



DOWNTOWN BOISE
SARATOGA
RETAIL



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TOK COMMERCIAL
REAL ESTATE

F O R L E A S E

RETAIL • RESTAURANT

1201 W GROVE ST BOISE ID

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Property Type: Retail
Restaurant

Project Size: Full block mixed-use project

Parking: Dedicated commercial parking available

Submarket: Downtown Boise

Total Size: 8,582 SF retail & restaurant space

HIGHLIGHTS

- Prominent location in the heart of Boise’s downtown.
- At the corner of 12th & Front Street with the visibility of 56,000 vpd.
- Easy connectivity, with quick access to I-184.
- Exceptional walkability and bike access with a Walk Score of 91 and a Bike Score of 99.
- Opportunities for retail space, restaurants, fitness, showrooms, high exposure office, lifestyle retail or salon.



UPDATED: 5.13.2026

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SOUTH BUILDING RETAIL • OFFICE

RETAIL/OFFICE 4

SPACE	SIZE	RATE
Base/Main	2,671 SF	Contact Agent
Mezzanine	1,896 SF	Contact Agent
Combined	4,567 SF	Contact Agent

RETAIL 3

SPACE	SIZE	RATE
Retail	1,049 SF	Contact Agent

NORTH BUILDING RETAIL • RESTAURANT

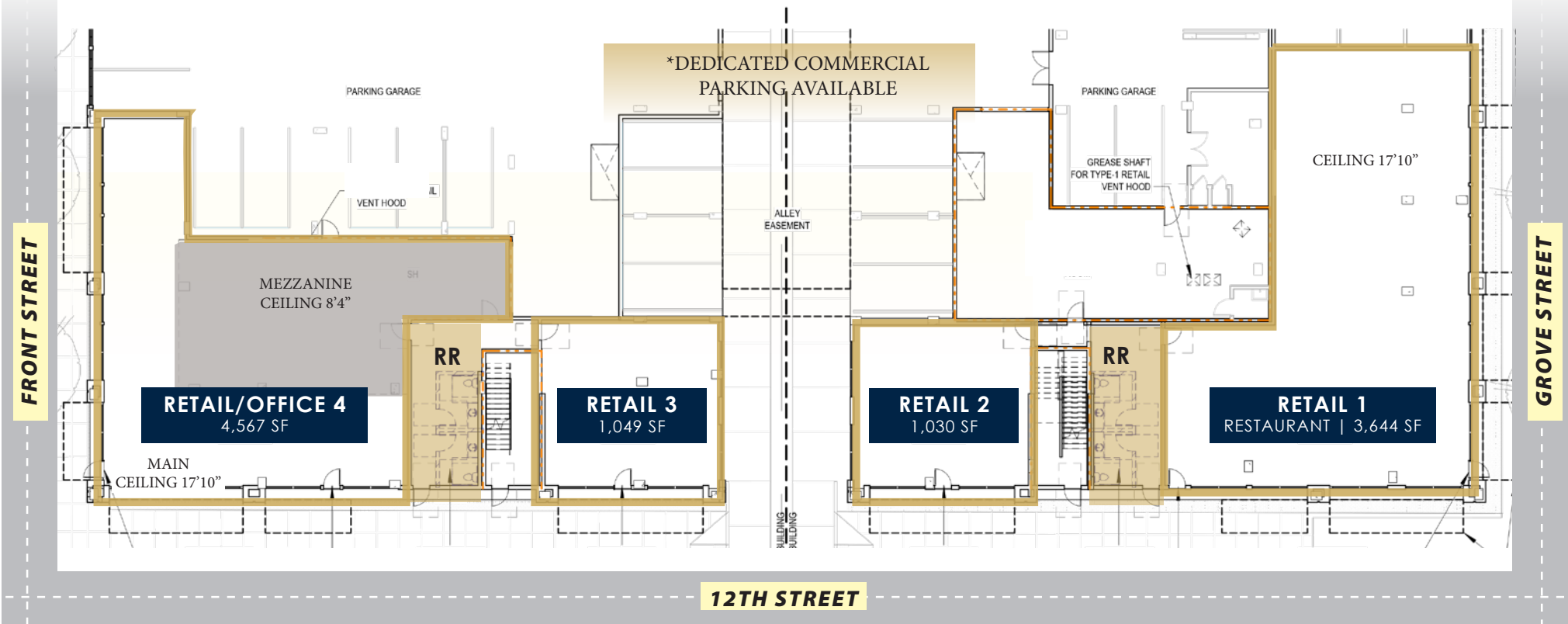
RETAIL 2

SPACE	SIZE	RATE
Retail	1,030 SF	Contact Agent

RETAIL 1

SPACE	SIZE	RATE
Restaurant	3,644 SF	Contact Agent

FLOOR PLAN



SOUTH BUILDING RETAIL • OFFICE

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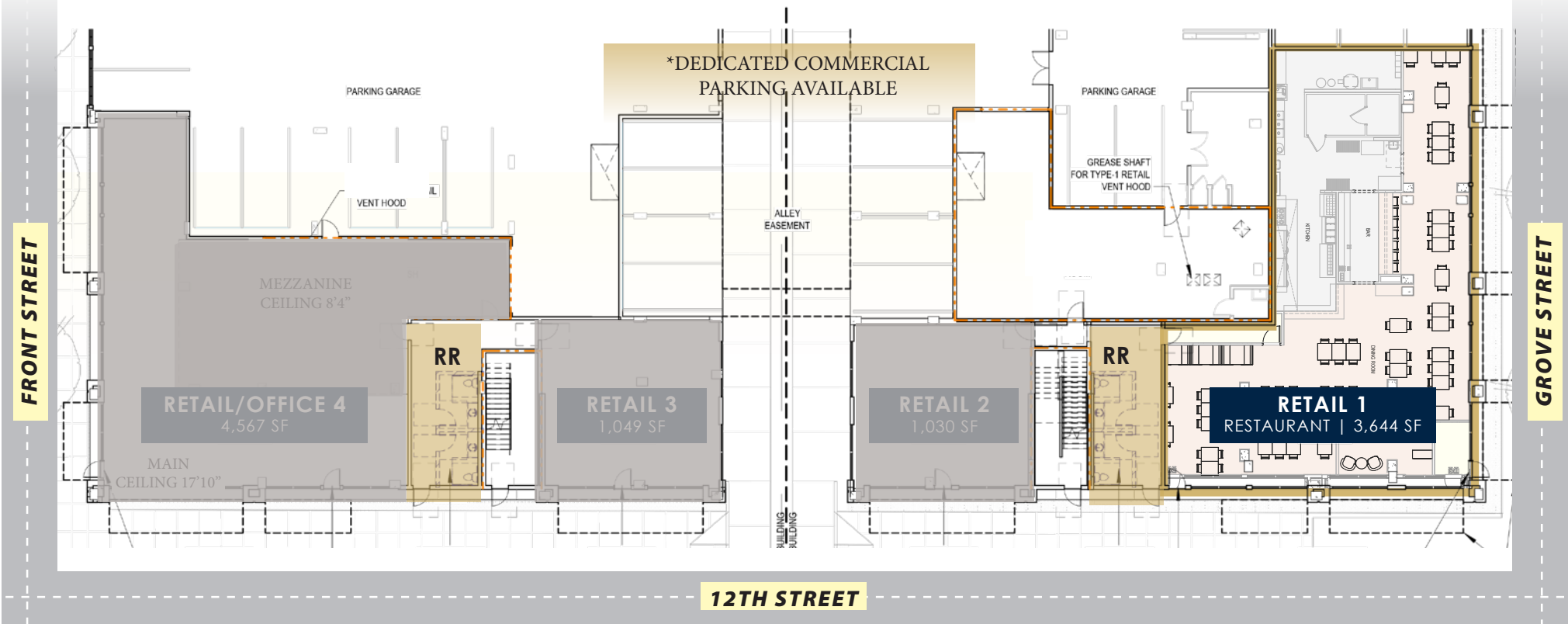
RETAIL 2

