

# AHLQUIST.

## 4th & Idaho

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# Welcome to 4th & Idaho

Retail | Medical | Office

Located at the northeast corner of 4th Street and Idaho Street, the 4th & Idaho Project will feature one 13-story multi-tenant office tower and one 11-story residential tower, offering class A office, retail, and residential spaces. The 13-story tower will feature over 140,000 square feet of class A office space, premium retail suites, and will become the new central headquarters for ICCU, the state's largest credit union. The 11-story tower will also feature premium retail suites, and multi-family home units. Each tower will share over 406 parking spaces and 125 bike parking spaces.

The project boasts of:

- A strategic location between Downtown and St. Luke's
- The \$1 billion expansion project will be completed in 2028
- A valet parking available in the garage

The founding members of Ahlquist are known for their projects that have shaped downtown Boise in the past. 4th & Idaho will change the Boise skyline once again and offer needed space and resources to the capital city of the fastest-growing state in the nation.

# Overview

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AVAILABLE SF (RETAIL) Suite 100: 2,160 SQ. FT.  
Suite 140: 5,720 SQ. FT.

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LEASE RATE Contact Owner

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TI ALLOWANCE \$60.00 / SQ. FT.

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BUILDING SIZE 161,405 SQ. FT.

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PARKING 406 STALLS

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COMPLETION DATE MARCH 1, 2026



