

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin orange and yellow horizontal stripe at the bottom.

← 35,792 VPD ←

For Lease

1116 W. Front Street
Boise, ID 83702

Unique Opportunity! Prime frontage on Front Street & 12th

CONTACT

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Property Overview

1116 W. Front Street, Boise, ID 83702

PROPERTY HIGHLIGHTS

- [MX-5 zoning](#)
- **Prime Location** - Frontage on Front Street & 12th
- Existing brewery infrastructure
- Frontage monument sign
- **High Volume Foot Traffic** - 10.3k visitors per month over the last year.

Note: Visitor data is from the established businesses in same building. Source: Placer.ai

PROPERTY DETAILS

Property Type	Retail/Flex
Total Building Size	9,126 SF
Available Space	6,526 SF
Land Size	0.35 Acres
Lease Type	NNN
Lease Rate	TBD
TI Allowance	Negotiable
Property Access	Contact agent to tour property

Potential Uses



Taproom/Speakeasy



Showroom/Flex



Nightclub



Fitness Studio



Axe Throwing



Coffee Shop



Experiential Retail



Indoor Golf



Commissary

*See next page
for potential use
INSPIRATION*

Potential Uses

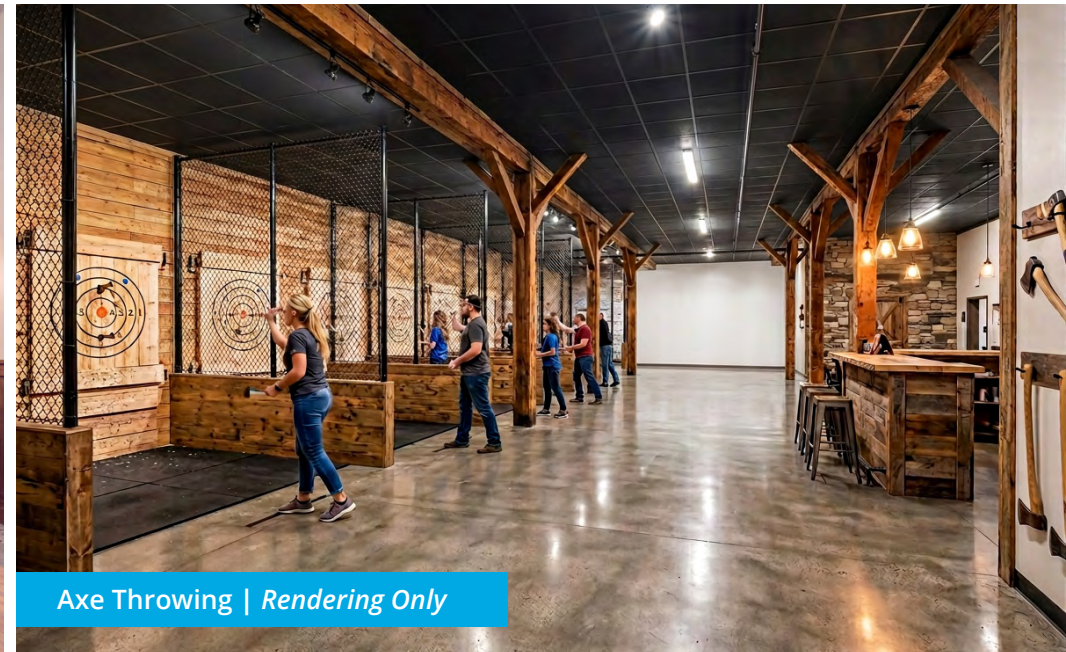
NOTE: The renderings below *ONLY* represent *potential use of the space* and **DO NOT** reflect its current state or existing permits, plans or construction.



