

THE B SIDE

TOK
COMMERCIAL

STREET RETAIL FOR LEASE / 1021 W MAIN ST / BOISE, ID 83702

1021 W MAIN

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Prominent location in the heart of Boise's downtown.

Significant private and public investments within a two block radius of building.

Rare second generation space in a tight downtown retail market.

Excellent walk-ability and access to Boise's greenbelt, Ridges to River Bike Path, JUMP and City on the Grove.

Opportunities for retail space, restaurants, fitness, showrooms, high exposure office, lifestyle retail or salon.

SPACE

1021 W Main

RSF

4,308 SF

LEASE RATE

\$16.00/SF, NNN

BLDG TYPE

Retail

LEASE TERM

Negotiable

PARKING

Street

ZONING

MX-5

LEASE TYPE

NNN

EST. NNN'S

\$7.06/SF

CONTACT



HIGHLIGHTS



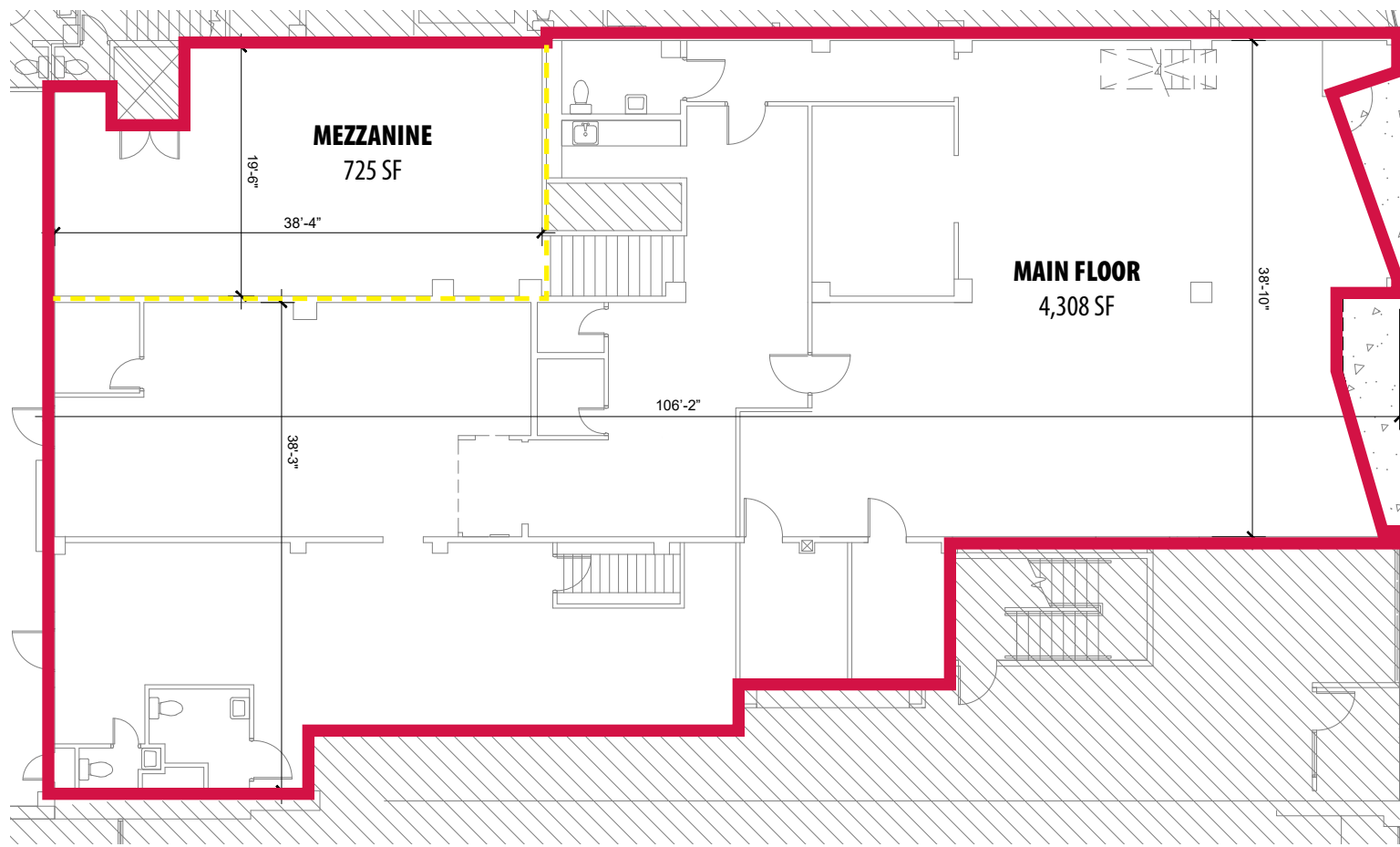
DETAILS



UPDATED: 7.15.2026

