



DOWNTOWN BOISE
SARATOGA
R E T A I L



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TOK COMMERCIAL
REAL ESTATE

F O R L E A S E

RETAIL • RESTAURANT

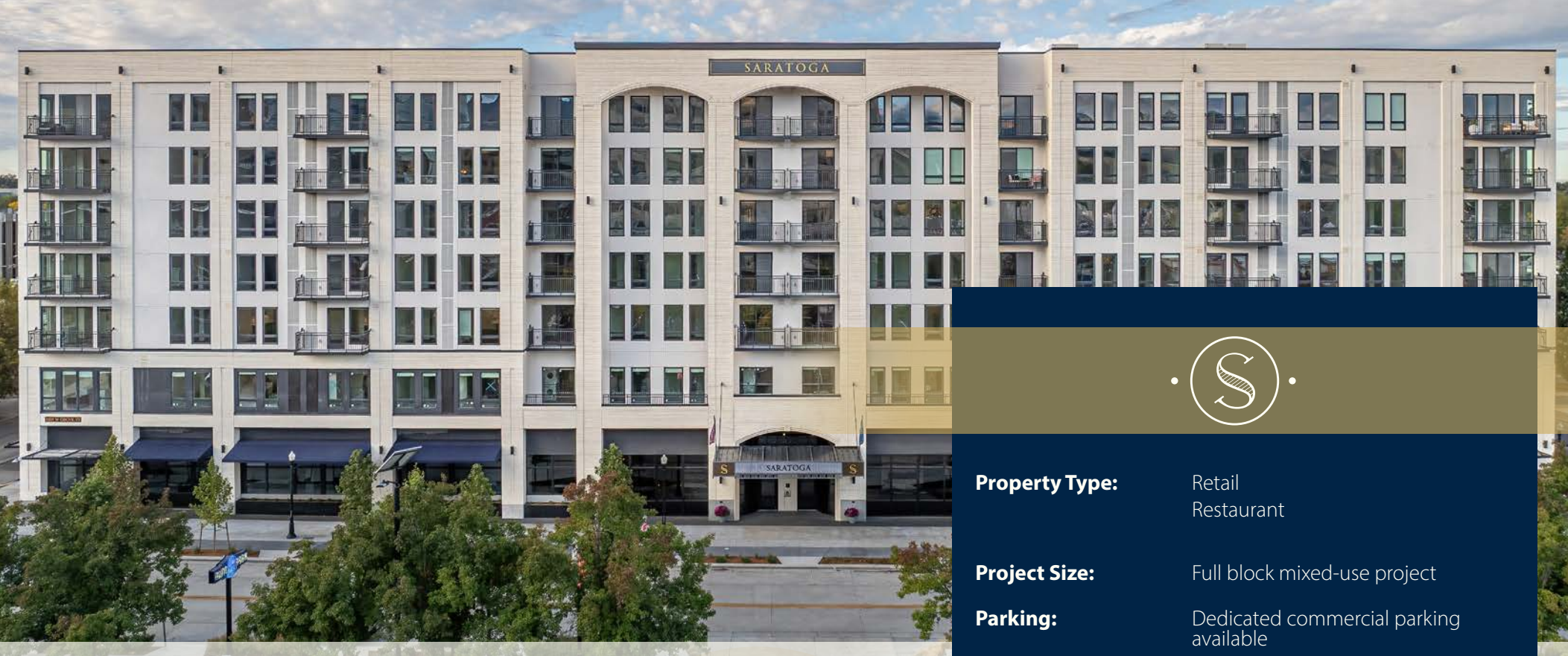
1201 W GROVE ST BOISE ID

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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.
- Welcome new tenants Mindful Coffee & Cowboy Omakase!