# 4th & Idaho

# The Site

Treasure Valley  
POPULATION 900,000

**EAGLE**  
DRIVE TIME TO  
4TH & IDAHO: 20MIN  
POP: 33,000

**BOISE FOOTHILLS**

**BOISE**  
POP: 240,000

**MERIDIAN**  
DRIVE TIME TO  
4TH & IDAHO: 15MIN  
POP: 140,000

**4th & Idaho**

**EAST BOISE**

**KUNA**  
DRIVE TIME TO  
4TH & IDAHO: 25MIN  
POP: 30,000

**BOISE AIRPORT**  
DRIVE TIME TO 4TH & IDAHO: 15MIN

# 4th & Idaho

# The Site



# 4th & Idaho

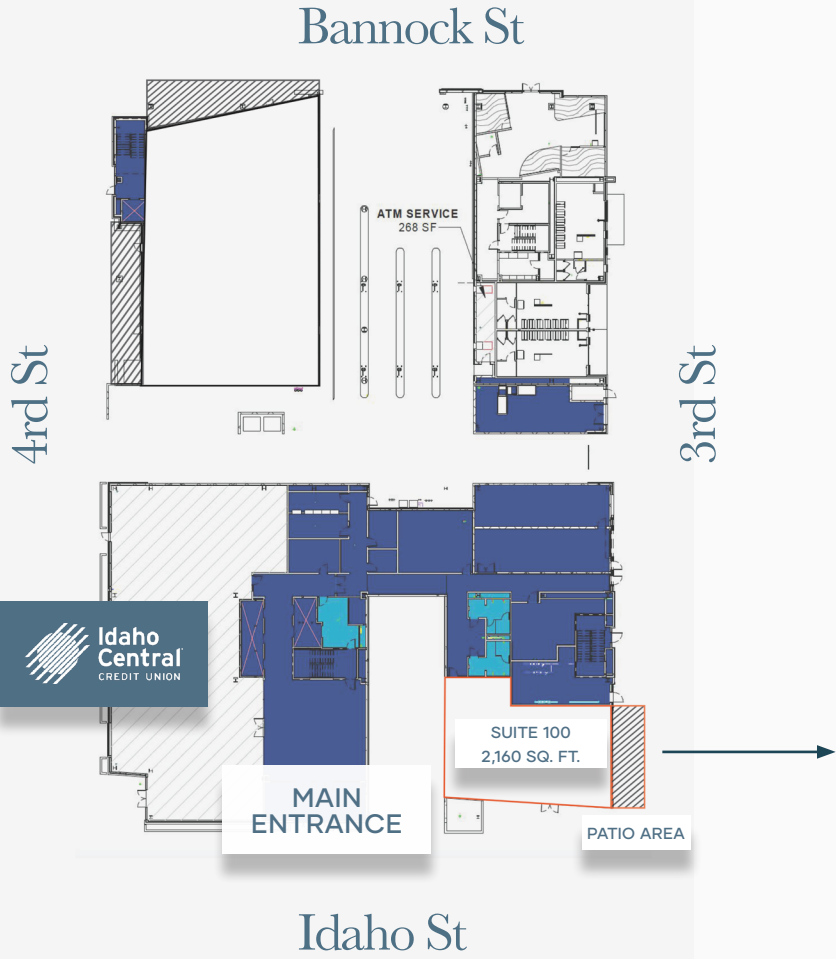
# Site Plan



# 4th & Idaho

# Site Plan

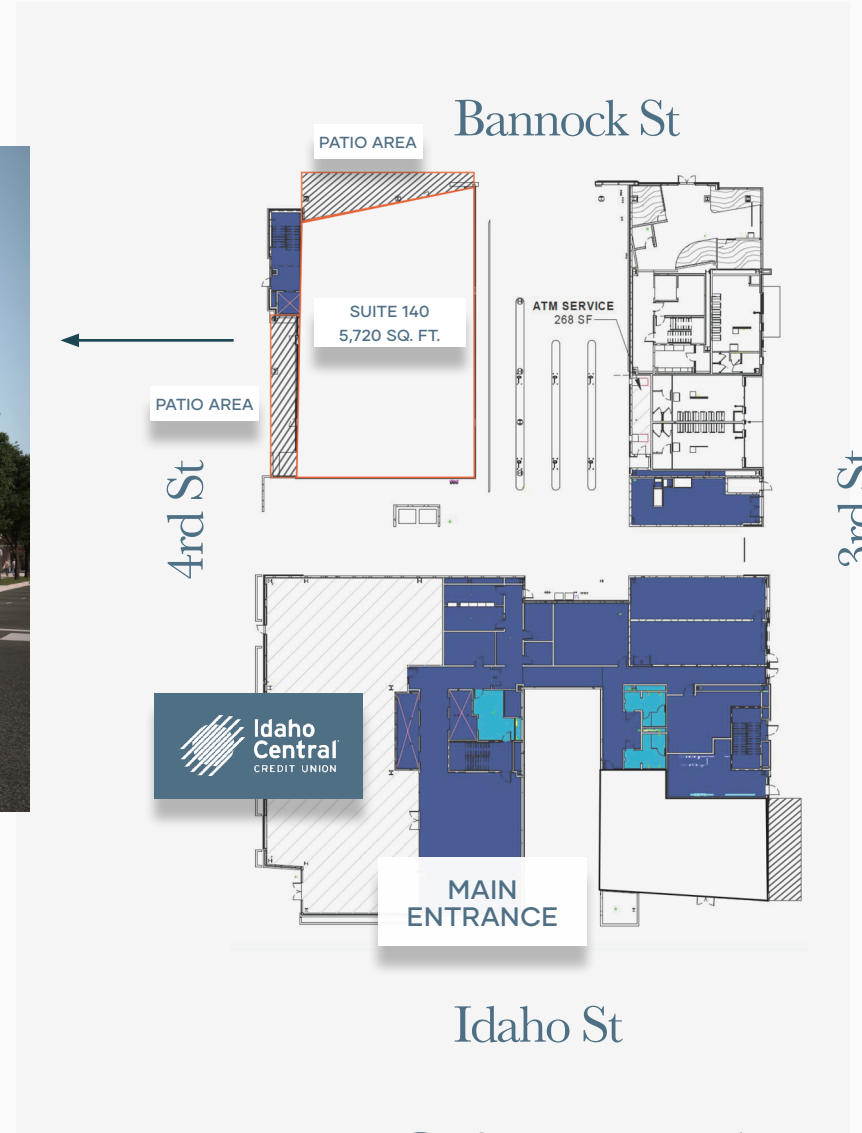
# Building Floorplates Suite 100



# 4th & Idaho

# Site Plan

# Building Floorplates Suite 140



# 4th & Idaho

# Site Plan



# Downtown Boise Looking West

## KEY LOCATIONS

01. BODO DT BOISE
02. BODO CINEMA
03. P.F. CHANG'S
04. KNITTING FACTORY
05. TREEFORT MUSIC HALL
06. MOD PIZZA
07. TRADER JOE'S
08. PANDA EXPRESS
09. CHIPOTLE MEXICAN GRILL
10. THE BASQUE MARKET
11. BARDENAY
12. CITY CENTER PLAZA
13. IDAHO CENTRAL ARENA
14. DUTCH BROS COFFEE
15. JUMP
16. SIMPLOT
17. THE MATADOR
18. JUNIPER
19. DIABLO & SONS
20. EUREKA!
21. TUPLEO HONEY
22. THE FORK
23. FUNKY TACO