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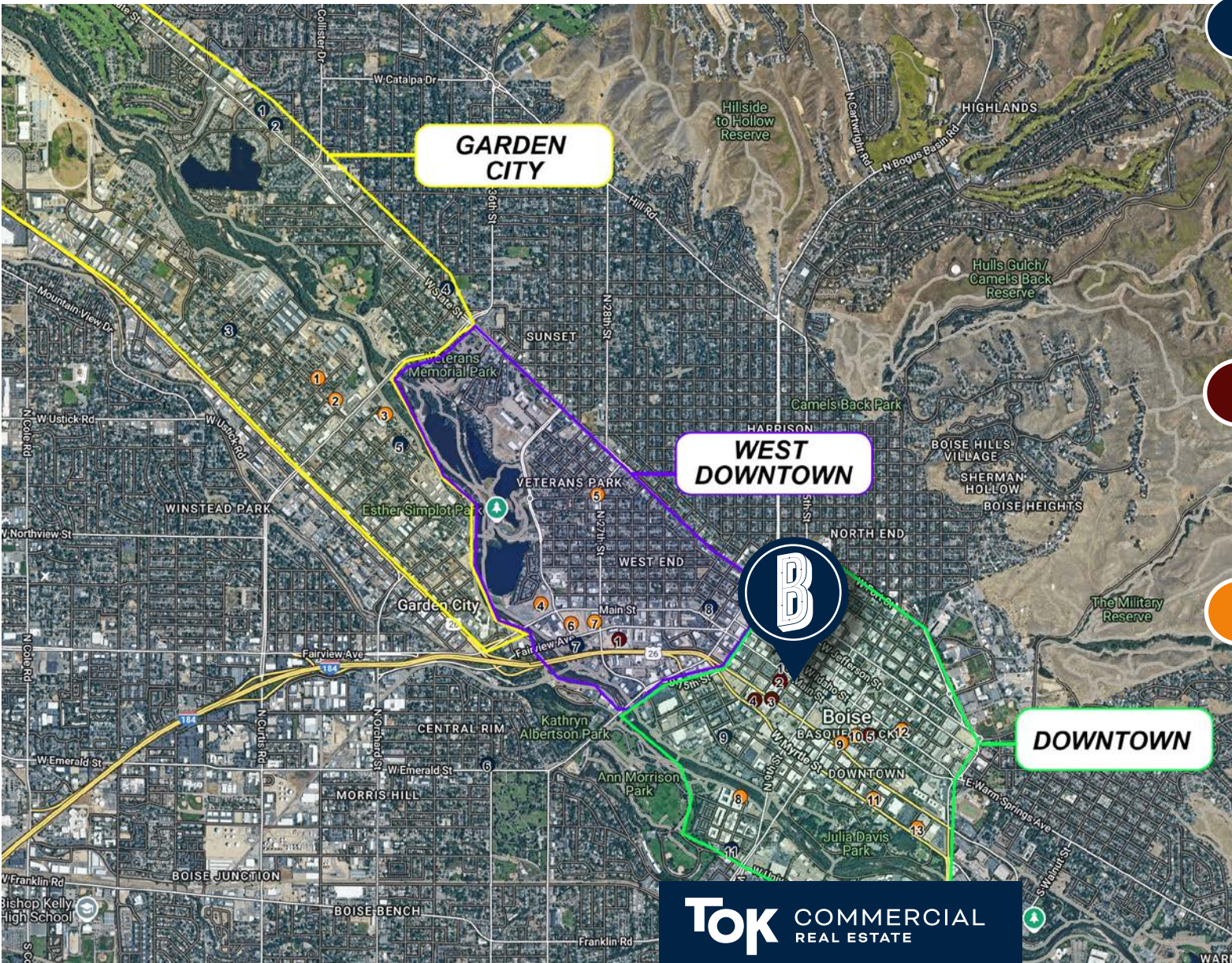


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MAJOR DOWNTOWN DEVELOPMENTS



APARTMENT COMPLEXES

- 1 Four Points Retreat / 18 units / 2023
- 2 Cedar & Sage Apartments / 48 units / UC
- 3 233 & 311 47th Street / 60 units / Planned
- 4 Wilson Station Apartments / 102 units / UC
- 5 Violet's Crossing / 16 units / UC
- 6 The Roosevelt / 12 units / UC
- 7 The Fletcher Apartments / 600 units / Planned
- 8 The Martha / 48 units / 2023
- 9 Riverline Apartments / 48 units / 2023
- 10 12th & Idaho Apartments / 297 units / UC
- 11 818 Ann Morrison Drive / 91 units / UC

COMMERCIAL DEVELOPMENTS

- 1 St. Lukes Orthopedics / 229,500 SF / 2024
- 2 Hotel Renegade / 122 Rooms / UC
- 3 The Sparrow / 67 Rooms / UC
- 4 Marriott / 296 Rooms / Planned
- 5 Fifth & Main / 84,520 SF office + 1st flr retail / Planned