SPACE	SIZE	RATE
Retail	1,030 SF	Contact Agent

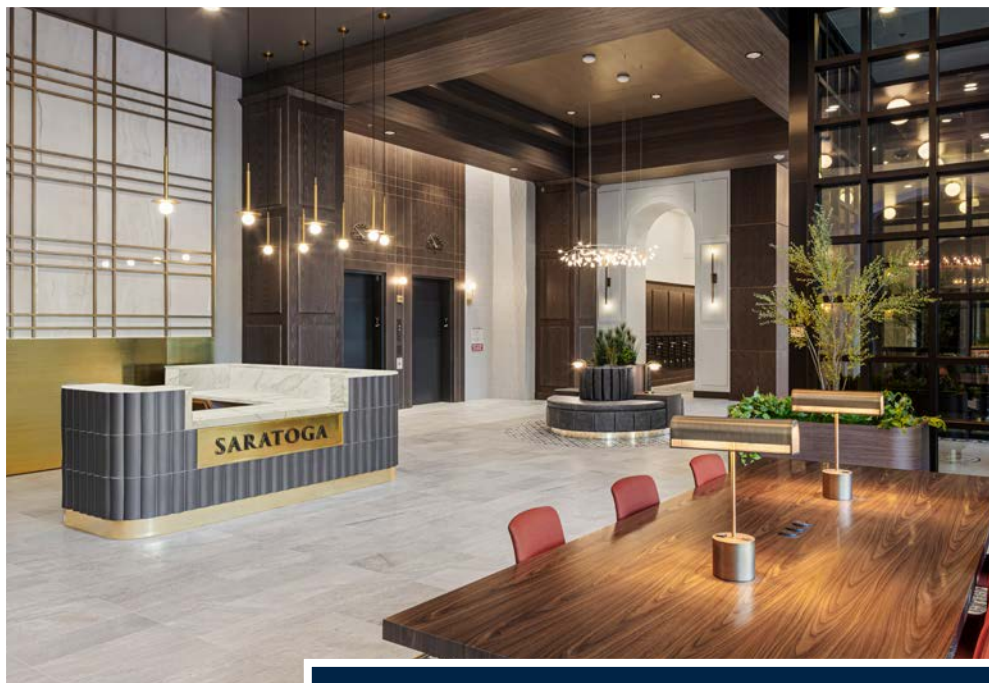
RETAIL 1

SPACE	SIZE	RATE
Restaurant	3,644 SF	Contact Agent

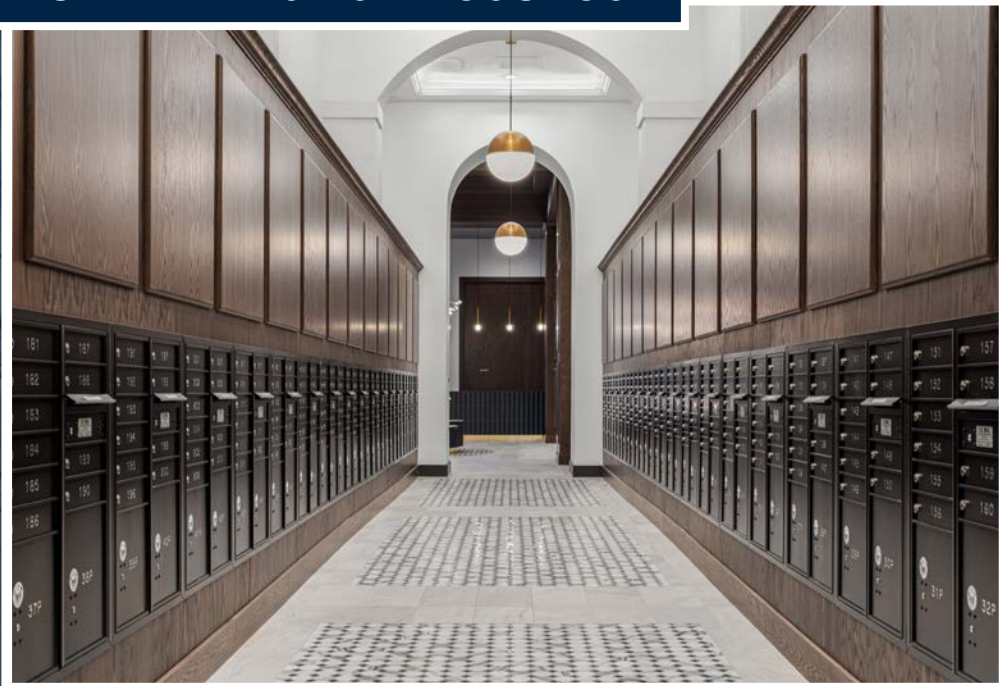