24. STATE CAPITOL
25. THE MELTING POT
26. THE LIVELY
27. FLYING M COFFEE
28. GUIDO'S PIZZA
29. CHICAGO CONNECTION
30. IDAHO SUPREME COURT BUILDING
31. WESTERN PROPER
32. BLUE SKY BAGELS BOISE, IDAHO



# 4th & Idaho

# Location

# Downtown Boise Looking South

KEY  
LOCATIONS

- 01. Dona Larson Park
- 02. Whole Foods Market
- 03. WinCo Foods
- 04. Ada County Courthouse
- 05. Boise State Football Stadium
- 06. Boise Discovery Center
- 07. Boise River
- 08. Boise State Main Campus
- 09. Boise Zoo
- 10. Julia Davis Park
- 11. Basque Block
- 12. Boise City Hall



# 4th & Idaho

# Location

# Downtown Boise Looking East

KEY  
LOCATIONS

- 01. Fort Boise Military Reserve
- 02. Community Center
- 03. VA Hospital
- 04. Veterans Home
- 05. Recruitment
- 06. Boise Foothills
- 07. St. Luke's Medical Campus
- 08. Boise "East End"



# 4th & Idaho

# Location

# 406 ON SITE PARKING STALLS

OVER 3,700 PARKING SPACES WITHIN  
A SIX MINUTE WALKING RADIUS



**P** PARKING GARAGE OR  
SURFACE LOT

**○** METERED STREET  
PARKING AVAILABLE

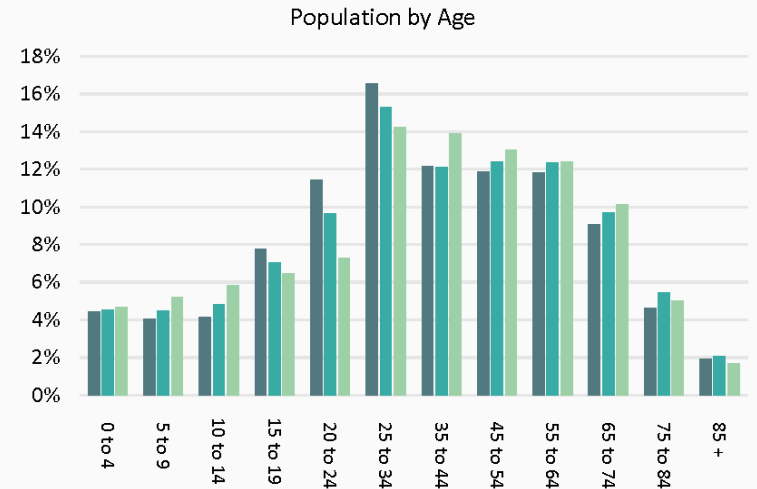
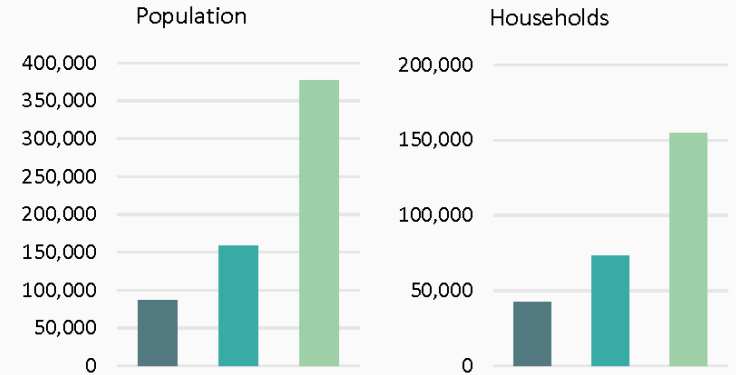
# 4th & Idaho