Current Space



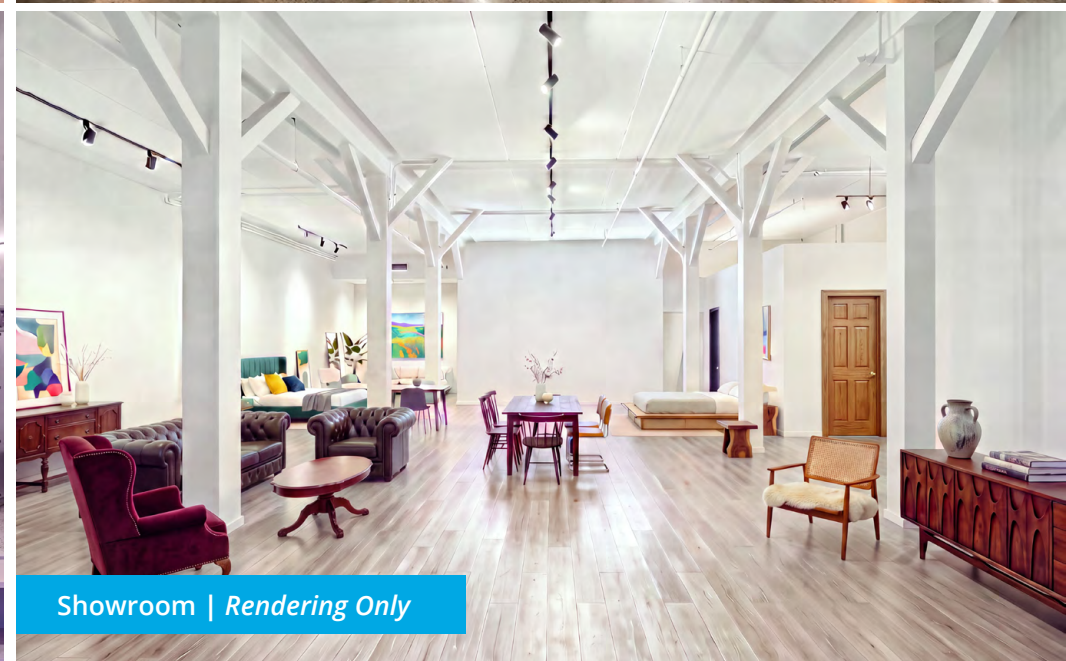
Taproom or Coffee Shop | *Rendering Only*