FLOOR PLAN



12TH STREET



BEST IN CLASS DEVELOPMENT, WITH HIGH-END FINISHES THROUGHOUT

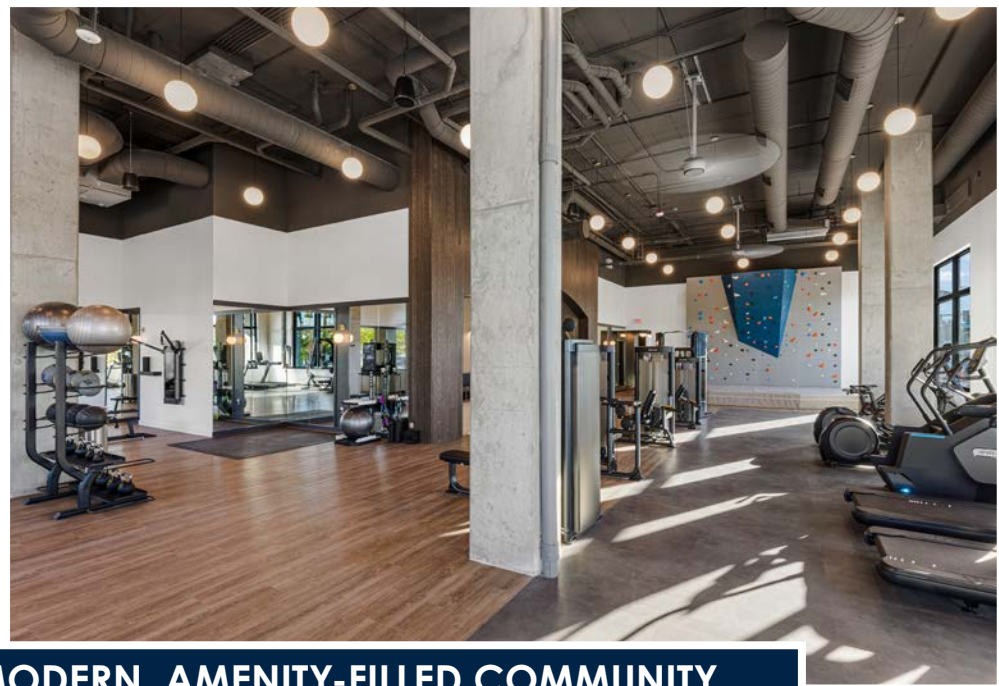
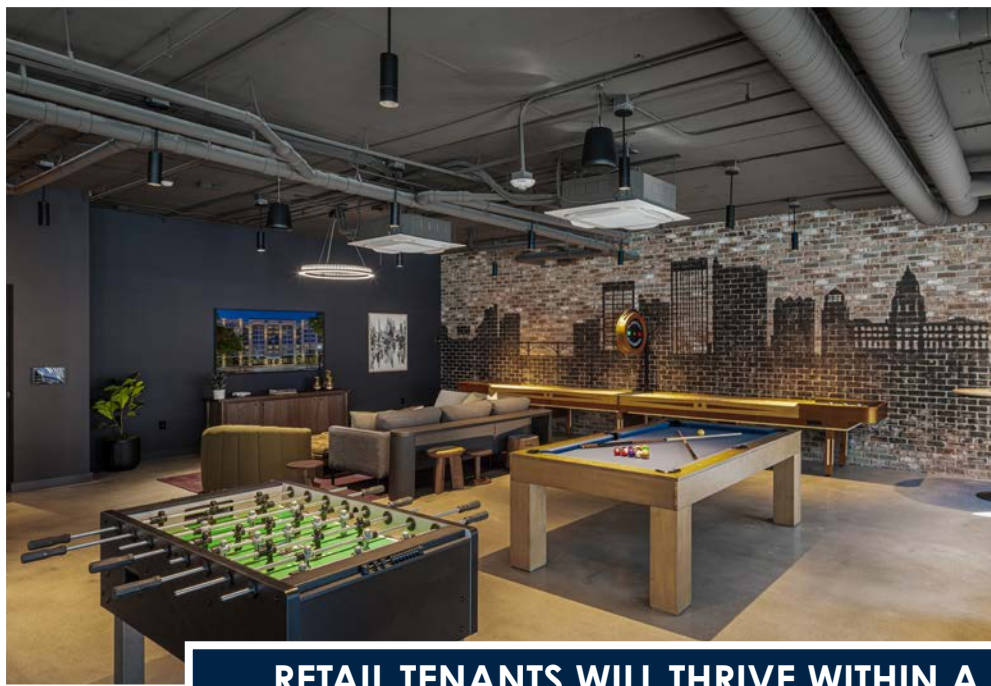