# Location

# Consumer Profile Report

## Applied Geographic Solutions (AGS), 2023 B

|                                | 3 Mile Radius |       | 5 Mile Radius |       | 10 Mile Radius |       |
|--------------------------------|---------------|-------|---------------|-------|----------------|-------|
| <b>Current</b>                 |               |       |               |       |                |       |
| 2023 Population                | 87,164        | ---   | 159,267       | ---   | 376,644        | ---   |
| 2028 Projected Population      | 88,366        | ---   | 158,729       | ---   | 389,936        | ---   |
| Pop Growth (%)                 | 1.4%          | ---   | -0.3%         | ---   | 3.5%           | ---   |
| 2023 Households                | 42,290        | ---   | 72,959        | ---   | 154,597        | ---   |
| 2028 Projected Households      | 44,111        | ---   | 74,380        | ---   | 162,438        | ---   |
| HH Growth (%)                  | 4.3%          | ---   | 1.9%          | ---   | 5.1%           | ---   |
| <b>Daytime Population</b>      |               |       |               |       |                |       |
| Average Business Travelers     | 2,149         | ---   | 3,322         | ---   | 5,509          | ---   |
| Average Leisure Travelers      | 381           | ---   | 494           | ---   | 604            | ---   |
| Average Migrant Workers        | 0             | ---   | 0             | ---   | 21             | ---   |
| Group Quarters Pop             | 381           | ---   | 494           | ---   | 604            | ---   |
| Pop in Family Households       | 55,263        | ---   | 109,676       | ---   | 295,134        | ---   |
| Pop Non-Family Households      | 27,958        | ---   | 43,918        | ---   | 72,168         | ---   |
| <b>Total Population by Age</b> |               |       |               |       |                |       |
| Median Age (2023)              | 36.7          |       | 38.3          |       | 39.1           |       |
| <b>Ages by Year</b>            |               |       |               |       |                |       |
| 0 to 4                         | 3,863         | 4.4%  | 7,266         | 4.6%  | 17,627         | 4.7%  |
| 5 to 9                         | 3,531         | 4.1%  | 7,122         | 4.5%  | 19,658         | 5.2%  |
| 10 to 14                       | 3,628         | 4.2%  | 7,678         | 4.8%  | 22,084         | 5.9%  |
| 15 to 19                       | 6,794         | 7.8%  | 11,247        | 7.1%  | 24,436         | 6.5%  |
| 20 to 24                       | 9,954         | 11.4% | 15,419        | 9.7%  | 27,502         | 7.3%  |
| 25 to 34                       | 14,438        | 16.6% | 24,400        | 15.3% | 53,729         | 14.3% |
| 35 to 44                       | 10,600        | 12.2% | 19,289        | 12.1% | 52,443         | 13.9% |
| 45 to 54                       | 10,365        | 11.9% | 19,730        | 12.4% | 49,012         | 13.0% |
| 55 to 64                       | 10,317        | 11.8% | 19,653        | 12.3% | 46,683         | 12.4% |
| 65 to 74                       | 7,917         | 9.1%  | 15,470        | 9.7%  | 38,138         | 10.1% |
| 75 to 84                       | 4,061         | 4.7%  | 8,697         | 5.5%  | 18,918         | 5.0%  |
| 85 +                           | 1,696         | 1.9%  | 3,296         | 2.1%  | 6,415          | 1.7%  |



