

TOK

COMMERCIAL

1740 MILWAUKEE STREET

OFFICE PROPERTY FOR SALE | BOISE, ID 83704



CONTACT

MICHAEL BALLANTYNE
SIOR, CCIM
208.947.0831
mjb@tokcommercial.com

HIGHLIGHTS

Well-positioned for single-tenant or multi-tenant occupancy, offering flexibility for an owner-user or investor.

Located on a primary retail and services corridor along Milwaukee Street—surrounded by core area amenities and strong consumer traffic drivers.

Excellent medical office opportunity—a great fit for medical, dental, therapy, or related healthcare users.

Supported by abundant nearby rooftops and retail, providing a strong built-in customer/patient base and employee conveniences.

Strategic Boise location with strong visibility and easy wayfinding in a well-established commercial area.

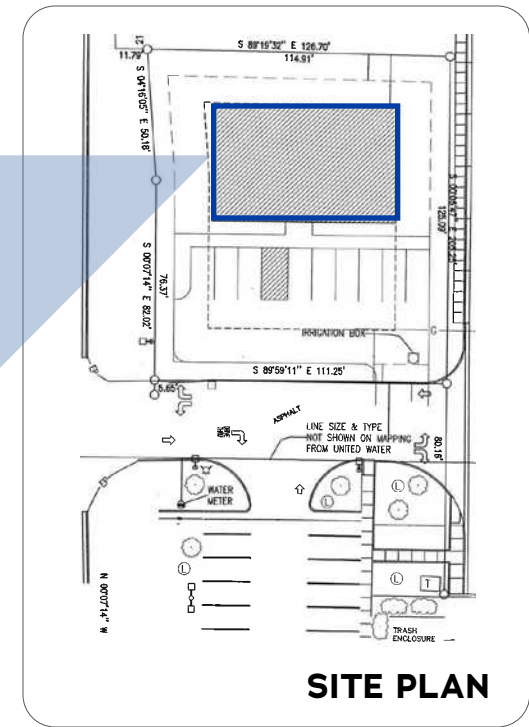
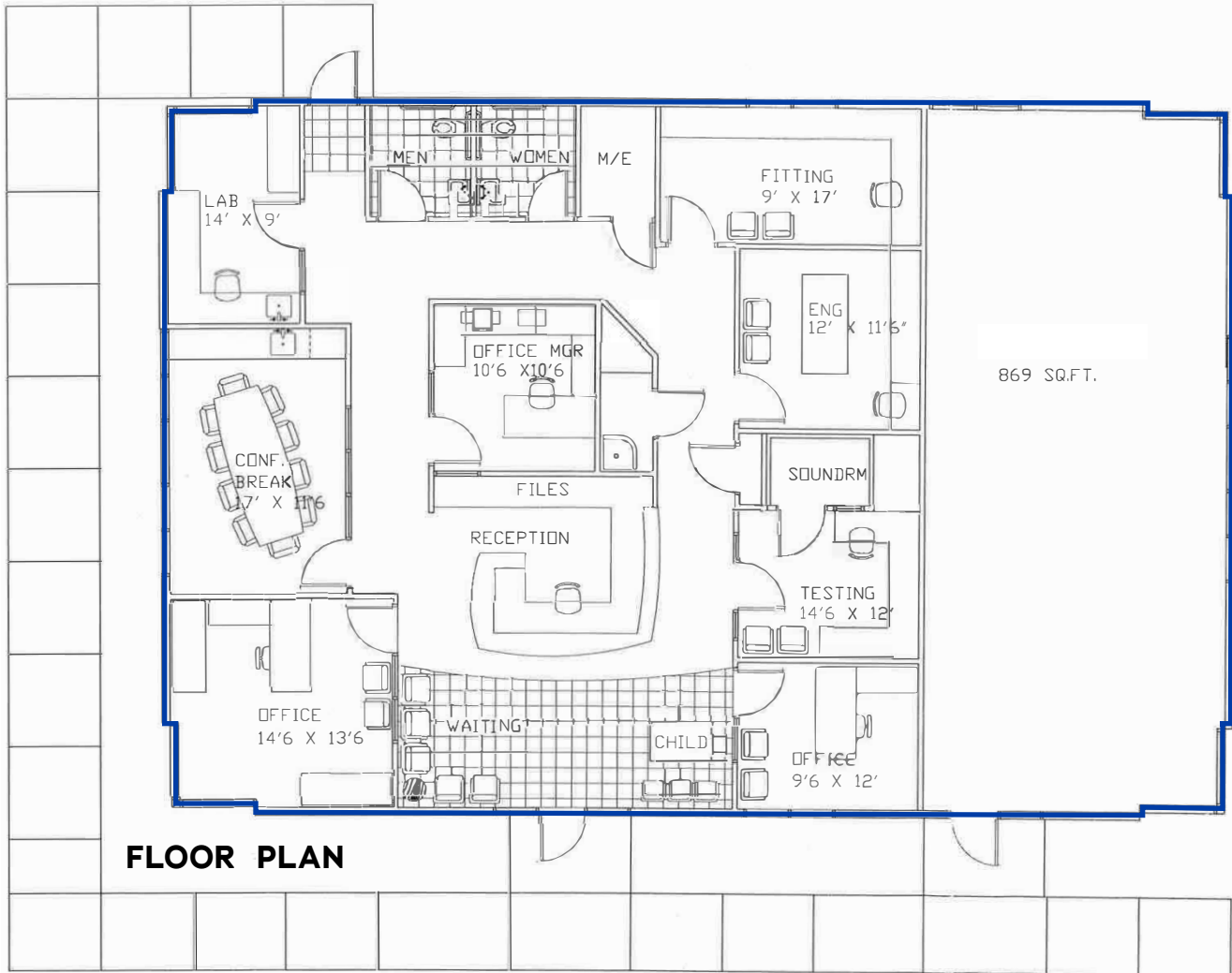
DETAILS

