

# TOK

COMMERCIAL

# 400 & 444 W PARKCENTER

COMMERCIAL / MIXED-USE DEVELOPMENT LAND FOR SALE | BOISE, ID 83706

## CALL FOR OFFERS

Bids Due: May 27th at 5:00 PM MST



25,216 VPD

W BEACON ST

E PARKCENTER BLVD



CONTACT

**MIKE GREENE, SIOR, CCIM**

208.947.0835

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david.mcdonald@colliers.com



UPDATED: 4.14.2026

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HIGHLIGHTS



Surrounded by major employers and amenities, including Micron Technology, St. Luke's Medical Center, and a variety of restaurants, hotels, and retail destinations.

Rare opportunity to acquire development land along the Boise River and Greenbelt—one of the city's most sought-after recreational and lifestyle corridors.

Flexible MX-3 (Mixed-Use Active) zoning allows a wide range of development opportunities, including multifamily residential, office, retail, hospitality, and service-oriented commercial uses within a walkable mixed-use environment.

Prime Southeast Boise location along Parkcenter Boulevard with convenient access to Downtown Boise and Interstate 84.

Minutes from Boise State University and Downtown Boise, providing strong demand drivers for residential, office, and mixed-use development.

DETAILS



<b>PROPERTY TYPE:</b>	Development Land
<b>LOT SIZE:</b>	2.96 Acres
<b>SALE PRICE:</b>	\$4,350,000
<b>PRICE/SF:</b>	\$33.74/SF
<b>CALL FOR OFFERS:</b>	<b>Bids Due</b> May 27th at 5:00 PM MST
<b>ZONING:</b>	MX-3, Mixed-Use Active <a href="#">Click For More Info</a>
<b>UTILITIES:</b>	To Site

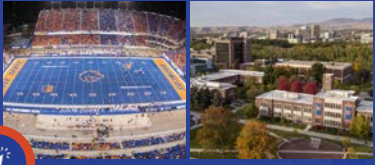
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**BOISE STATE UNIVERSITY**  
**27,000+ STUDENTS**

CLICK FOR MORE INFORMATION



**ENROLLMENT HAS**  
**GROWN 13%**  
**SINCE 2020**

**StLuke's**

**ST LUKES**  
**\$1.17 B EXPANSION**



**BOISE DOWNTOWN CORE**  
6 MINUTES / 1.7 MILES



**BOISE GREENBELT**  
29 MILES OF RIVERFRONT CONNECTION

**25,216 VPD**

**BOISE RIVER**

**2.96 ACRES**

**E PARKCENTER BLVD**

**AERIAL**  
**360°**  
**TOUR**

**TOK**  
COMMERCIAL

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**Colliers**



**HEADQUARTERS**  
**Albertsons**  
Companies

SPRINGHILL SUITES  
MARRIOTT  
SAGE  
SCHOOL  
BOISE  
THE  
Moose  
Sage  
Moose  
PIZZERIA GRILL

**Red Robin** **BARBACOA**

**H** Holiday Inn  
Express

**BOISE GREENBELT**

**BOISE RIVER**

**25,216 VPD**

**E PARKCENTER BLVD**

**W BEACON ST**

**AREA DEMOGRAPHIC SUMMARY**

<b>POPULATION</b>	<b>HOUSEHOLDS</b>	<b>AVG. INCOME</b>	<b>EMPLOYEES</b>
1 MI   16,334	1 MI   7,959	1 MI   \$112,304	1 MI   14,493
3 MI   85,985	3 MI   41,196	3 MI   \$119,121	3 MI   73,529
5 MI   152,651	5 MI   69,594	5 MI   \$123,703	5 MI   128,435

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# ZONING INFORMATION

## MX-3 | Mixed-Use Active

MX-3 in Boise is a mixed-use “active” district that supports mid-rise, transit-oriented development along key corridors outside the downtown core. It is intended to cluster housing, retail, office, and institutional uses in a compact pattern so everyday services are easily accessible by walking, biking, or transit, creating a more urban main-street feel than typical commercial strips while still transitioning to nearby neighborhoods.

In terms of form, MX-3 allows buildings up to roughly 70 feet in height, enabling true mid-rise mixed-use projects rather than just low-rise pads and strip centers. For most significant residential, commercial, and civic projects, the district effectively anticipates multi-story (around four-story and up) buildings to maintain a strong corridor presence and support more frequent transit, street activity, and a broader mix of tenants throughout the day.

Setback standards help lock in that urban, walkable edge. Front setbacks are intentionally shallow—typically from 0 up to about 20 feet from the front property line—so buildings sit close to the sidewalk and define the street, with room for limited forecourts, patios, or landscaping. Side and rear setbacks are generally modest in intensity areas, with additional buffering or setbacks where MX-3 abuts lower-density residential so projects can transition more comfortably into existing neighborhoods.

Street frontage and parking placement standards are central to how MX-3 feels on the ground. A majority of the ground-floor street frontage must be dedicated to active uses such as retail, restaurants, services, office space, lobbies, or tenant amenities, rather than parking, storage, or blank utility walls, which keeps the sidewalk visually engaging and commercially viable. Surface parking is not intended to sit between the building and the street; instead, it is pushed to the side, rear, or into structured formats and paired with required pedestrian connections into surrounding streets and neighborhoods, making MX-3 a future-focused tool for compact, walkable, mixed-use corridor development that aligns with Boise’s broader urban design and mobility goals.

**ALLOWS MID-RISE MIXED-USE**

**ACTIVE GROUND-FLOOR FRONTAGE**

**ALLOWS FOR A DYNAMIC MIX OF USES**

**LEARN MORE**



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**BOISE DOWNTOWN CORE**  
6 MINUTE / 1.7 MILES

néktar F45 pure barre Chevron  
 COURTYARD ZUPAS Great Clips Chick-fil-A  
 WHOLE FOODS QDOBA Walgreens  
 STRETCH LAB RAM



**BOISE RIVER**

**SITE**

Cafe Rio tropical CAFE Shell T  
 Salsbury's Starbucks Chick-fil-A BURGER KING  
 WELLS FARGO USbank BURGER KING

BARBACOA Holiday Inn Express Red Robin  
 Allstate ALLIANCE SPRINGHILL SUITES MARRIOTT

Mister Donut BLACK & ROCK Starbucks metro Little Caesars  
 TACO BELL McDonald's Jiffy Lube Jiffy Lube  
 DEL TACO Sinclair Albertsons AT&T PAPA JOHN'S

# BIDDER INSTRUCTIONS

**CALL FOR OFFERS:** Bids Due - May 27th at 5:00 PM MST

You are hereby invited to submit a bid for all of the property located at 400 & 444 W Parkcenter Blvd, Boise City, ID 83706.

Sealed bids in the form of a signed Letter of Intent will be accepted by TOK Commercial, broker for the Seller until 5:00 PM Mountain Time on May 27th, 2026.

Offers must include price, earnest money, and closing terms. Any supplemental information regarding the Buyer's background is encouraged.

The Seller reserves the right to reject or counter any and all bids or to accept the bid deemed best for the Seller.

Bids may be delivered during normal office hours (8:00 AM to 5:00 PM, Mountain Time, Monday through Friday, except State of Idaho holidays).

If presented via email, the subject line should state "BID FOR PURCHASE OF 400 & 444 PARKCENTER BLVD".

Emails should be sent to:

Mike Greene: [mikeg@tokcommercial.com](mailto:mikeg@tokcommercial.com)

All questions regarding the property should be directed to:

Mike Greene: [mikeg@tokcommercial.com](mailto:mikeg@tokcommercial.com); (208) 947-0835

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