MIXED-USE PROJECTS

- 1 The River at Parkway Station / 70 units & 3,704 SF / UC
- 2 Lot 50 at Parkway Station 143 units & 6,151 SF / UC
- 3 Boardwalk Apartments 234 units & 20,000 SF / UC
- 4 BVA/CWI Campus 20,000 SF Big Box / Planned
- 5 27th Street Crossing / 65 units & 5,388 SF / 2023
- 6 Saratoga Apartments / 334 units & 8,672 SF / UC
- 7 The Avens 100 units / 10,000 SF / Planned
- 8 The Uncommon / 180 units & 3,305 SF / 2024
- 9 The Vanguard / 76 units & 2,850 SF / 2022
- 10 The Lucy / 114 units & 10,000 SF / 2022
- 11 Jules on 3rd / 173 units & 2,800 SF / 2021
- 12 4th & Idaho / 100 units & 161,405 SF / UC
- 13 LOCAL Boise Apartments / 249 units & 7,100 SF / 2021

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DOWNTOWN BOISE

PROMINENT LOCATION IN THE HEART OF BOISE'S DOWNTOWN.

117,957

DAYTIME POPULATION
5 MILE RADIUS

3,774

2014 - PRESENT
NUMBER OF HOUSING UNITS
(AND UNDER CONSTRUCTION)
1 MILE RADIUS

10 MILLION

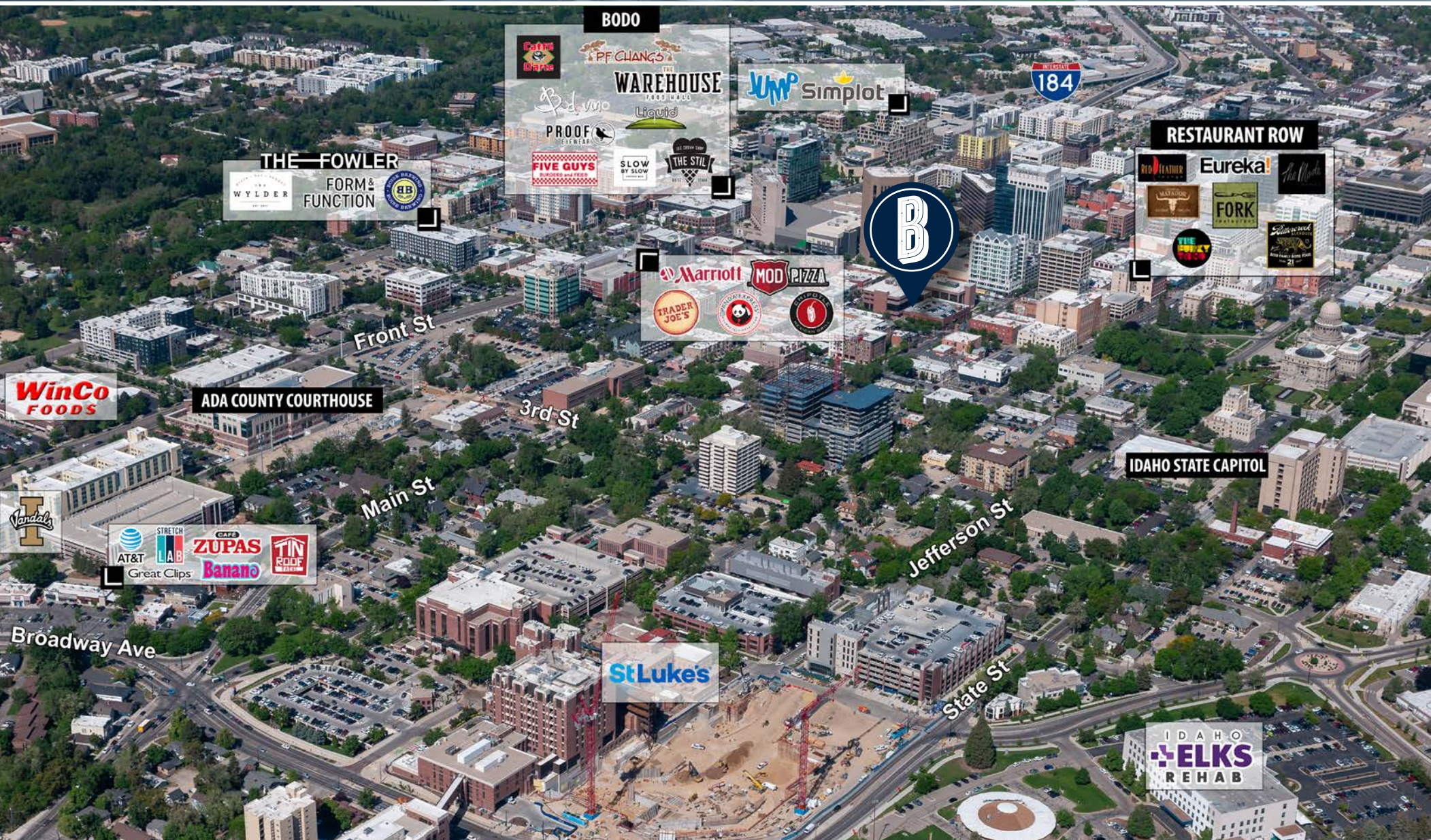
RETAIL SITE VISITS
1 MILE RADIUS

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SURROUNDED BY DOWNTOWN'S MOST VIBRANT BUSINESSES!



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