



**SUMMIT**  
COMMERCIAL  
REAL ESTATE GROUP

**FOR LEASE**  
**2,250 - 11,683 SF**

**HISTORIC  
DOWNTOWN  
RETAIL/OFFICE**

**THE LINEN BUILDING**  
**1402 W. Grove Street, Boise, ID 83702**

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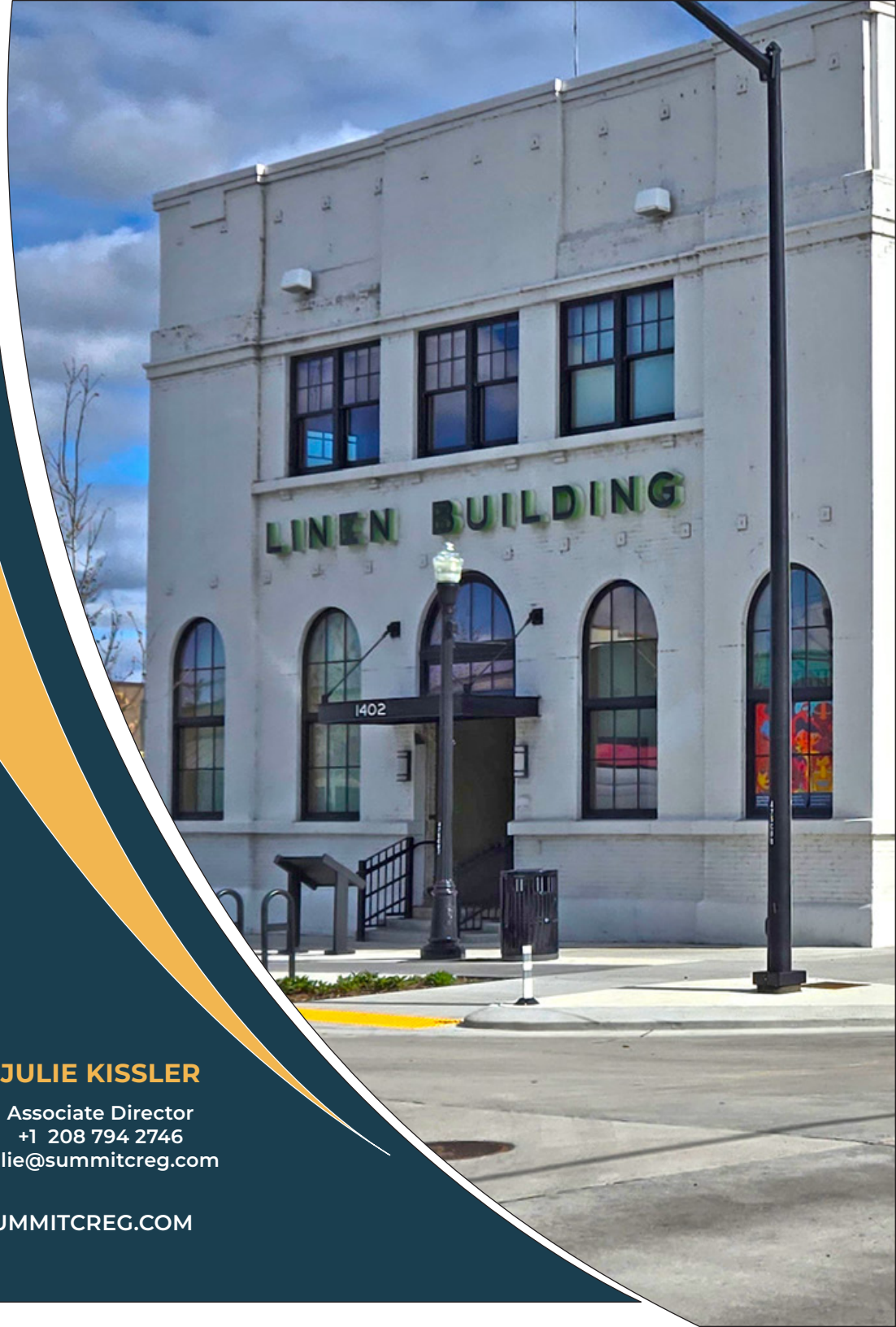
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## HISTORIC DOWNTOWN RETAIL/OFFICE 1402 W. Grove Street, Boise, Idaho 83702