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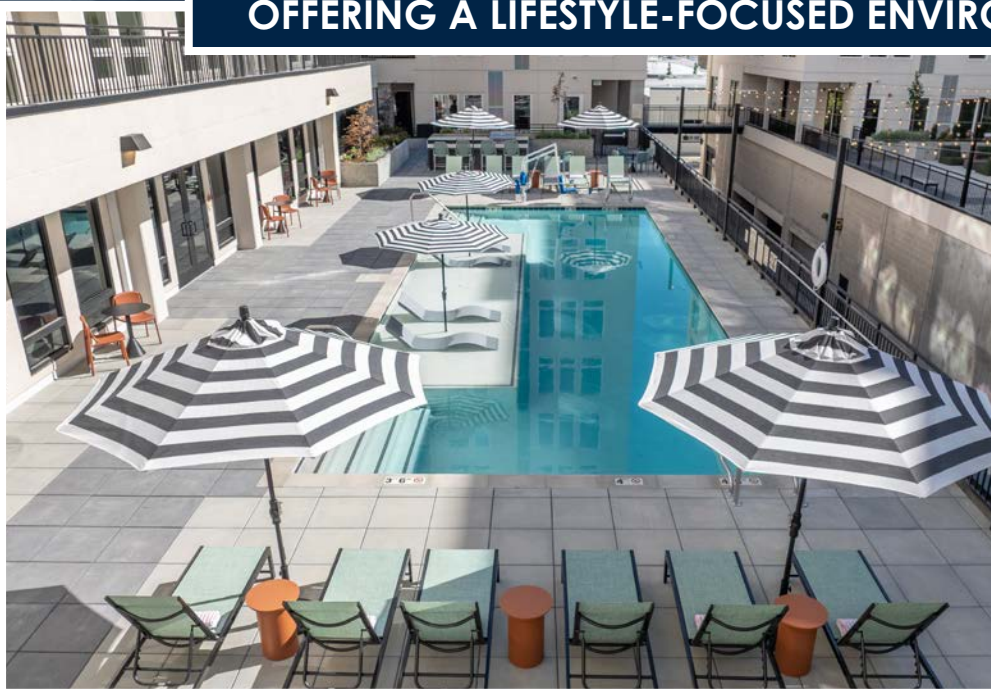
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RETAIL TENANTS WILL THRIVE WITHIN A MODERN, AMENITY-FILLED COMMUNITY OFFERING A LIFESTYLE-FOCUSED ENVIRONMENT UNLIKE ANY OTHER IN THE STATE.



