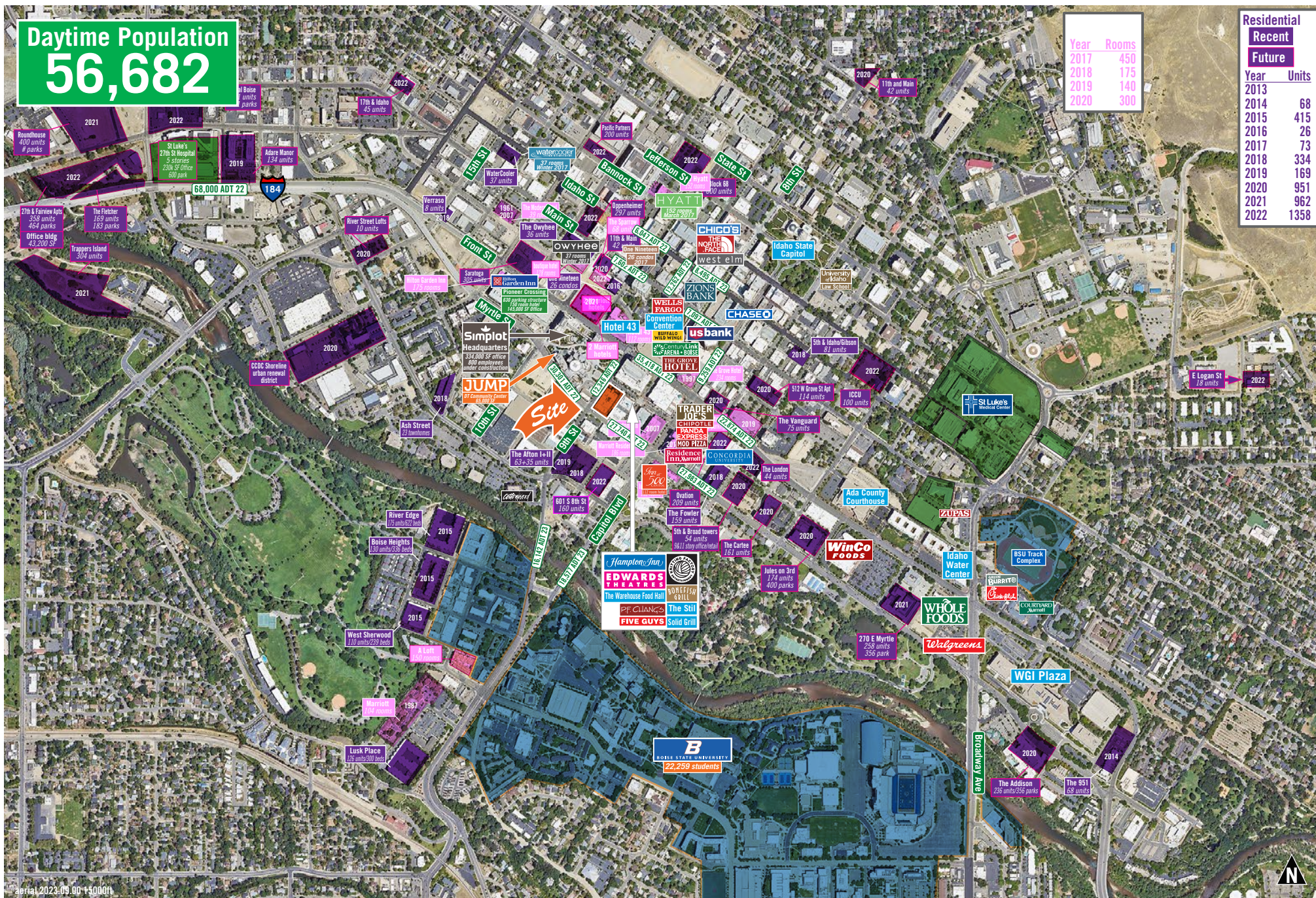
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FOR
LEASE

Daytime Population
56,682

Year	Rooms
2017	450
2018	175
2019	140
2020	300

Residential	Recent	Future
Year	Units	Units
2013		
2014	68	
2015	415	
2016	26	
2017	73	
2018	334	
2019	169	
2020	951	
2021	962	
2022	1358	



Available

- Ste#105 – 4,891 SF
- Ste#260 – 5,375 SF – Restaurant
- Ste#305 – 2,908 SF

Info

- In the heart of Boise's entertainment district.
- Great daytime to nighttime & after-hours crowds.
- Within walking distance to downtown business core & BSU.
- JUST LEASED – Ste#250 – 4,889 SF Restaurant +330 SF Patio – New concept coming soon.