- 2,250 - 11,683 SF Available
- Negotiable Rate & Terms
- NNN Est. \$8.85/SF
- Retail, Restaurant, Office Uses
- Open Floors - Flexible Configuration
- Multiple Stories, Mezzanine & Basement
- Potential T.I. Allowance - Contact Agents

- Hard Corner of Grove & 14th Streets
- Located in the Historic Linen District
- Shared Off-Street Parking & Street-Side
- MX-5 Zoning - [Click Here to Learn More](#)
- Surrounded by New Hotels & Housing
- Ready for Immediate Occupancy
- Schedule a Walk-Through Today



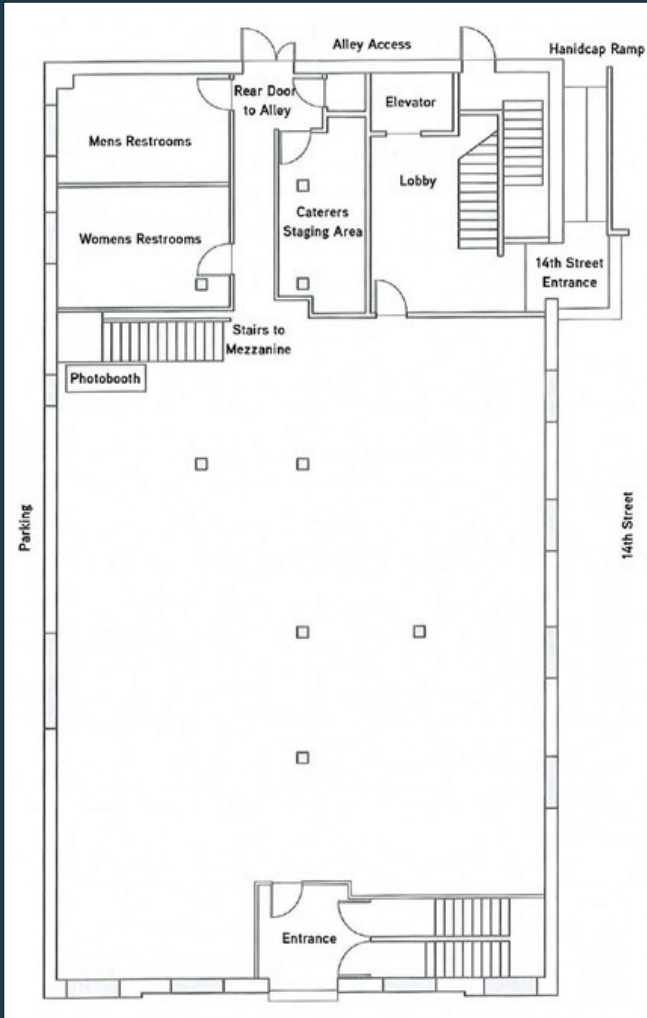
## HISTORIC DOWNTOWN RETAIL/OFFICE 1402 W. Grove Street, Boise, Idaho 83702