Axe Throwing | *Rendering Only*

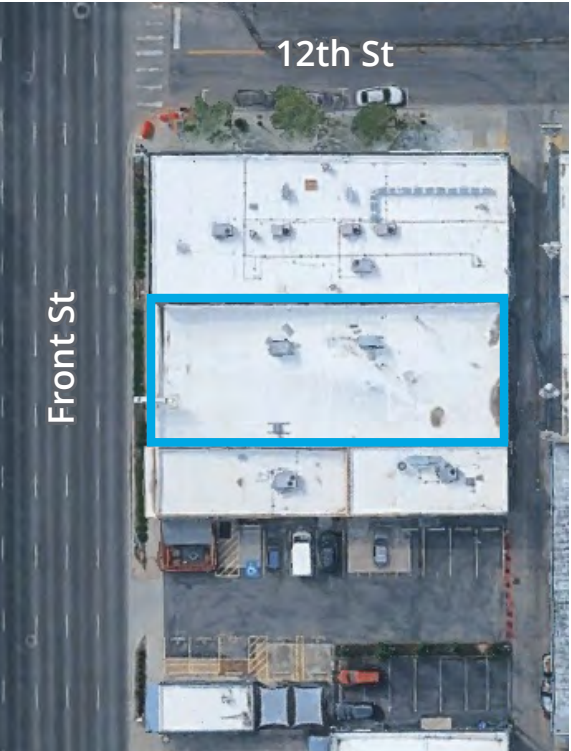


Fitness Studio | *Rendering Only*



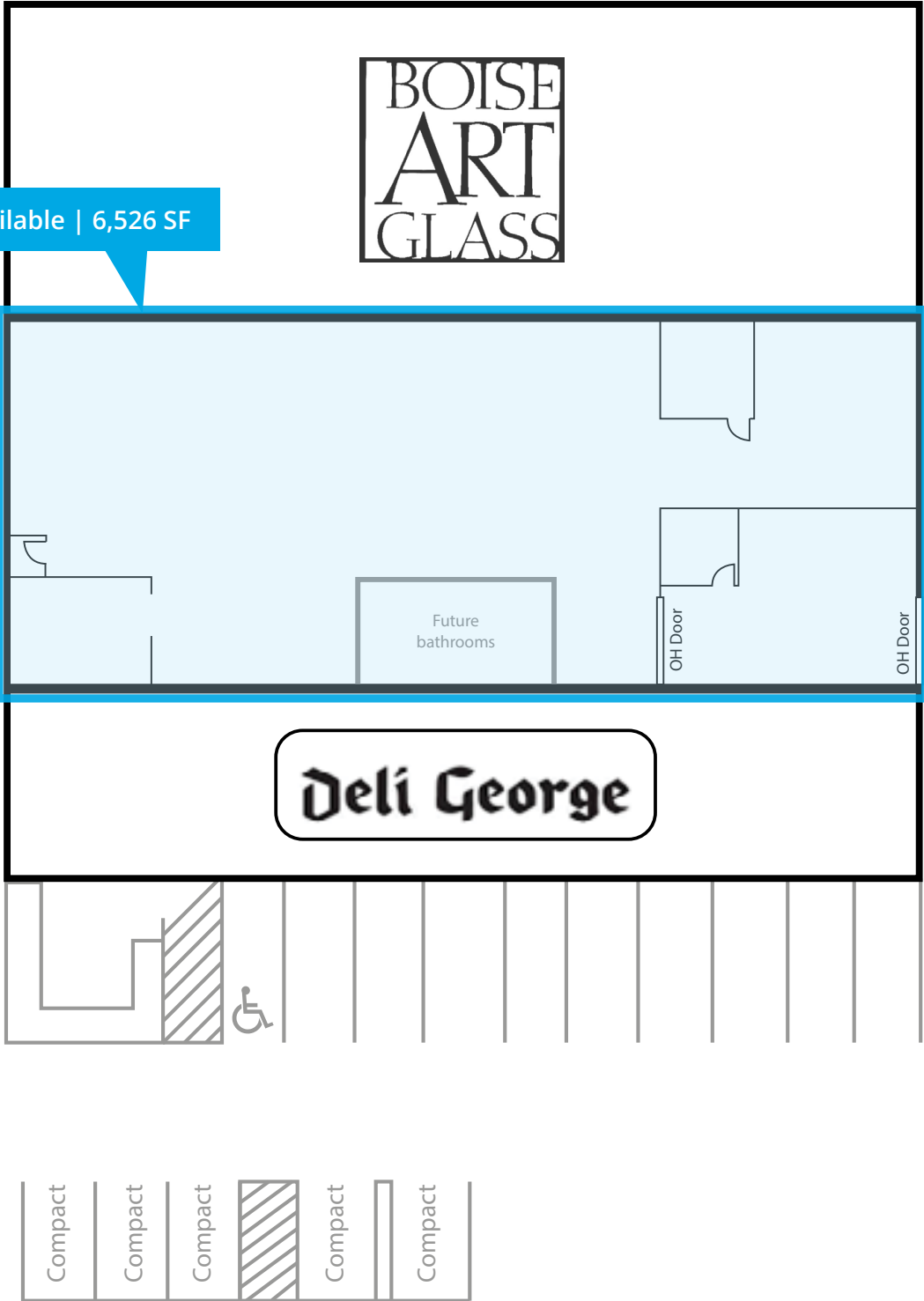
Showroom | *Rendering Only*