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R E T A I L



FRONT STREET
56,387 VPD

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12TH STREET

GROVE STREET



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DOWNTOWN TRAFFIC FLOWS



GROVE STREET FRONTAGE



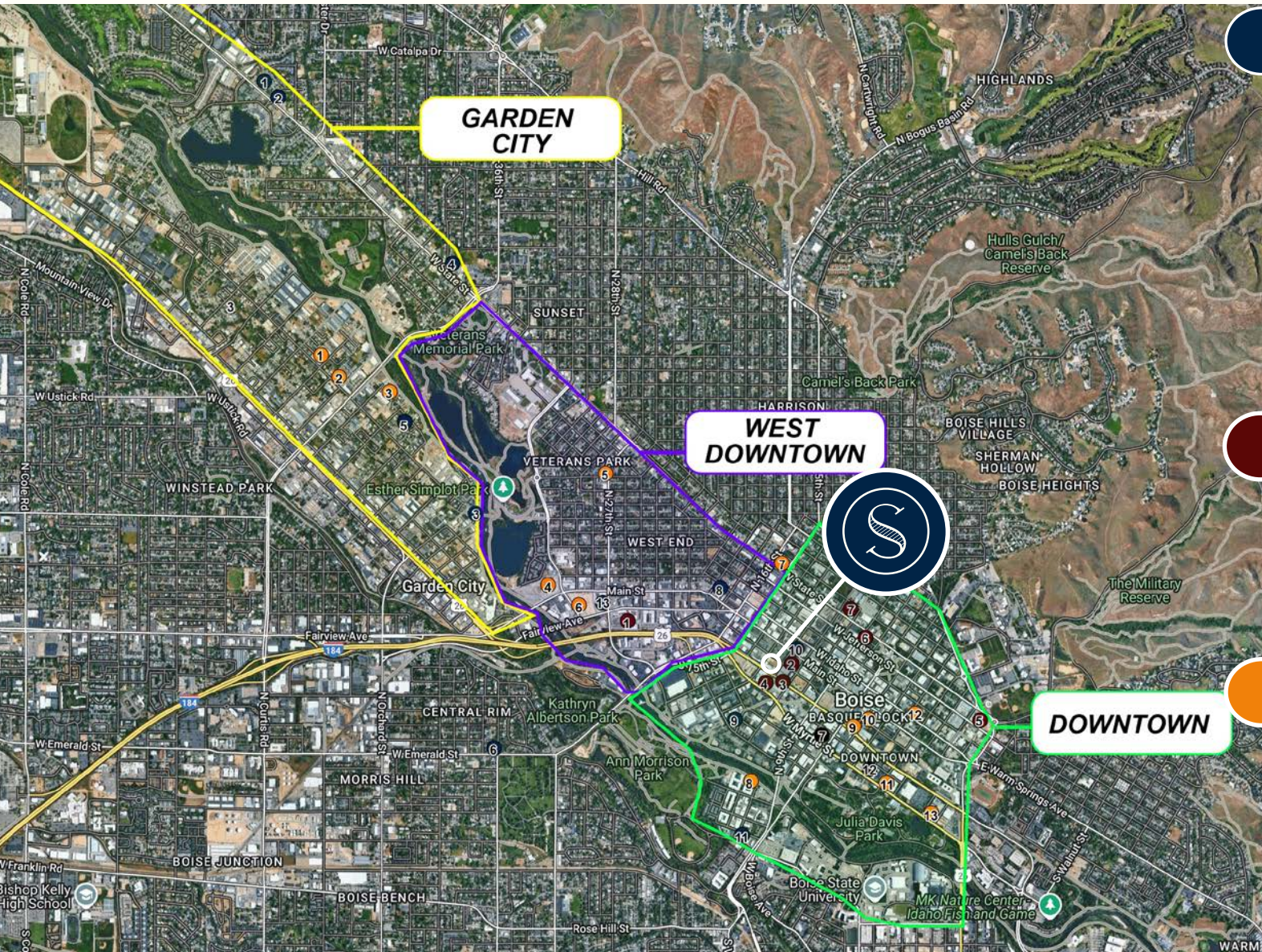
EAST/WEST CONNECTIVITY

Grove Street offers primary connectivity and walkability with enhanced features, including wider sidewalks, pavers and heightened landscaping to Downtown Boise and Garden City.

NORTH/SOUTH CONNECTIVITY

13th Street offers primary connectivity from Front Street to the North End.
The Ridge to River Bikeway offers connectivity on 11th Street through Downtown Boise.

MAJOR DEVELOPMENTS MAP



APARTMENT COMPLEXES

- 1 Four Points Retreat / 18 units / 2023