UPDATED: 8.19.2026

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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



SOUTH BUILDING RETAIL • OFFICE

RETAIL/OFFICE 4

SPACE	SIZE	RATE
Base/Main	2,755 SF	Contact Agent
Mezzanine	1,686 SF	Contact Agent
Combined	4,441 SF	Contact Agent

RETAIL 3

SPACE	SIZE	RATE
Retail	1,036 SF	Contact Agent

NORTH BUILDING RETAIL • RESTAURANT

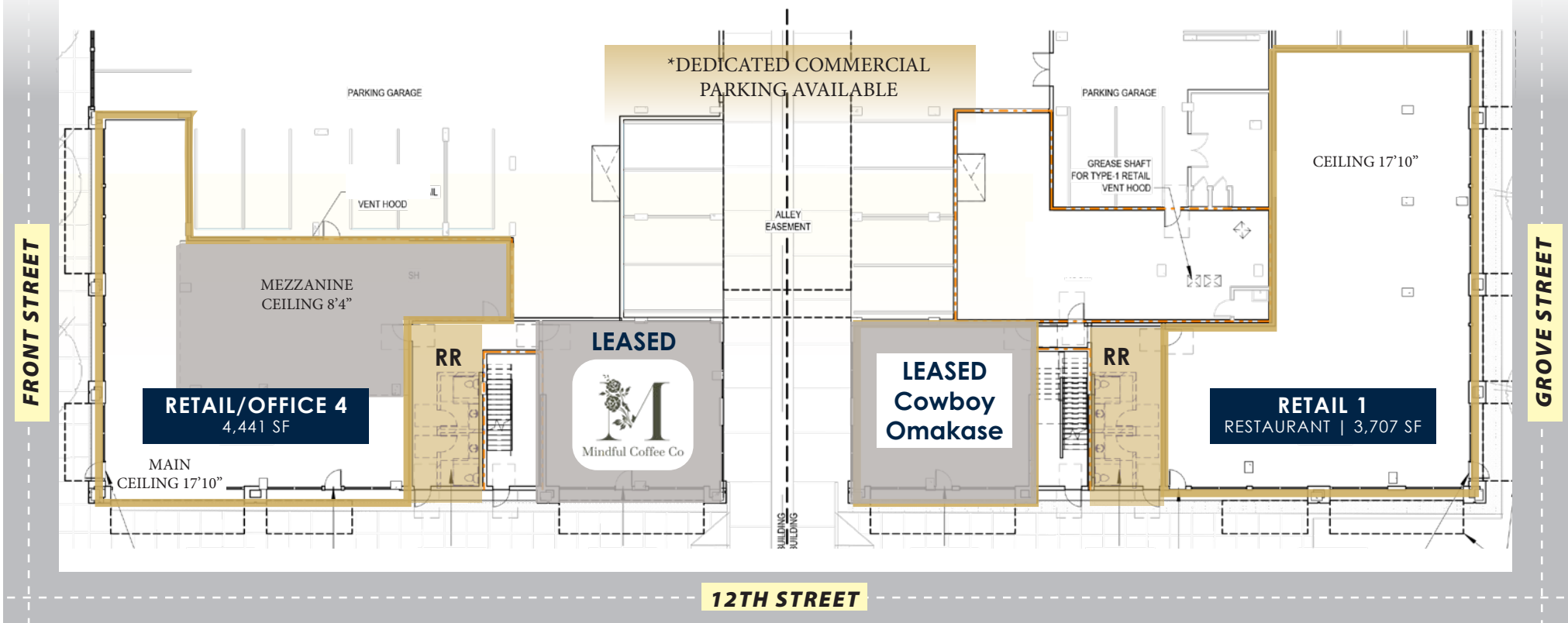
RETAIL 2

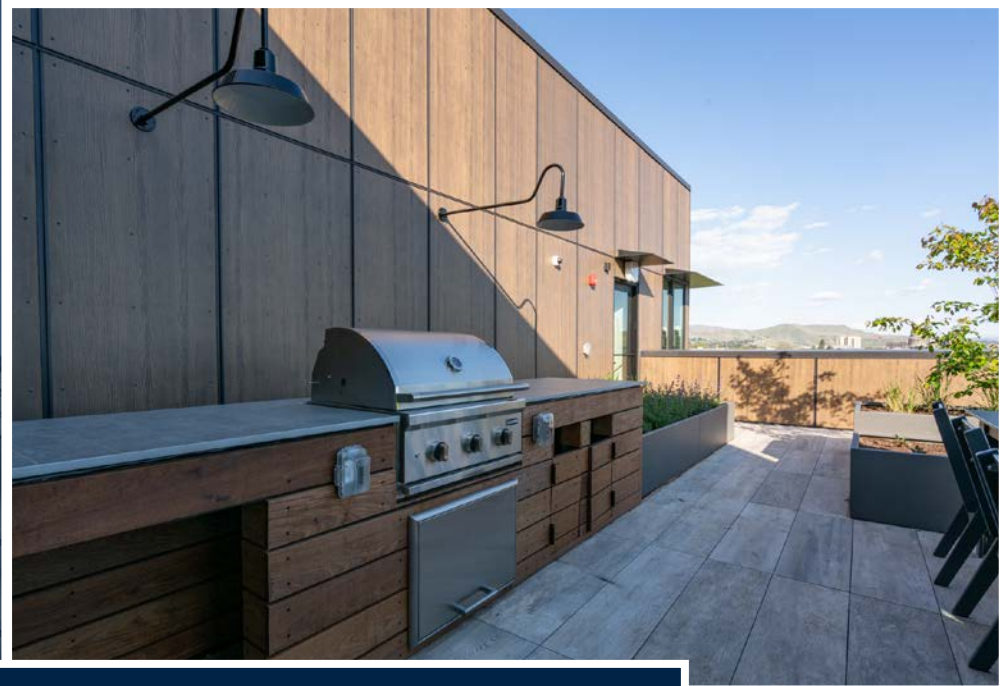
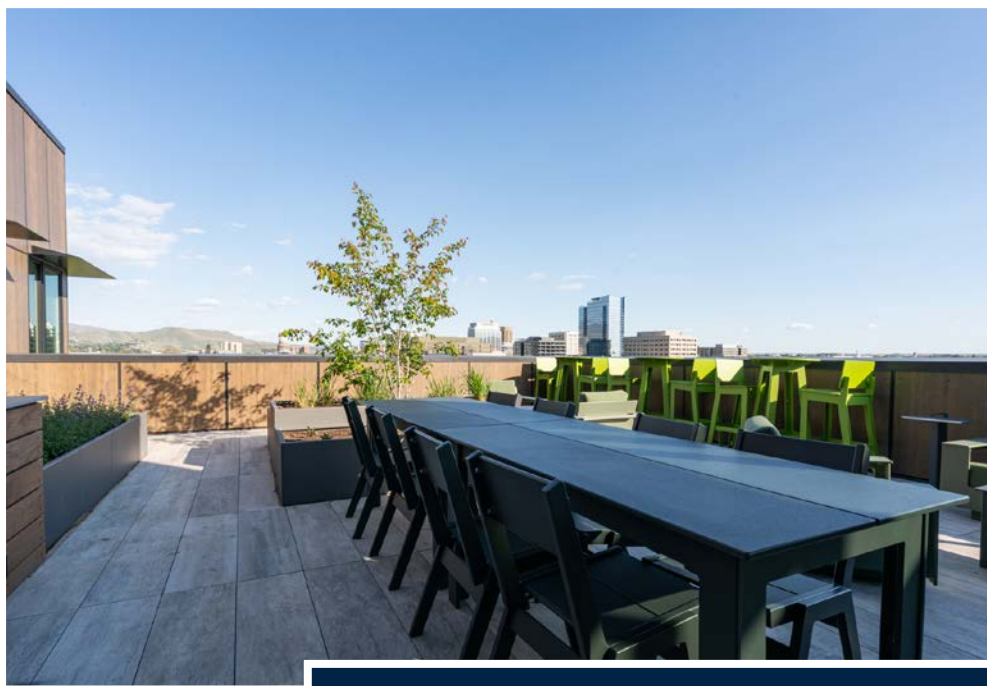
SPACE	SIZE	RATE
Retail	1,035 SF	Contact Agent