Site & Floor Plan



Space Available | 6,526 SF

Front-St



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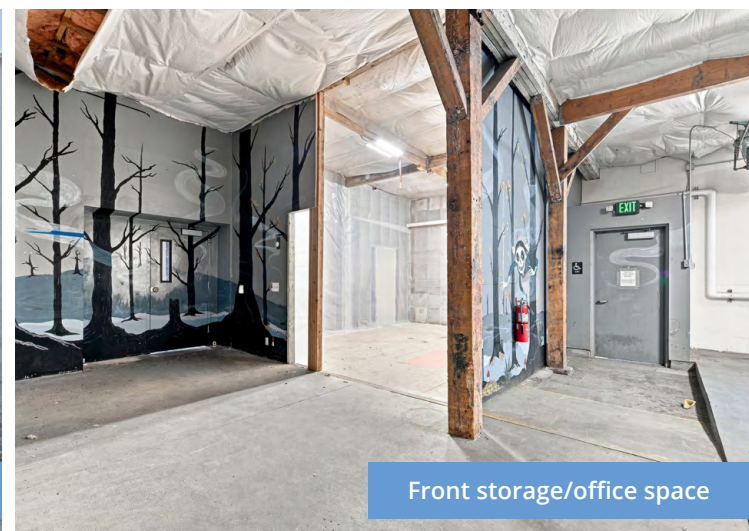
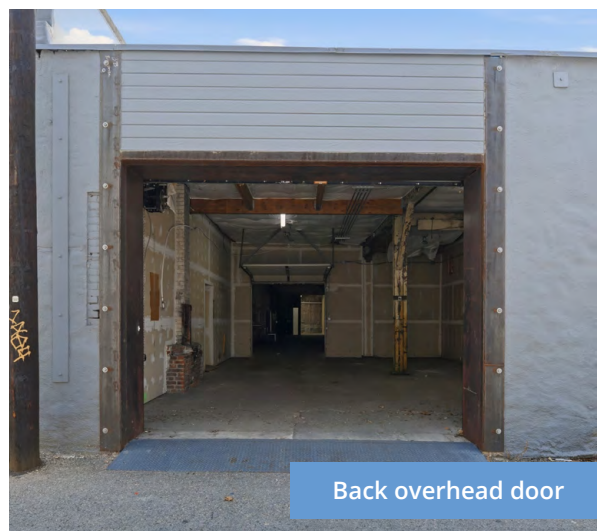