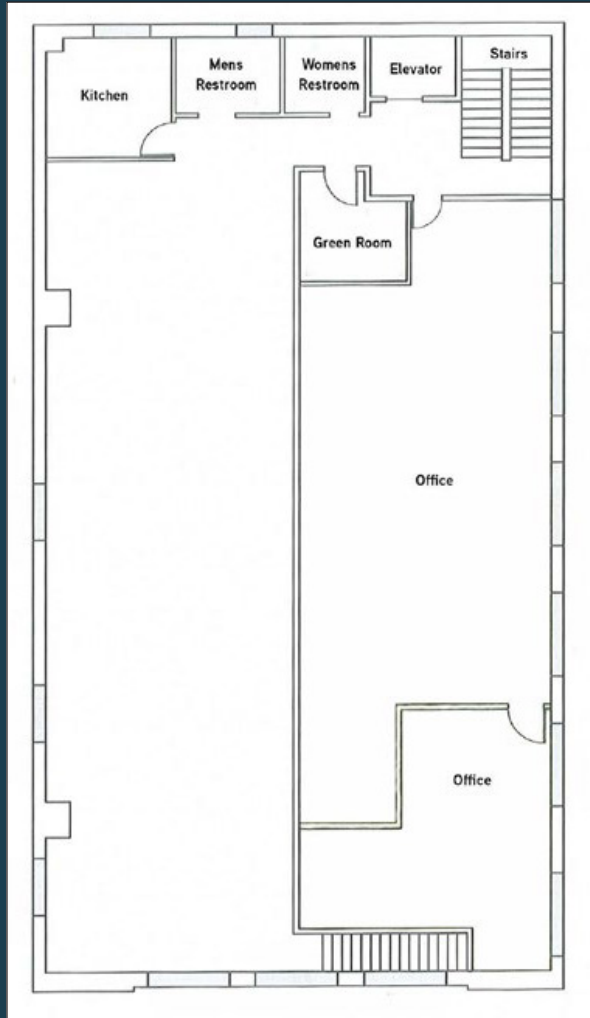
Position your business at the center of Boise's creative and cultural energy with the Linen Building—a distinctive, historic venue in the heart of downtown. Blending industrial character with modern flexibility, this beautifully restored space features soaring ceilings, exposed brick, and abundant natural light, creating an inspiring environment for offices, studios, events, or retail concepts. Surrounded by thriving local businesses, dining, and entertainment, the Linen Building offers unmatched visibility and foot traffic, along with convenient access for clients and employees alike. If you're looking for a space that reflects innovation, authenticity, and community, the Linen Building is where your next chapter begins.

Located in one of Boise's fastest-growing downtown corridors, the Linen Building benefits from a steady surge in new residential developments, boutique offices, and mixed-use projects that are reshaping the surrounding blocks. This momentum has brought a dynamic mix of professionals, creatives, and visitors into the area day and night, fueling consistent foot traffic and demand for unique spaces. Just steps away, popular restaurants, breweries, galleries, and event venues act as powerful anchors that draw both locals and tourists, while nearby festivals and community events regularly activate the neighborhood. With continued investment and development in the district, the Linen Building is perfectly positioned to capitalize on Boise's upward trajectory—offering tenants not just a location, but a front-row seat to the city's ongoing growth.

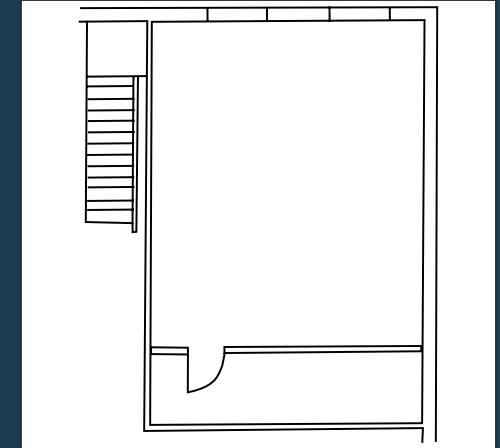
**FIRST FLOOR - 4,500 SF**



**SECOND FLOOR - 2,250-4,500 SF**



**MEZZANINE - STORAGE**

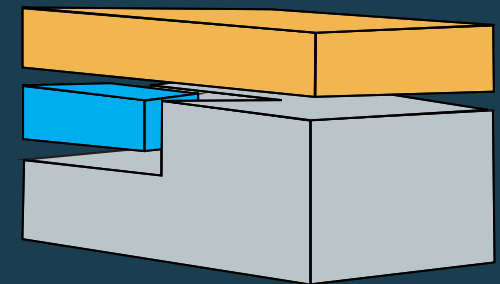


**CONFIGURATION**

SECOND FLOOR

MEZZANINE

FIRST FLOOR



**HISTORIC DOWNTOWN RETAIL/OFFICE**  
**1402 W. Grove Street, Boise, Idaho 83702**



# HISTORIC DOWNTOWN RETAIL/OFFICE 1402 W. Grove Street, Boise, Idaho 83702

**HARD CORNER OF GROVE & 14TH STREETS  
SHARED ON-SITE PARKING & STREET-SIDE**



















[Google Map View - Click Here](#)