- 2 Haven on State Apartments / 48 units / 2024
- 3 Casino Beach / 23 units / UC
- 4 Wilson Station Apartments / 102 units / 2025
- 5 Violet's Crossing / 16 units / 2024
- 6 The Roosevelt / 12 units / 2024
- 7 The Fowler / 159 units / 2018
- 8 The Martha / 48 units / 2023
- 9 Riverline Apartments / 48 units / 2023
- 10 The Arthur / 297 units / 2025
- 11 The Osprey / 91 units / 2024
- 12 Hearth on Broad / 161 units / 2022
- 13 The Finch / 40 units / Planned

COMMERCIAL DEVELOPMENTS

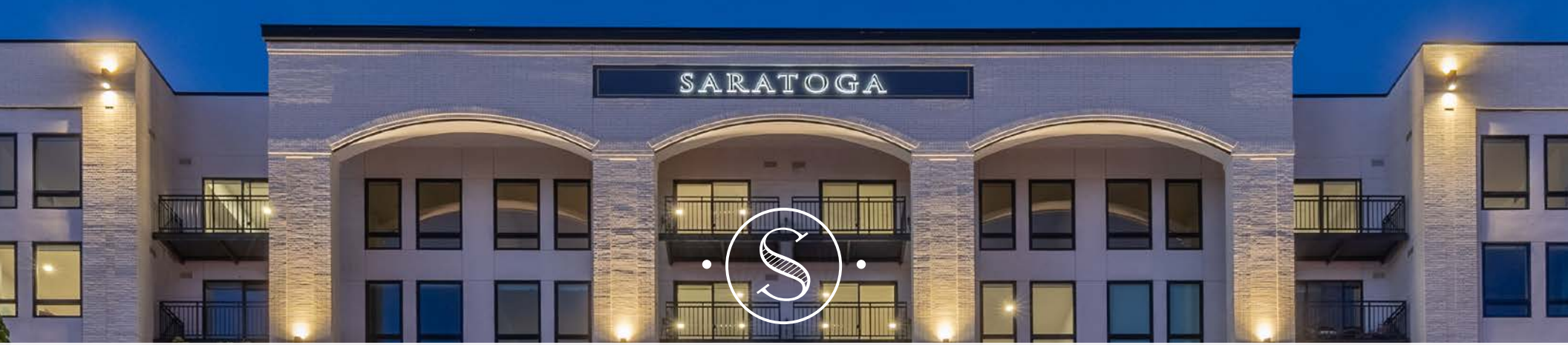
- 1 St. Lukes Orthopedics / 229,500 SF / 2024
- 2 Hotel Renegade / 122 Rooms / 2024
- 3 The Sparrow / 67 Rooms / 2024
- 4 Marriott / 296 Rooms / UC
- 5 St. Lukes Expansion / 860,000 SF / UC
- 6 Idaho Wheat Commission / 31,000 SF / UC
- 7 Downtown YMCA / 109,000 SF / UC