RETAIL 1

SPACE	SIZE	RATE
Restaurant	3,707 SF	Contact Agent

FLOOR PLAN





MODERN NORTH END LIVING, DESIGNED FOR EVERYDAY BOISE LIFE

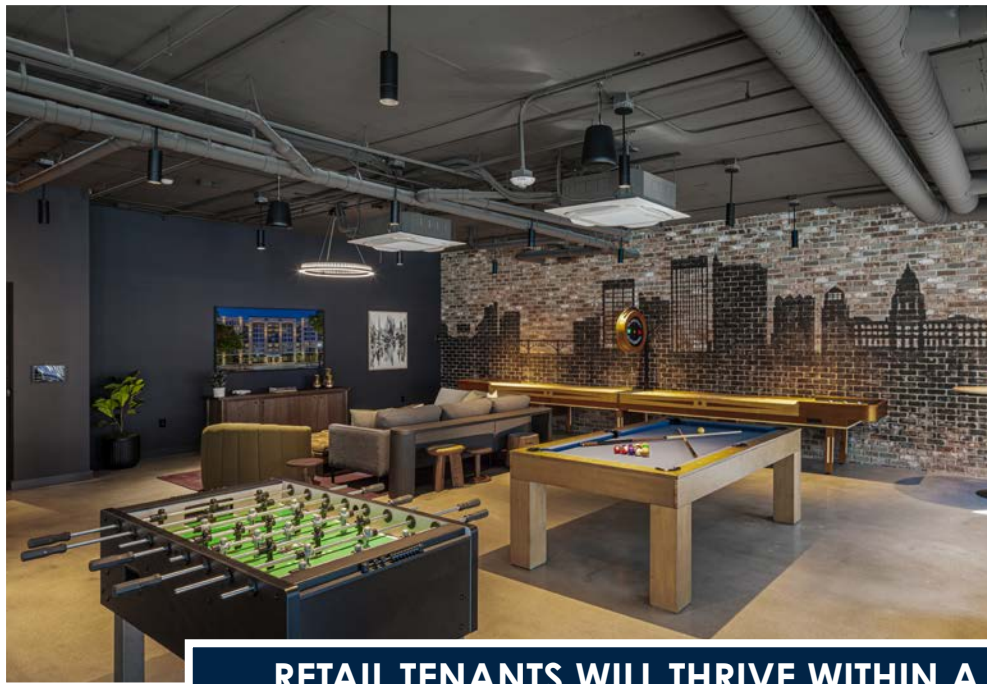


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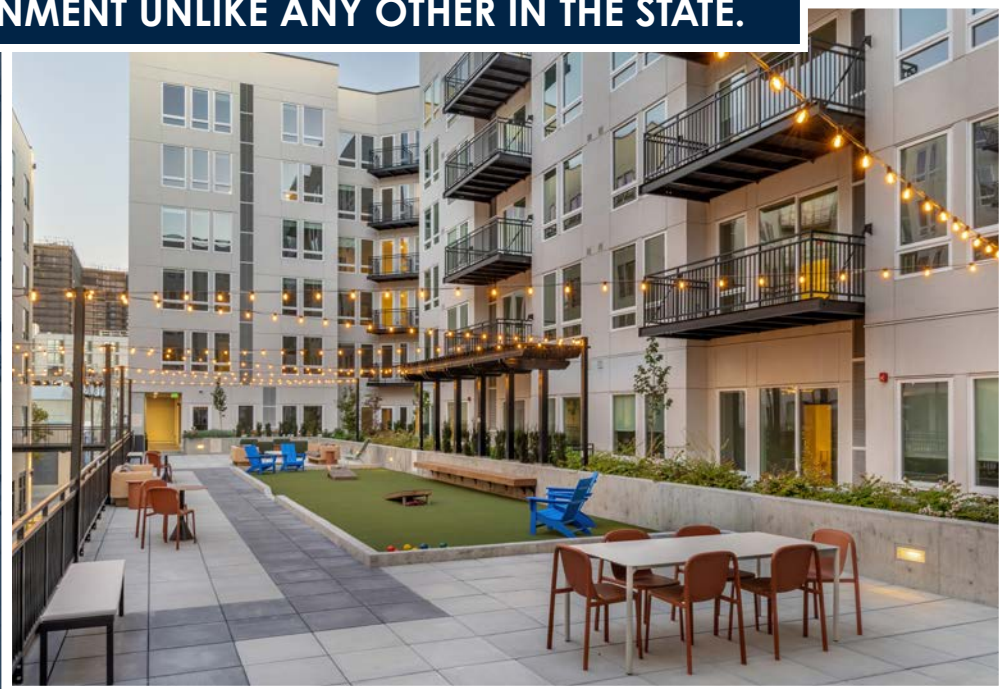
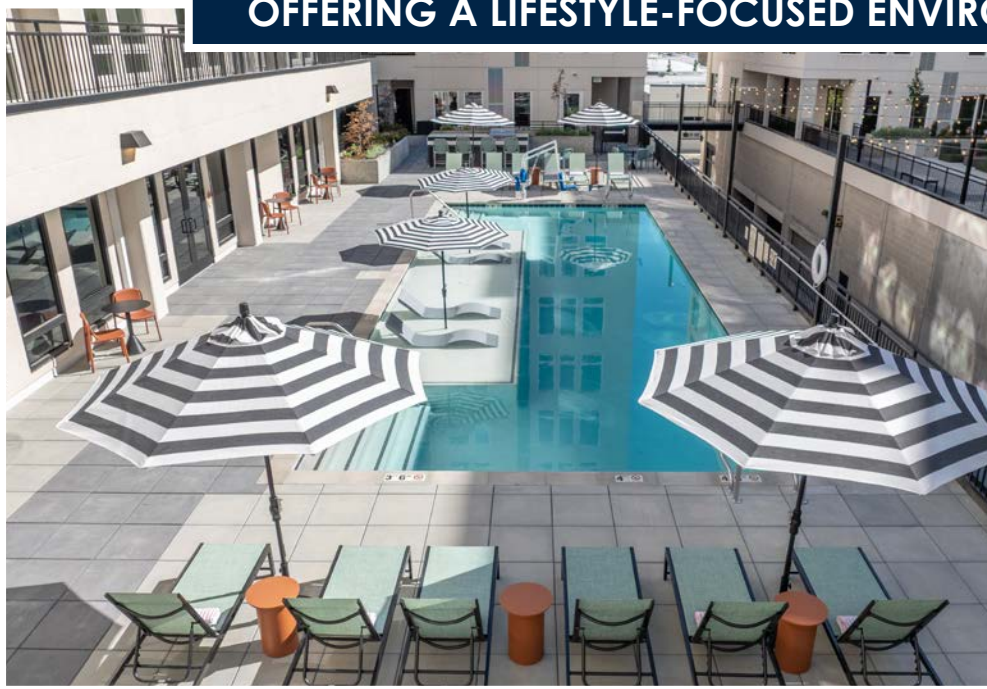
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RETAIL TENANTS WILL THRIVE WITHIN A MODERN, AMENITY-FILLED COMMUNITY OFFERING A LIFESTYLE-FOCUSED ENVIRONMENT UNLIKE ANY OTHER IN THE STATE.



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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**