**SURROUNDING AMENITIES, TRAFFIC  
GENERATORS, AND DEVELOPMENT INFO**

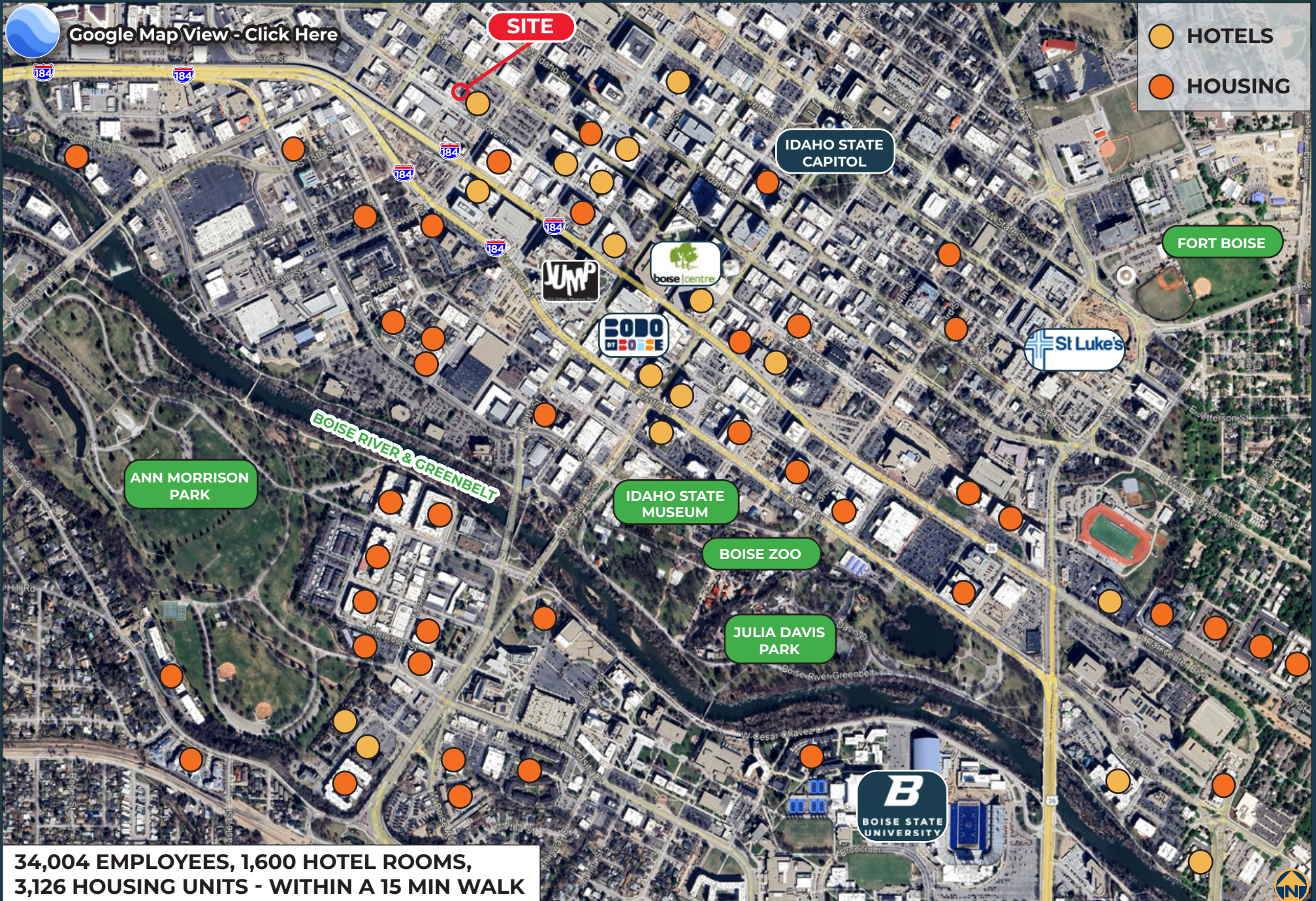


- |                                                                                    |                                                      |                                                                                     |                                                        |
|------------------------------------------------------------------------------------|------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------|
|    | <a href="#"><u>Google Map View</u></a>               |    | <a href="#"><u>The Warehouse Food Hall</u></a>         |
|   | <a href="#"><u>Google Street View</u></a>            |   | <a href="#"><u>Idaho Central Arena</u></a>             |
|  | <a href="#"><u>Google Earth View</u></a>             |  | <a href="#"><u>Idaho Steelheads Hockey</u></a>         |
|  | <a href="#"><u>Surrounding Hotels</u></a>            |  | <a href="#"><u>The Grove Plaza</u></a>                 |
|  | <a href="#"><u>Boise Dev Project Tracker</u></a>     |  | <a href="#"><u>Alive After 5</u></a>                   |
|  | <a href="#"><u>Parking in Downtown Boise</u></a>     |  | <a href="#"><u>Capital City Public Market</u></a>      |
|  | <a href="#"><u>See What's Happening Downtown</u></a> |  | <a href="#"><u>Boise Center on the Grove</u></a>       |
|  | <a href="#"><u>Treefort Music Hall</u></a>           |  | <a href="#"><u>Downtown Restaurants &amp; Bars</u></a> |