MIXED-USE PROJECTS

- 1 Copestone / 201 units & 1,996 SF / 2024
- 2 Crosshatch / 286 units & 5,741 SF / 2024
- 3 Boardwalk Apartments / 234 units & 20,000 SF / 2025
- 4 River District / 220 units & 20,000 SF / Planned
- 5 27th Street Crossing / 65 units & 5,388 SF / 2023
- 6 Whitewater / 600 units & 53,818 SF / Planned
- 7 North End Lofts / 104 units & 1,725 SF / UC
- 8 The Uncommon / 180 units & 3,305 SF / 2024
- 9 The Vanguard / 76 units & 2,850 SF / 2022
- 10 The Lucy / 114 units & 10,000 SF / 2022
- 11 Jules on 3rd / 173 units & 2,800 SF / 2021
- 12 4th & Idaho / 100 units & 161,405 SF / UC
- 13 LOCAL Boise Apartments / 249 units & 7,100 SF / 2021

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DOWNTOWN BOISE

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PROMINENT LOCATION IN THE HEART OF BOISE'S DOWNTOWN.

117,957

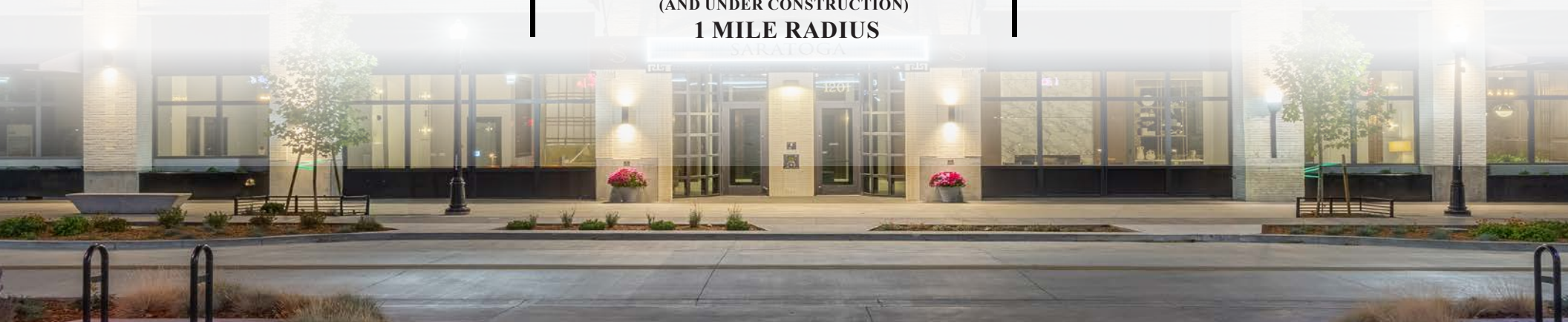
DAYTIME POPULATION
5 MILE RADIUS

3,774

2014 - PRESENT
NUMBER OF HOUSING UNITS
(AND UNDER CONSTRUCTION)
1 MILE RADIUS

10 MILLION

RETAIL SITE VISITS
1 MILE RADIUS



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R E T A I L

SURROUNDED BY DOWNTOWN'S MOST VIBRANT BUSINESSES!



ST LUKES
 \$1 BILLION EXPANSION
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STUNNING ARCHITECTURE OFFERS RETAILERS UNMATCHED VISIBILITY AND STREET PRESENCE.



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