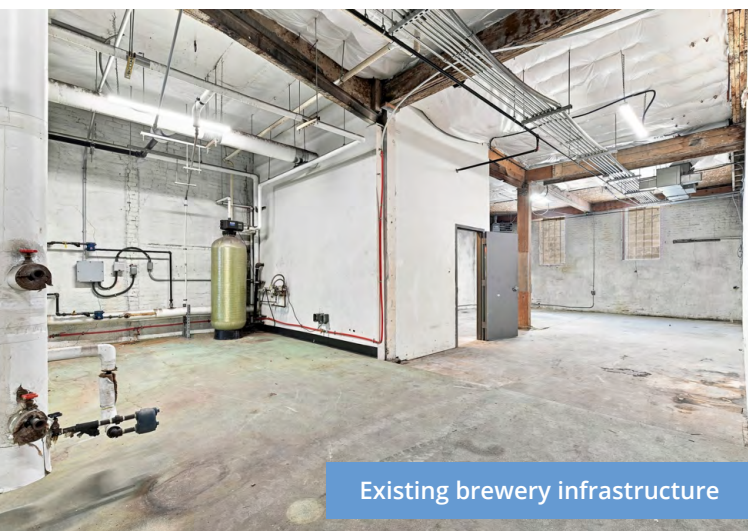
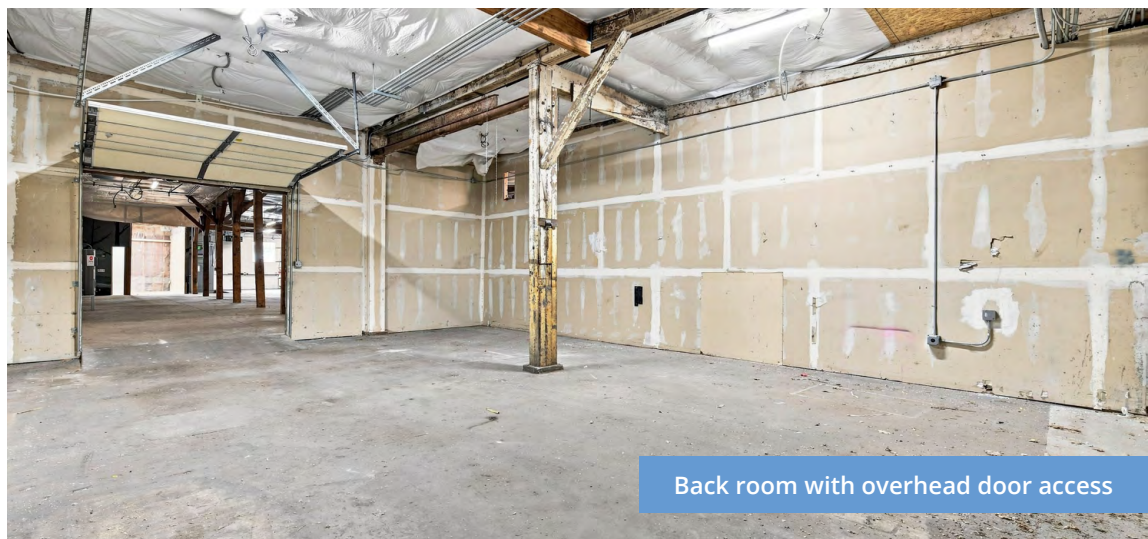
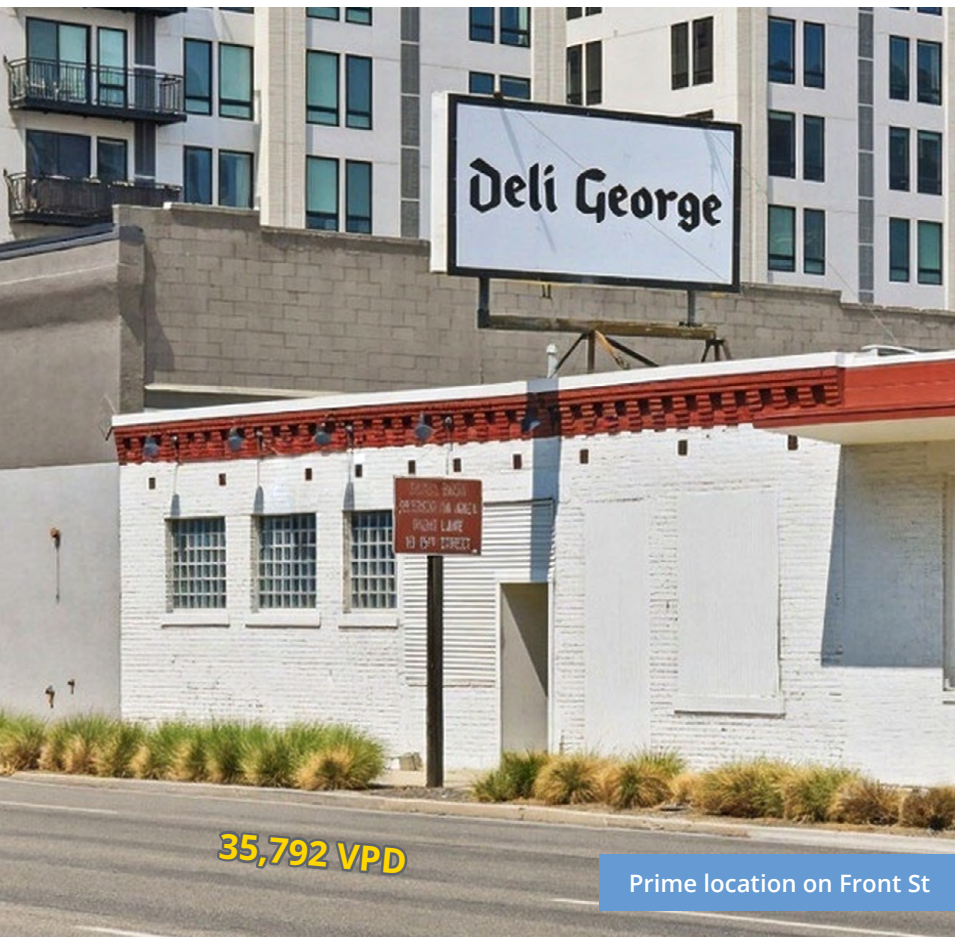
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Property Gallery