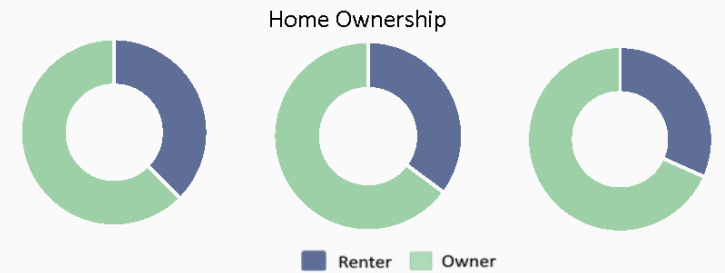
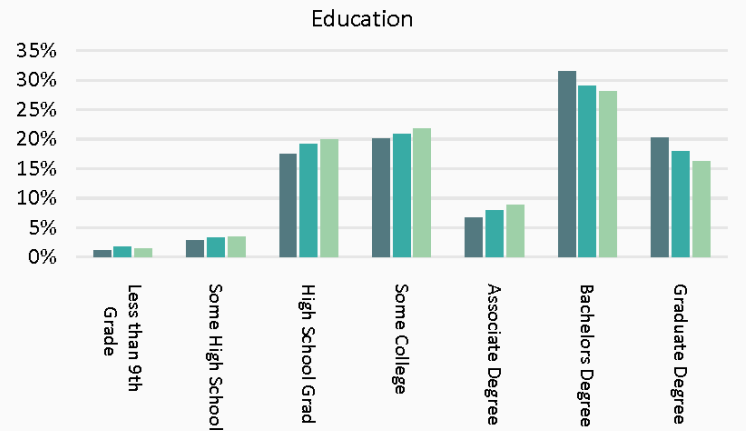
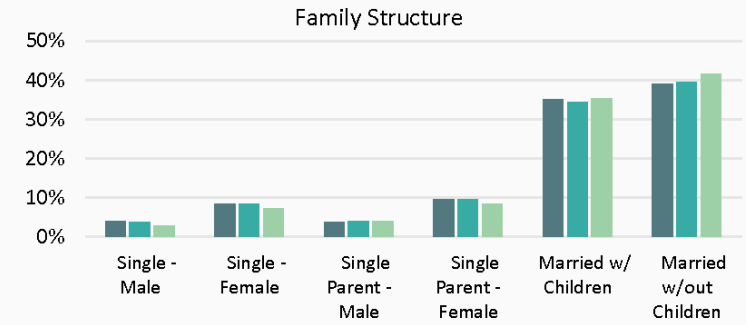
# 4th & Idaho

# Demographics

# Consumer Profile Report

## Applied Geographic Solutions (AGS), 2023 B

|                                   | 3 Mile Radius |       | 5 Mile Radius |       | 10 Mile Radius |       |
|-----------------------------------|---------------|-------|---------------|-------|----------------|-------|
| <b>Family Structure (2023)</b>    | 19,353        |       | 37,345        |       | 96,236         |       |
| Single - Male                     | 789           | 4.1%  | 1,405         | 3.8%  | 2,894          | 3.0%  |
| Single - Female                   | 1,628         | 8.4%  | 3,189         | 8.5%  | 7,129          | 7.4%  |
| Single Parent - Male              | 733           | 3.8%  | 1,515         | 4.1%  | 3,828          | 4.0%  |
| Single Parent - Female            | 1,847         | 9.5%  | 3,602         | 9.6%  | 8,209          | 8.5%  |
| Married w/ Children               | 6,798         | 35.1% | 12,869        | 34.5% | 34,049         | 35.4% |
| Married w/out Children            | 7,557         | 39.0% | 14,765        | 39.5% | 40,126         | 41.7% |
| <b>Education (2023)</b>           | 59,394        |       | 110,536       |       | 265,338        |       |
| Less than 9th Grade               | 652           | 1.1%  | 2,026         | 1.8%  | 3,947          | 1.5%  |
| Some High School                  | 1,648         | 2.8%  | 3,690         | 3.3%  | 9,096          | 3.4%  |
| High School Grad                  | 10,347        | 17.4% | 21,153        | 19.1% | 52,911         | 19.9% |
| Some College                      | 11,932        | 20.1% | 23,056        | 20.9% | 57,714         | 21.8% |
| Associate Degree                  | 4,000         | 6.7%  | 8,730         | 7.9%  | 23,682         | 8.9%  |
| Bachelors Degree                  | 18,757        | 31.6% | 32,090        | 29.0% | 74,722         | 28.2% |
| Graduate Degree                   | 12,058        | 20.3% | 19,790        | 17.9% | 43,265         | 16.3% |
| <b>Home Ownership (2023)</b>      | 59,842        |       | 101,289       |       | 208,492        |       |
| Housing Units Occupied            | 42,290        | 70.7% | 72,959        | 72.0% | 154,597        | 74.2% |
| Housing Units Vacant              | 1,706         | 2.9%  | 2,662         | 2.6%  | 4,941          | 2.4%  |
| Occupied Units Renter             | 15,846        | 26.5% | 25,669        | 25.3% | 48,954         | 23.5% |
| Occupied Units Owner              | 26,444        | 44.2% | 47,290        | 46.7% | 105,643        | 50.7% |
| <b>Unemployment Rate (2023)</b>   |               | 3.0%  |               | 2.6%  |                | 2.1%  |
| <b>Employment, Pop 16+ (2023)</b> | 97,225        |       | 165,777       |       | 329,933        |       |
| Armed Services                    | 171           | 0.2%  | 262           | 0.2%  | 905            | 0.3%  |
| Civilian                          | 55,059        | 56.6% | 97,183        | 58.6% | 218,574        | 66.2% |
| Employed                          | 52,792        | 54.3% | 93,623        | 56.5% | 212,031        | 64.3% |
| Unemployed                        | 2,267         | 2.3%  | 3,560         | 2.1%  | 6,543          | 2.0%  |
| Not in Labor Force                | 20,087        | 20.7% | 37,998        | 22.9% | 93,040         | 28.2% |
| <b>Businesses</b>                 |               |       |               |       |                |       |
| Establishments                    | 5,991         | ---   | 9,901         | ---   | 18,404         | ---   |
| Employees (FTEs)                  | 66,162        | ---   | 105,555       | ---   | 176,340        | ---   |