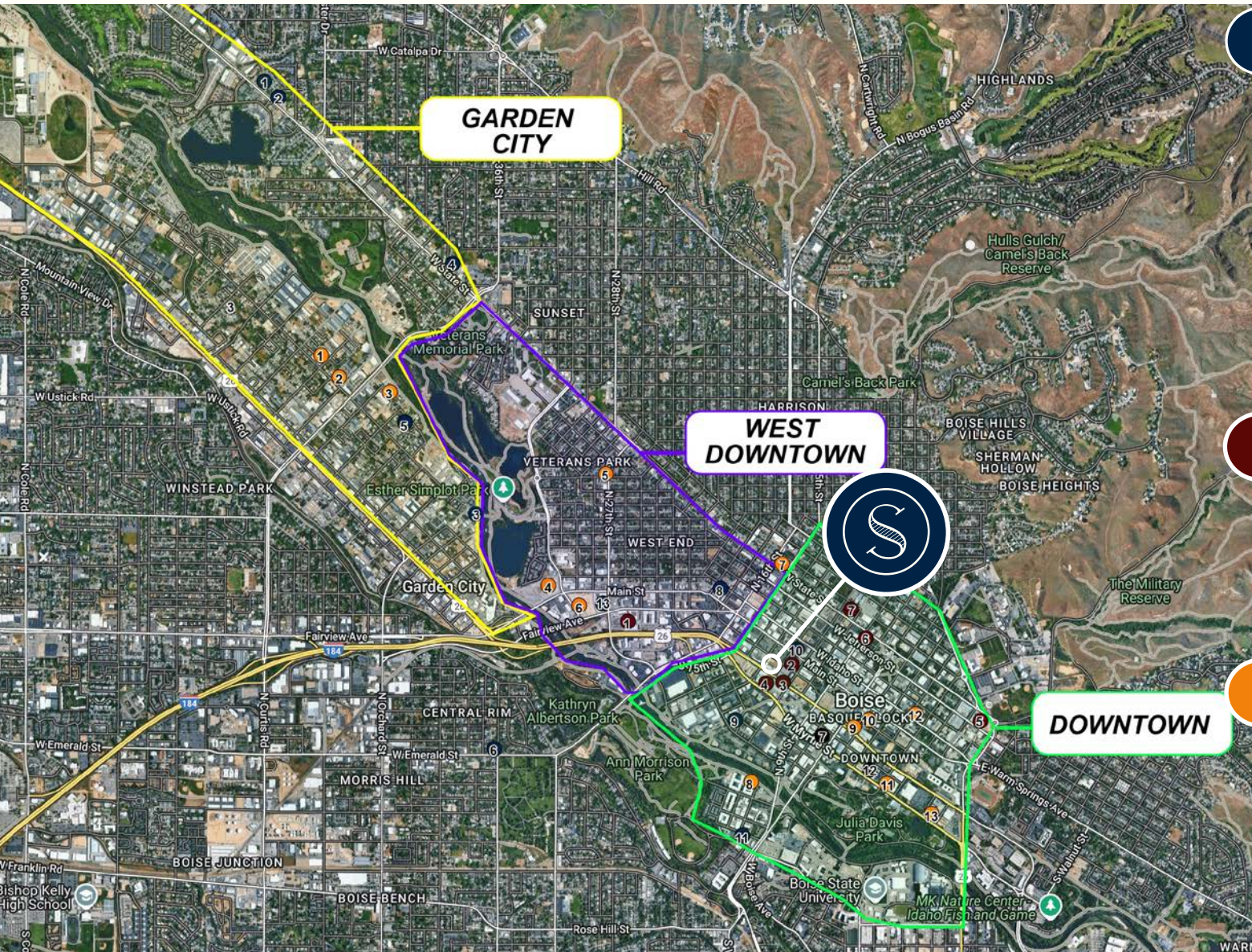
13th Street offers primary connectivity from Front Street to the North End.

The Ridge to River Bikeway offers connectivity on 11th Street through Downtown Boise.

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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

RETAIL • RESTAURANT • OFFICE

PROMINENT LOCATION IN THE HEART OF BOISE'S DOWNTOWN.

