

DOWNTOWN CLASS A RETAIL/RESTAURANT SPACE FOR SUBLEASE

250 E. Myrtle St., Boise, ID 83702



**SPACE
AVAILABLE**



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

LEASE RATE \$32.00 SF/yr

LEASE TYPE NNN

AVAILABLE 4,440 SF + 1,000 SF Patio

SPACE Shell buildout partially complete with \$400K+ in restaurant infrastructure.

PARKING 25 Dedicated retail parking spaces in adjacent garage, plus ample nearby unmetered street parking

BUILDING SIZE 240,481 SF

YEAR BUILT 2022

ZONING MX-5



EXECUTIVE SUMMARY

Lee & Associates is pleased to present a rare retail opportunity in East Downtown Boise. A prime ground-floor retail/restaurant space below a 252-unit luxury apartment complex, shadow anchored by Whole Foods and WinCo. Situated just south of St. Luke's Boise Medical Center and just north of Boise State University, the site commands 31,500 vehicles per day on Myrtle Street. With over 1,000 SF of open patio space overlooking tree-lined Julia Davis Park, this is a natural fit for a restaurant or bar concept ready to tap into Boise's thriving food-and-drink culture, serving a captive mix of residents, medical professionals, and students steps from your door.

PROPERTY HIGHLIGHTS

- » Additional \$410,000 TI allowance available to sub-tenant
- » Below market 2% annual increases
- » 10 Year lease term
- » Over 1000 SF of patio space
- » Prime retail location below a 252-unit apartment complex; shadow anchored by Whole Foods and Winco
- » Space is walking distance from some of Boise's newest, highest performing restaurants including The Wylder and Tavolata
- » Located just south of St. Luke's Boise Medical Center and just north of Boise State University
- » Excellent visibility to 31,500 vpd on Myrtle Street



FIRST FLOOR PLAN

SOUTH AVENUE A



E MYRTLE STREET

LOCATION MAP



PROXIMITY TO AMENITIES

Just minutes from Boise State University, WinCo, Whole Foods, nearby hotels, and located in a high-traffic area with strong foot traffic



CONVENIENT TRAVEL

Only 8 minutes from the Boise Airport, providing easy access for business and personal travel





POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	51,808	168,580	277,740

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$76,719	\$93,341	\$104,286

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	22,890	73,159	114,590

LABOR FORCE

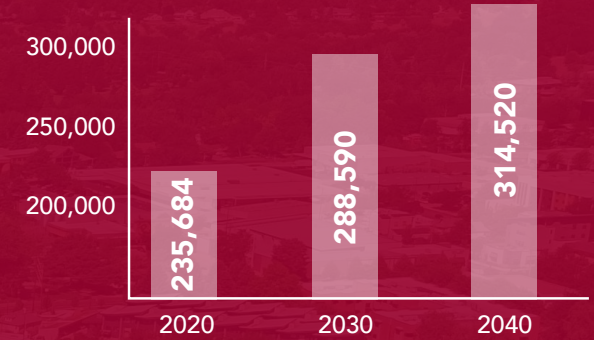
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	28,705	92,729	148,689

KEY EMPLOYERS

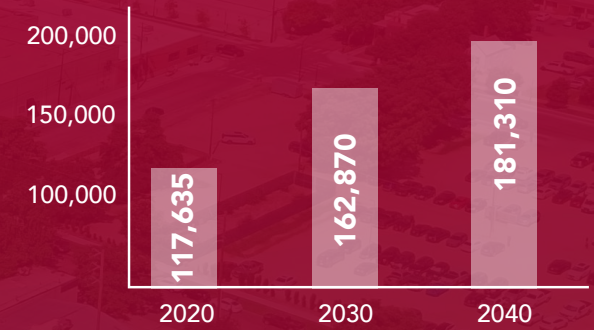
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

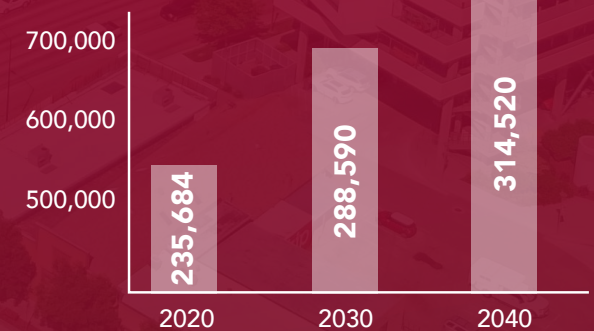
BOISE



MERIDIAN



ADA COUNTY



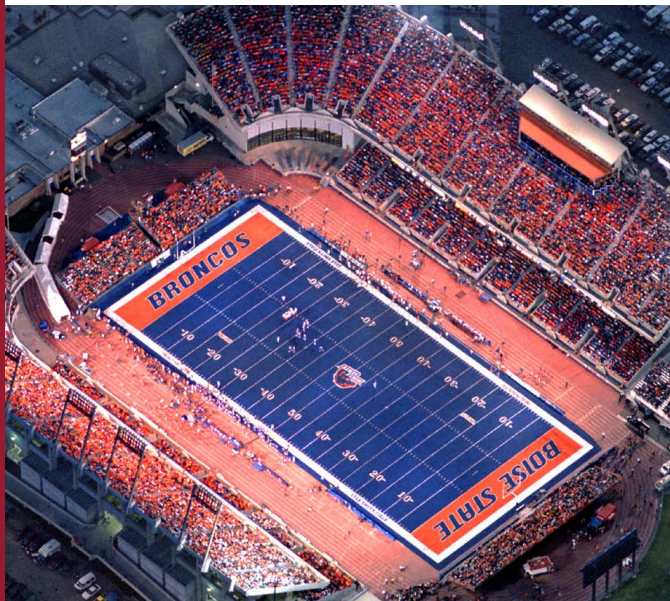
AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





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FOR MORE INFORMATION, PLEASE CONTACT

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