# HISTORIC DOWNTOWN RETAIL/OFFICE

## 1402 W. Grove Street, Boise, Idaho 83702



**1, 3 & 5 MILE DEMOGRAPHICS & RETAIL DEMAND OUTLOOK**

**3 MILE SNAPSHOT - 2025**

**104,557**  
POPULATION

**\$74,106**  
MEDIAN HH INCOME

**99,652**  
DAYTIME POP

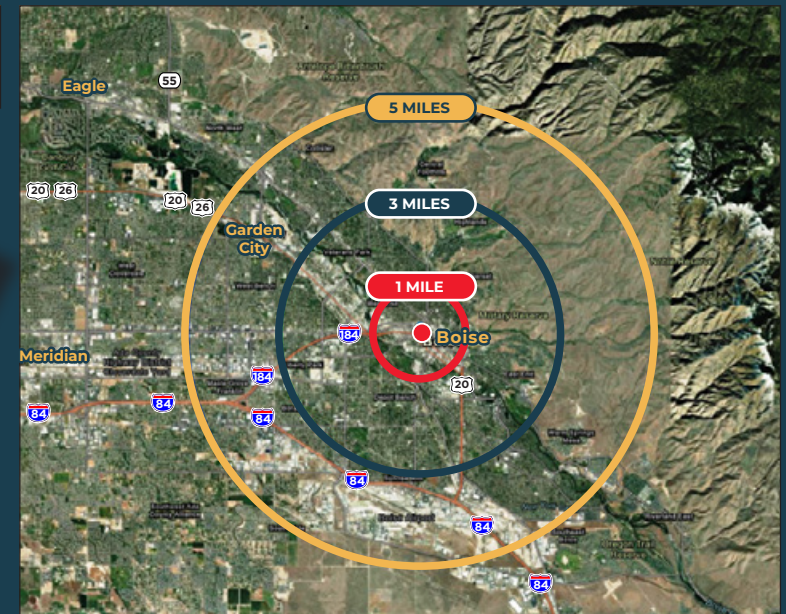
**48,017**  
HOUSEHOLDS

**\$109,112**  
AVERAGE HH INCOME

**36**  
MEDIAN AGE

**1, 3 & 5 MILE DEMOGRAPHICS**  
CLICK BELOW TO VIEW

**RETAIL DEMAND OUTLOOK**  
CLICK BELOW TO VIEW



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

**5, 10 & 15 MINUTE DRIVE-TIME DEMOS & COMMUNITY SUMMARY**

*10 MINUTE SNAPSHOT - 2025*

**112,730**  
POPULATION

**\$72,056**  
MEDIAN HH INCOME

**125,023**  
DAYTIME POP

**51,633**  
HOUSEHOLDS

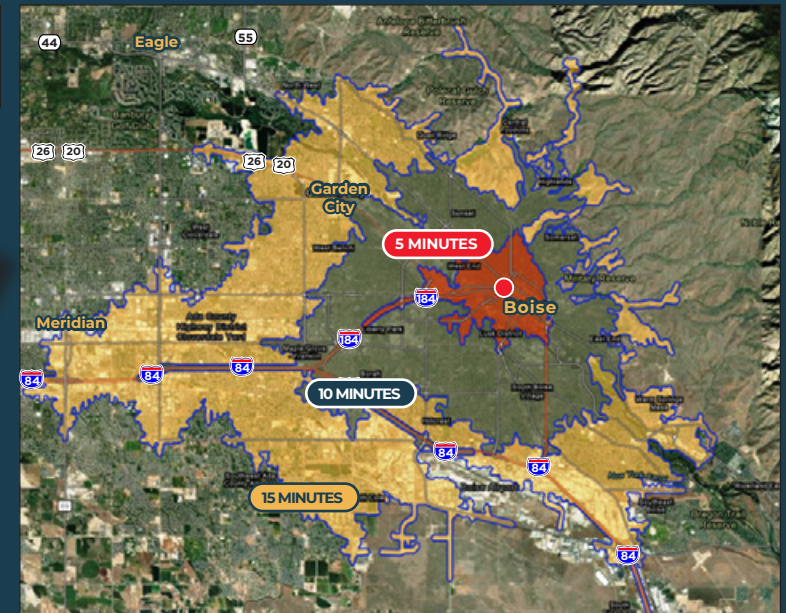
**\$103,721**  
AVERAGE HH INCOME

**36**  
MEDIAN AGE

**5, 10 & 15 MIN DRIVE-TIME DEMOS**  
CLICK BELOW TO VIEW



**COMMUNITY SUMMARY**  
CLICK BELOW TO VIEW



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

**TREASURE VALLEY REGIONAL INFORMATION**  
**THE BOISE METRO AREA**



## OPPORTUNITY, MEET AMBITION

A region's strength starts with its people—and the Boise Metro stands out. Home to a highly educated, fast-growing workforce, the area continues to attract new residents at one of the strongest rates in the West, bringing a steady pipeline of talent, innovation, and entrepreneurial energy. This growth is paired with a business environment built on accessibility, collaboration, and a lifestyle that supports true work-life balance.

Companies operating here benefit from significantly lower costs than neighboring West Coast markets, without compromising on quality of life or opportunity. It's why established leaders like Simplot, Albertsons, and Micron chose to grow here—and why a new generation of businesses is doing the same.

Consistently ranked among the nation's top destinations for relocation, the Boise Metro appeals to professionals, families, and entrepreneurs alike. It's more than a place to do business—it's a place to build long-term success. With continued population growth and economic momentum, the region is poised to remain a top choice for forward-thinking companies.

If you're considering relocation or expansion, the data tells a compelling story. For insights tailored to your organization's goals, connect with BVEP to learn more. <https://bvep.org/>



Click here to download the complete Boise Valley  
Regional Overview:  
<https://rb.gy/ngyz4i>

**NATIONAL ACCOLADES**

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. View All Accolades Here: <https://bvep.org/>

