

1222 S BROADWAY AVE | BOISE, ID

RETAIL SUITE FOR LEASE NEAR BOISE STATE UNIVERSITY




ECHO WEST
CAPITAL ADVISORS


CORNERSTONE
COMMERCIAL REAL ESTATE, LLC

PRIMARY CONTACT

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FOR LEASE

1222 S Broadway Ave | Boise, ID 83706

PROPERTY SUMMARY

Available Space	1,150 SF
Rate/SF	\$26.00/SF
Lease Type	NNN
Building Type	Retail
Availability	May 2026

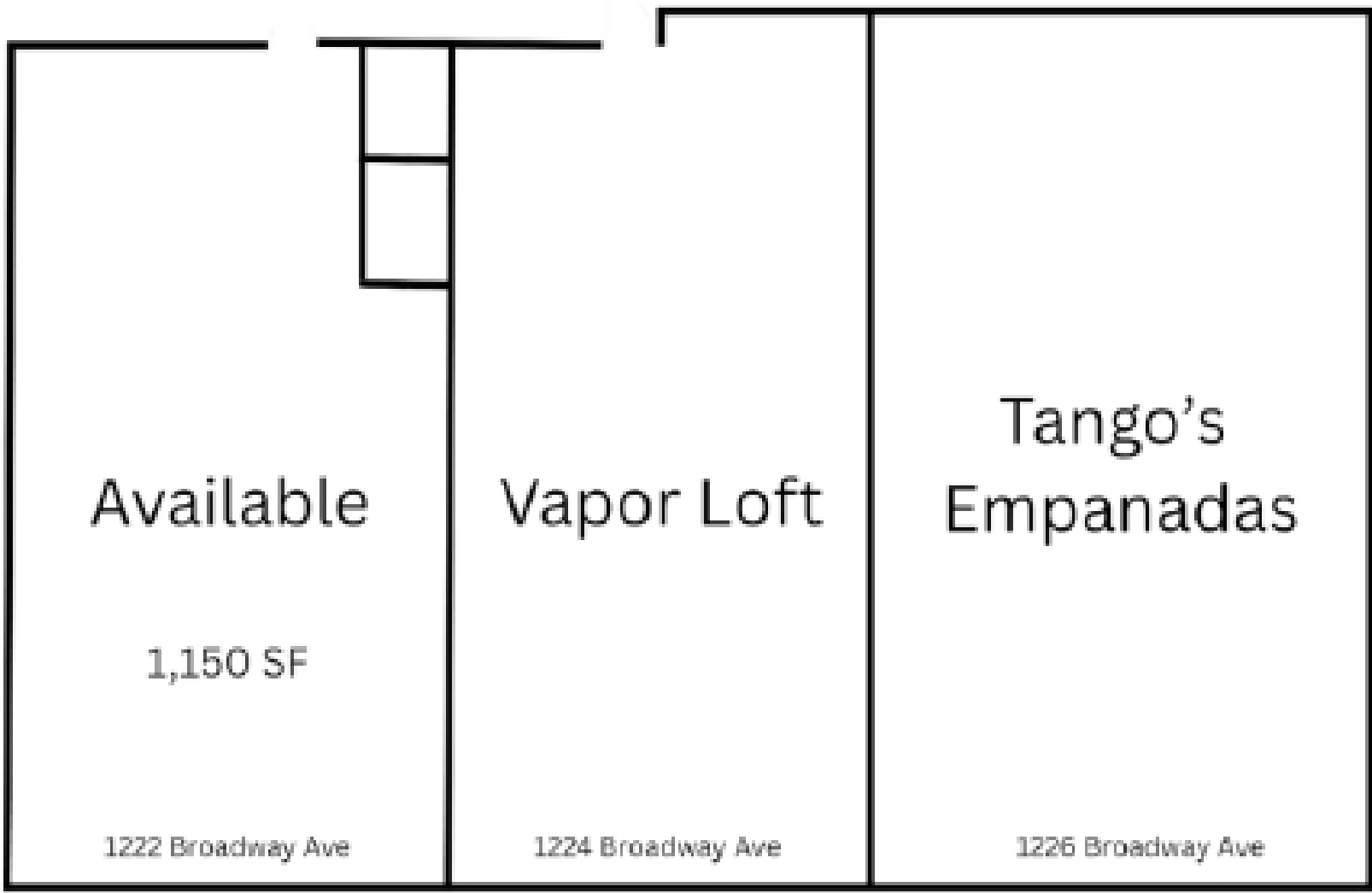
Please contact Broker for additional information.

BUILDING FEATURES

- Prime Broadway Corridor Location, Boise's highly trafficked premier thoroughfares near Boise State University & Downtown Boise
- Excellent Frontage/visibility with monument/building signage to more than 25,000 VPD
- Dense surrounding demographics
- Shared surface parking and convenient ingress/egress from Broadway Ave make it easily accessible for both pedestrians and vehicles
- Growing Boise Market - Boise remains one of the fastest-growing metros in the Northwest, with continued population, employment, and income growth fueling strong retail demand



FLOOR PLAN



Available

1,150 SF

1222 Broadway Ave

Vapor Loft

1224 Broadway Ave

Tango's
Empanadas

1226 Broadway Ave

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BOISE STATE UNIVERSITY
27,000+ Students

Population Trends	1 Miles	3 Miles	5 Miles
2025 Population	19,198	94,575	165,068
Annual Growth (2020-2025)	5.2%	3.2%	3.0%

Household Trends	1 Miles	3 Miles	5 Miles
2025 Households	8,287	43,148	72,201
Average Household Income	\$90,965	\$102,231	\$106,881

Boise River

Broadway Ave - 27,500 VPD



THE MILL
AT LOGGERS CREEK
125 Units

SUBJECT PROPERTY

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