Demographics 2024

Population

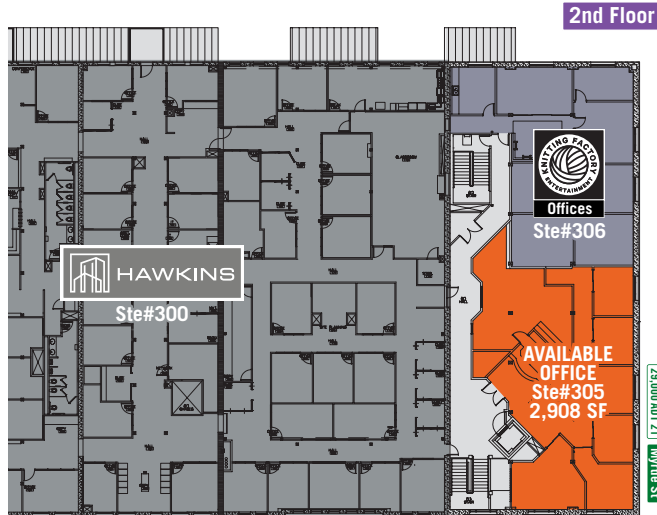
1 Mile Radius	15,947
3 Mile Radius	104,324
5 Mile Radius	173,889
10 Mile Radius	396,930

Total Daytime Population

1 Mile Radius	37,558
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Median Household Income

1 Mile Radius	\$52,284
3 Mile Radius	\$78,890
5 Mile Radius	\$83,309
10 Mile Radius	\$94,648



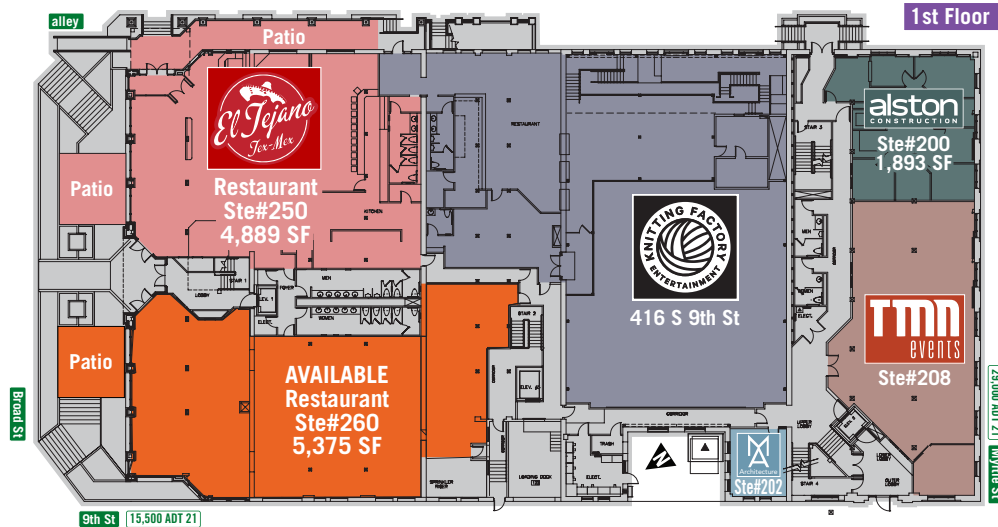
2nd Floor

Ste#305 – 2,908 SF

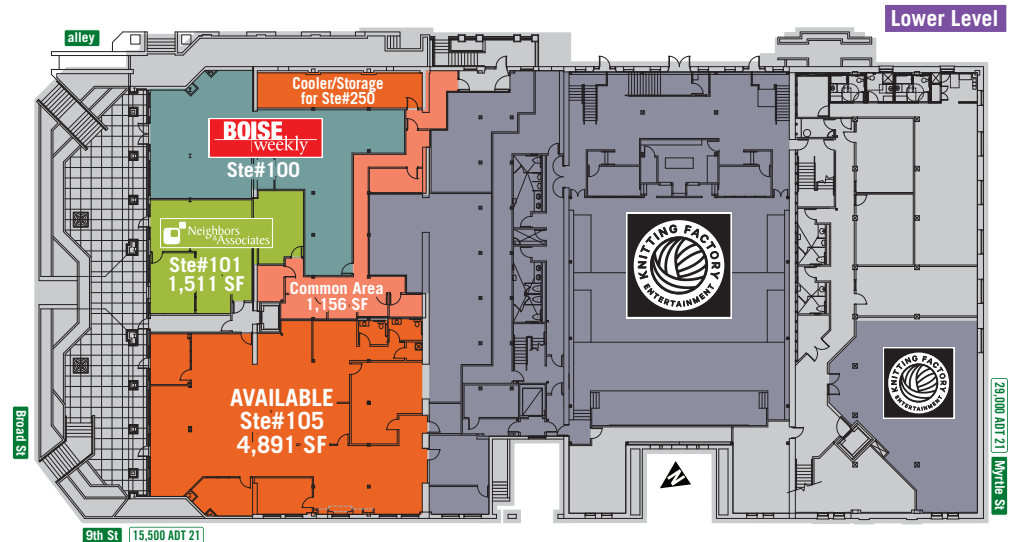


Ste#260 – 5,375 SF – Restaurant

Ste#105 – 4,891 SF



1st Floor



Lower Level