117,957

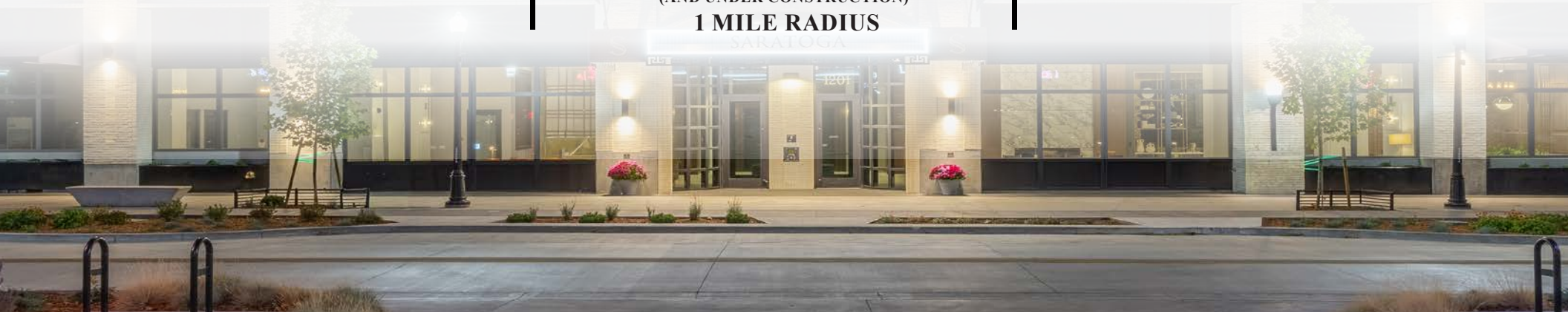
DAYTIME POPULATION
5 MILE RADIUS

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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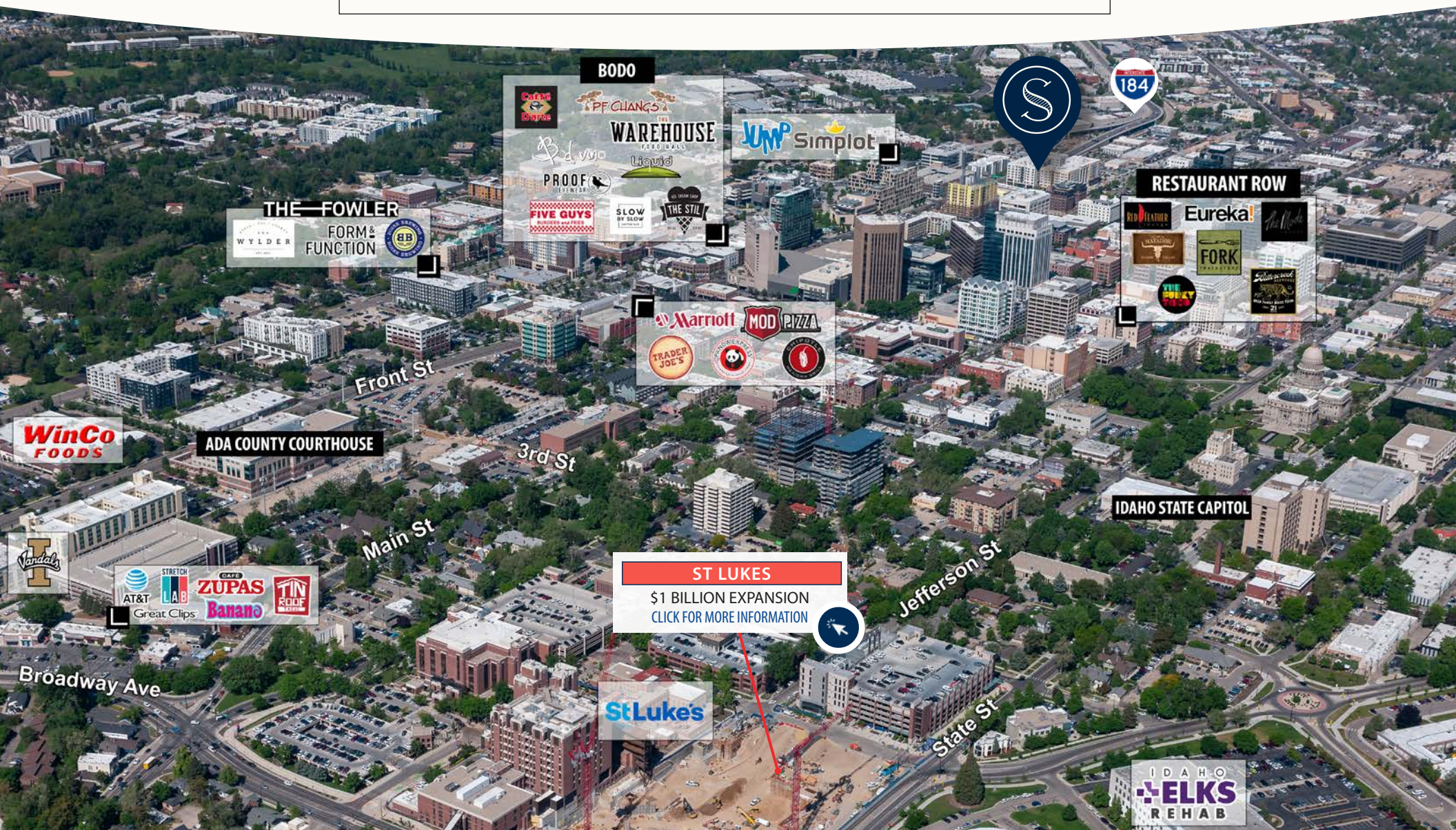
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SURROUNDED BY DOWNTOWN'S MOST VIBRANT BUSINESSES!



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STUNNING ARCHITECTURE OFFERS RETAILERS UNMATCHED
VISIBILITY AND STREET PRESENCE.



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