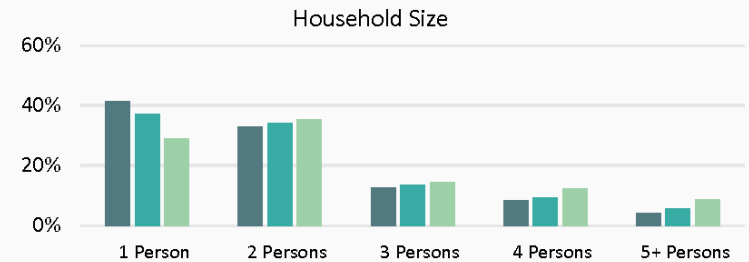
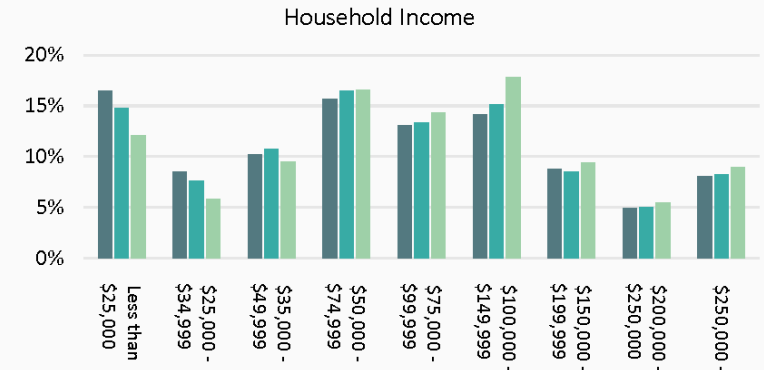
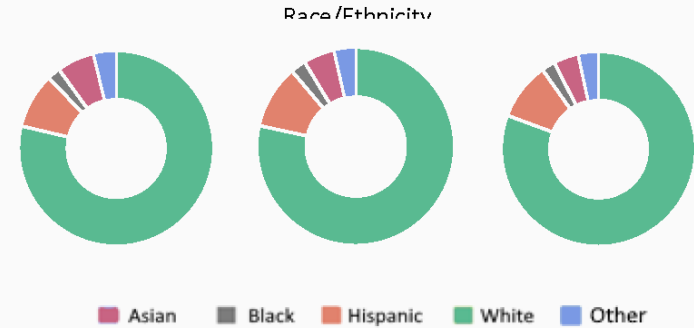
# 4th & Idaho