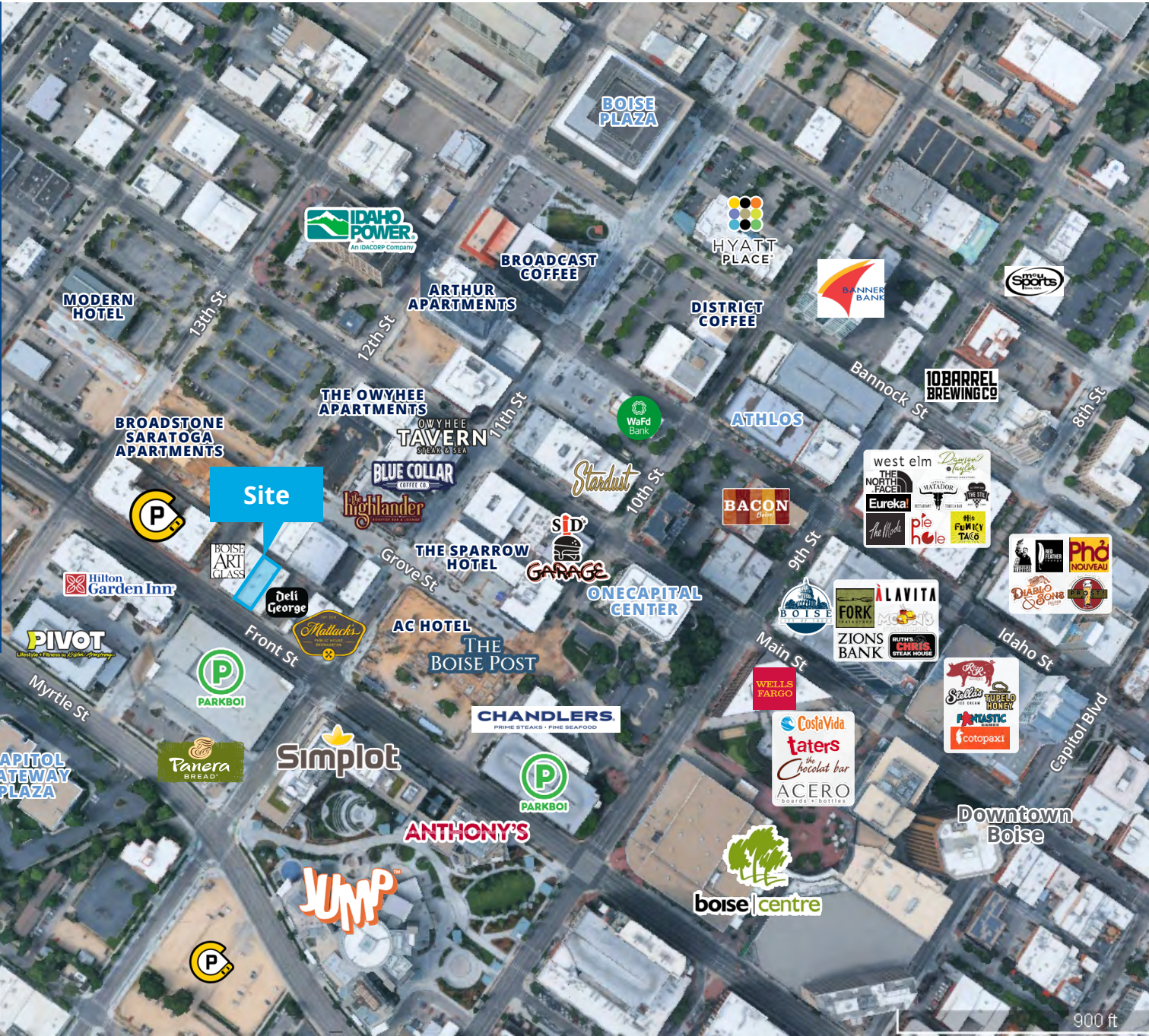


Location

 [Google Map](#)  [Street View](#)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,081	102,591	178,865
Households	8,038	47,998	80,071
Avg. Household Income	\$88,015	\$112,116	\$118,772



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