

## downtown micro-retail for lease



### property details

104 s capitol blvd  
boise, id 83702

- micro-retail space in the heart of downtown boise
- unbelievable walk by traffic & visibility on capitol
- hard to find ultra-small retail space in a recently remodeled lobby
- right next to goldy's restaurant & across the street from egyptian theatre, us bank bldg, city hall, & transit center
- excellent for florist, shoe shine, ice cream shop, micro-bar, other small retail, etc.

**size**  
236sf

**lease rate**  
\$600/month

**contact jay story ccim**

**p:** 208.841.8320

**e:** story@storycommercial.com

104 s capitol blvd - suite 201, boise, id 83702

**p:** 208.841.8320 **e:** story@storycommercial.com

**w:** www.storycommercial.com

## building photos



## vicinity map



## nearby developments recently completed

11<sup>th</sup> & Idaho – office building



11<sup>th</sup> & Idaho, 10 stories, 191,000sf  
Photo courtesy of [www.11idaho.com](http://www.11idaho.com)

11<sup>th</sup> & Bannock – urban park



Urban park planned for the corner of 11<sup>th</sup> & Bannock.  
Photo courtesy of CCDC

502 W Front St – hotel & parking garage



Home 2 Suites, 140 hotel rooms, 600 space parking garage  
Photo courtesy of Design Review Submittal

323 W Broad St – apartments & parking garage



The HEarth, 163 apartment units, 8 stories, 183 parking spaces  
Photo courtesy Design Review Submittal

600 W Front St – apartments & retail



The Vanguard, 75 apartment units + retail, 8 stories  
Photo courtesy of [visumdevelopment.com](http://visumdevelopment.com)

200 W Myrtle St – apartments, garage, retail



Boise Caddis, 8 stories, 174 apartment units, 413 parking spaces  
Photo courtesy of [rivercaddis.com](http://rivercaddis.com)

# nearby developments recently completed or under construction

620 S 9th St – condos, retail & garage



The Afton, 6 stories, 63 units, retail & parking  
Photo courtesy of Design Review Submittal

2619 W Fairview Ave – hospital & garage



St. Luke's, 230,000sf orthopedic hospital, ~600 space garage  
Photo Courtesy of Design Review Submittal

749 E Park Blvd – apartments & garage



Park Place Apts, 5 stories, 236 units, 356 parking spaces  
Photo courtesy of Design Review Submittal

2419 W Fairview Ave – apartments & retail



Adare Manor, 130 units, retail  
Photo courtesy of Design Review Submittal

512 W Grove St – restaurant & residential



6 stories, restaurant 1<sup>st</sup> floor & 114 apartment units  
Photo courtesy of Design Review Submittal & Pivot North

270 E Myrtle St – apartments & garage



Collegiate Dev., 7 stories, 258 units, retail & parking  
Photo Courtesy of Design Review Submittal