# Demographics

# Consumer Profile Report

## Applied Geographic Solutions (AGS), 2023 B

|  | 3 Mile Radius |       | 5 Mile Radius |       | 10 Mile Radius |       |
|--|---------------|-------|---------------|-------|----------------|-------|
| <b>Population by Race/Ethnicity (2023)</b> |               |       |               |       |                |       |
| White, Non-Hispanic                        | 68,588        | 78.7% | 124,843       | 78.4% | 303,625        | 80.6% |
| Hispanic                                   | 7,986         | 9.2%  | 16,607        | 10.4% | 36,107         | 9.6%  |
| Black, Non-Hispanic                        | 1,876         | 2.2%  | 3,985         | 2.5%  | 8,474          | 2.2%  |
| Asian, Non-Hispanic                        | 5,431         | 6.2%  | 8,176         | 5.1%  | 15,741         | 4.2%  |
| Other                                      | 3,284         | 3.8%  | 5,656         | 3.6%  | 12,699         | 3.4%  |
| <b>Language at Home (2023)</b>             |               |       |               |       |                |       |
| Spanish Linguistically Isolated            | 334           | 0.8%  | 716           | 1.0%  | 1,299          | 0.8%  |
| Spanish Not Isolated                       | 2,701         | 6.4%  | 4,989         | 6.8%  | 10,564         | 6.8%  |
| Asian Linguistically Isolated              | 87            | 0.2%  | 198           | 0.3%  | 696            | 0.5%  |
| Asian Not isolated                         | 666           | 1.6%  | 998           | 1.4%  | 2,019          | 1.3%  |
| <b>Household Income (2023)</b>             |               |       |               |       |                |       |
| <b>Per Capita Income</b>                   | \$57,372      | ---   | \$53,573      | ---   | \$50,814       | ---   |
| <b>Average HH Income</b>                   | \$117,483     | ---   | \$116,214     | ---   | \$123,153      | ---   |
| <b>Median HH Income</b>                    | \$82,913      | ---   | \$84,272      | ---   | \$93,213       | ---   |
| Less than \$25,000                         | 6,978         | 16.5% | 10,774        | 14.8% | 18,767         | 12.1% |
| \$25,000 - \$34,999                        | 3,607         | 8.5%  | 5,592         | 7.7%  | 8,965          | 5.8%  |
| \$35,000 - \$49,999                        | 4,320         | 10.2% | 7,827         | 10.7% | 14,752         | 9.5%  |
| \$50,000 - \$74,999                        | 6,646         | 15.7% | 12,054        | 16.5% | 25,580         | 16.5% |
| \$75,000 - \$99,999                        | 5,554         | 13.1% | 9,730         | 13.3% | 22,174         | 14.3% |
| \$100,000 - \$149,999                      | 5,975         | 14.1% | 11,058        | 15.2% | 27,530         | 17.8% |
| \$150,000 - \$199,999                      | 3,726         | 8.8%  | 6,217         | 8.5%  | 14,563         | 9.4%  |
| \$200,000 - \$250,000                      | 2,077         | 4.9%  | 3,675         | 5.0%  | 8,429          | 5.5%  |
| \$250,000 +                                | 3,409         | 8.1%  | 6,031         | 8.3%  | 13,837         | 9.0%  |
| <b>Avg Family Income</b>                   | \$166,658     |       | \$154,616     |       | \$149,159      |       |
| <b>Avg Non-Family Income</b>               | \$87,779      |       | \$87,141      |       | \$91,540       |       |
| <b>Household Size (2023)</b>               |               |       |               |       |                |       |
| 1 Person                                   | 17,552        | 41.5% | 27,190        | 37.3% | 44,674         | 28.9% |
| 2 Persons                                  | 13,962        | 33.0% | 24,842        | 34.0% | 54,814         | 35.5% |
| 3 Persons                                  | 5,416         | 12.8% | 9,953         | 13.6% | 22,463         | 14.5% |
| 4 Persons                                  | 3,543         | 8.4%  | 6,794         | 9.3%  | 18,949         | 12.3% |
| 5+ Persons                                 | 1,815         | 4.3%  | 4,180         | 5.7%  | 13,697         | 8.9%  |



# 4th & Idaho

# Demographics



## Mark Cleverley

CHIEF LEASING OFFICER | 208.850.6113  
MARK@AHLQUISTDEV.COM

Mark is one of the founding members of Ahlquist. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



## Holt Haga

VP OF LEASING | 208.371.4658  
HOLT@AHLQUISTDEV.COM

Holt is one of the founding members of Ahlquist. As VP of Leasing, Holt has delivered the successful completion of over 4 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.

# 4th & Idaho

# Contact



AHLQUIST.

Thank you

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