

# 802 W IDAHO

THE MODE BUILDING  
BOISE, ID

CBRE

±4,768 SF  
FOR LEASE

RETAIL  
FOR LEASE

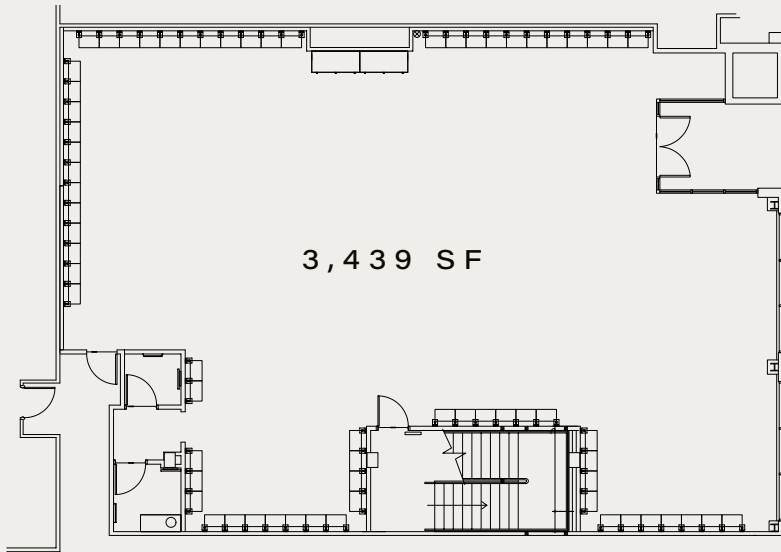


# PROPERTY HIGHLIGHTS

- + ±4,768 SF TOTAL  
±3,439 SF GROUND FLOOR  
±1,329 SF SECOND FLOOR
- + HIGH PROFILE RETAIL SPACE AT DOWNTOWN BOISE'S HIGHEST PERFORMING INTERSECTION
- + STEPS FROM THE 8TH STREET PROMENADE AND SURROUNDING LIFESTYLE, RETAIL, ENTERTAINMENT, AND SERVICES
- + ON-BUILDING SIGNAGE OPTIONS
- + LEASE RATE: CONTACT LISTING AGENT
- + AVAILABLE JULY 31, 2026

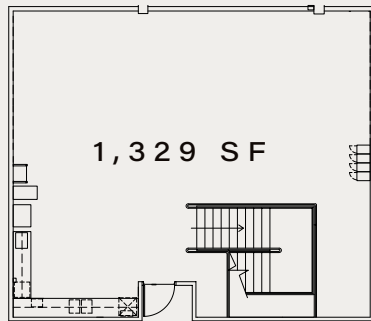


# FLOOR PLANS



3,439 SF

1ST FLOOR



1,329 SF

2ND FLOOR



# Demographics

1 Mile      2 Miles      3 Miles

## PLACE OF WORK

2025 Businesses	3,046	4,477	6,787
2025 Employees	54,107	68,967	106,013

## POPULATION

2025 Population - Current Year Estimate	15,754	48,971	94,818
2030 Population - Five Year Projection	18,553	52,969	100,702
2025-2030 Annual Population Growth Rate	3.32%	1.58%	1.21%

## EDUCATION

Bachelor`s Degree	33.5%	35.5%	33.5%
Graduate or Professional Degree	24.4%	23.3%	20.7%

## HOUSEHOLDS

2025 Households - Current Year Estimate	7,935	23,190	44,006
2030 Households - Five Year Projection	9,874	25,890	47,840

## HOUSEHOLD INCOME

2025 Average Household Income	\$91,066	\$116,112	\$112,532
2025 Median Household Income	\$57,042	\$76,927	\$76,782

## DAYTIME POPULATION

2025 Daytime Population	66,473	94,496	154,851
Daytime Workers	59,818	74,491	115,740
Daytime Residents	6,655	20,005	39,111



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RETAIL  
FOR LEASE

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**CBRE**

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