**Top U.S Cities for  
Job Growth**

**NewHomeSource**  
July, 2025

**#5 Best City for  
Work Life Balance**

**Coworking Cafe**  
July 2025

**Top 20 Mid-Sized  
Cities on the Rise**

**LinkedIn News**  
July 2025

**Idaho Ranked  
#2 in Top Job  
Growth**

**U.S Bureau of  
Labor Statistics**  
July 2025

**Nampa, ID Top 100  
Best Places to Live  
in the U.S**

**Livability**  
July 2025

**Top 25 U-Haul  
Growth Metros**

**U-HAUL**  
January 25

**#1 Best City for  
Working Families**

**ELEVATE**  
February 2025

**#23 Fastest  
Growing Place in  
the U.S. 2024-2025**

**U.S. News**  
February 2025

**#20 Most Dynamic  
Metropolitan City**

**Heartland Foward**  
January 2025

**Best U.S. Cities  
for a Weekend Trip**

**Thrillist**  
November 2024

**#2 Best Places  
to Live in the U.S.  
in 2024-2025**

**US World & News**  
May 2024

**#1 Nampa &  
#7 Meridian Top  
Cities for Economic  
Growth under 250K**

**Coworking Cafe**  
July 2024

**#3 Meridian,  
#5 Boise, #16 Nampa  
Best Places To Live  
Out West**

**Livability**  
July 2024

**Top 15 Cities  
for Young  
Professionals**

**Pheabs**  
May 2024

**Tech Workers  
Ditching big city  
for Boise**

**Wired**  
January 2024

**#3 Best  
Performing  
Cities**

**Milken Institute**  
2024

**Top 25 Metro for  
Economic Growth**

**Area Development**  
Q4 2023

**#4 Overall On  
Talent Attraction  
Card**

**Lightcast**  
2023

**#7 Overall  
Cutting Edge Cities  
Boise**

**WSJ**  
October 2023

**Top 20 Best  
Mid Size City  
in US**

**HGTV**  
September 2023

**Top 20  
Safest Cities**

**WalletHub**  
October 2023

**#5 Best  
Performing  
Cities**

**Milken Institute**  
2023

**Blue Turf Biggest  
Attraction for  
Sport's Fans**

**USA Today**  
2023

**#6 Best Large  
Cities to Start a  
Business**

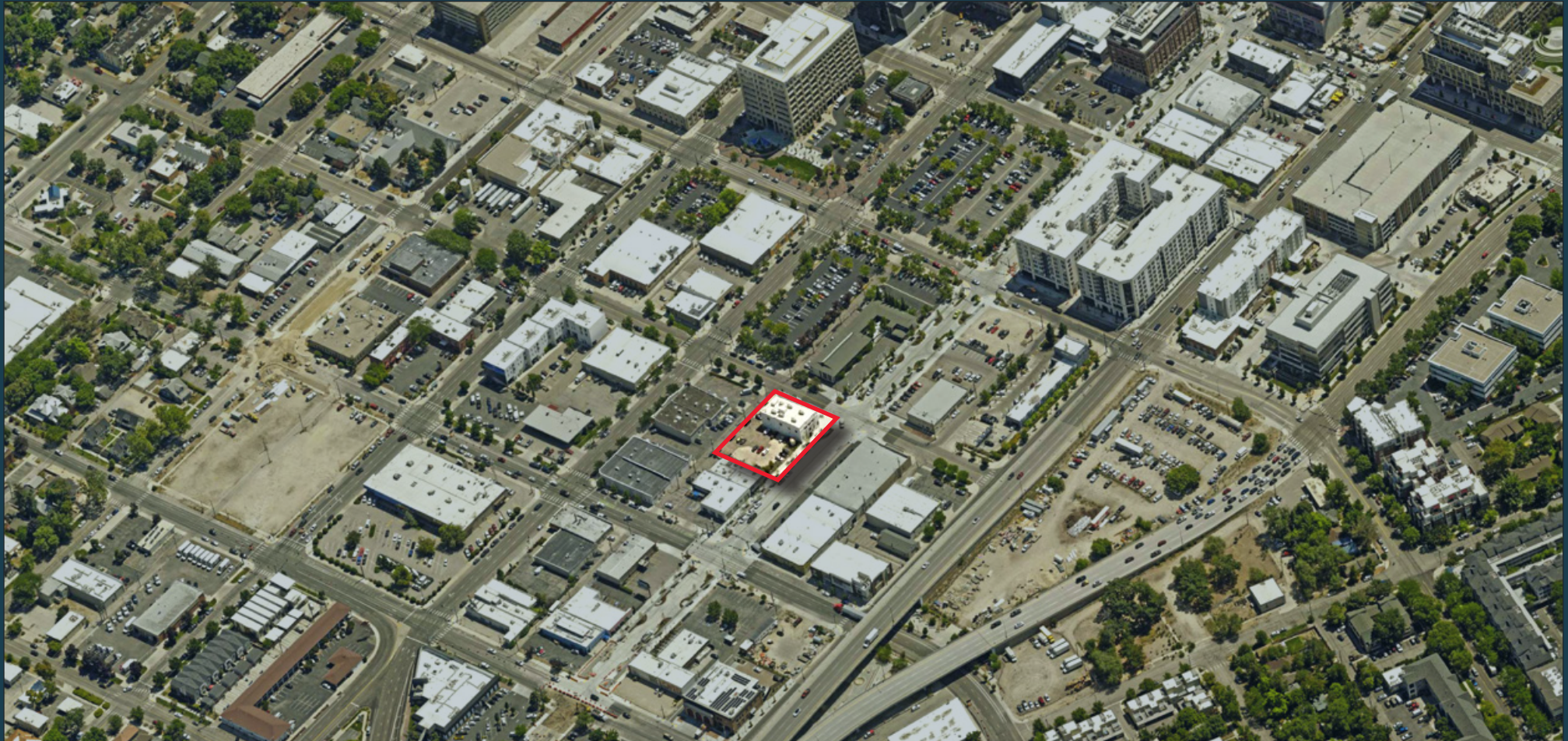
**WalletHub**  
April 2023

# FOR LEASE - 2,250 - 11,683 SF

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