SUBMARKET:	West Boise
PROPERTY TYPE:	Office
SALE PRICE:	\$871,000
BLDG. SIZE:	3,120 SF
LOT SIZE:	0.323 Acres
YEAR BUILT:	2006
ZONING:	R-2

UPDATED: 1.30.2026

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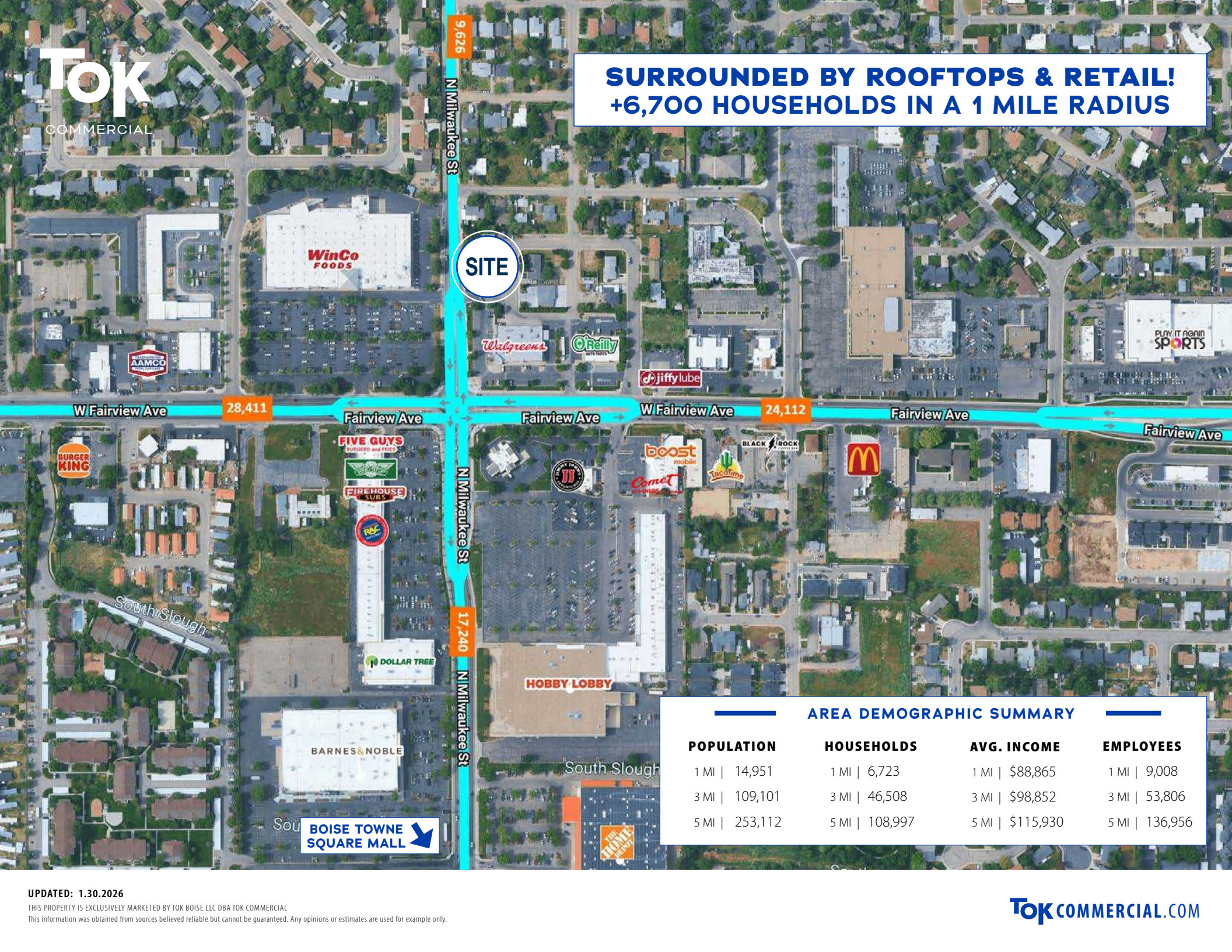
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**SURROUNDED BY ROOFTOPS & RETAIL!
+6,700 HOUSEHOLDS IN A 1 MILE RADIUS**

SITE



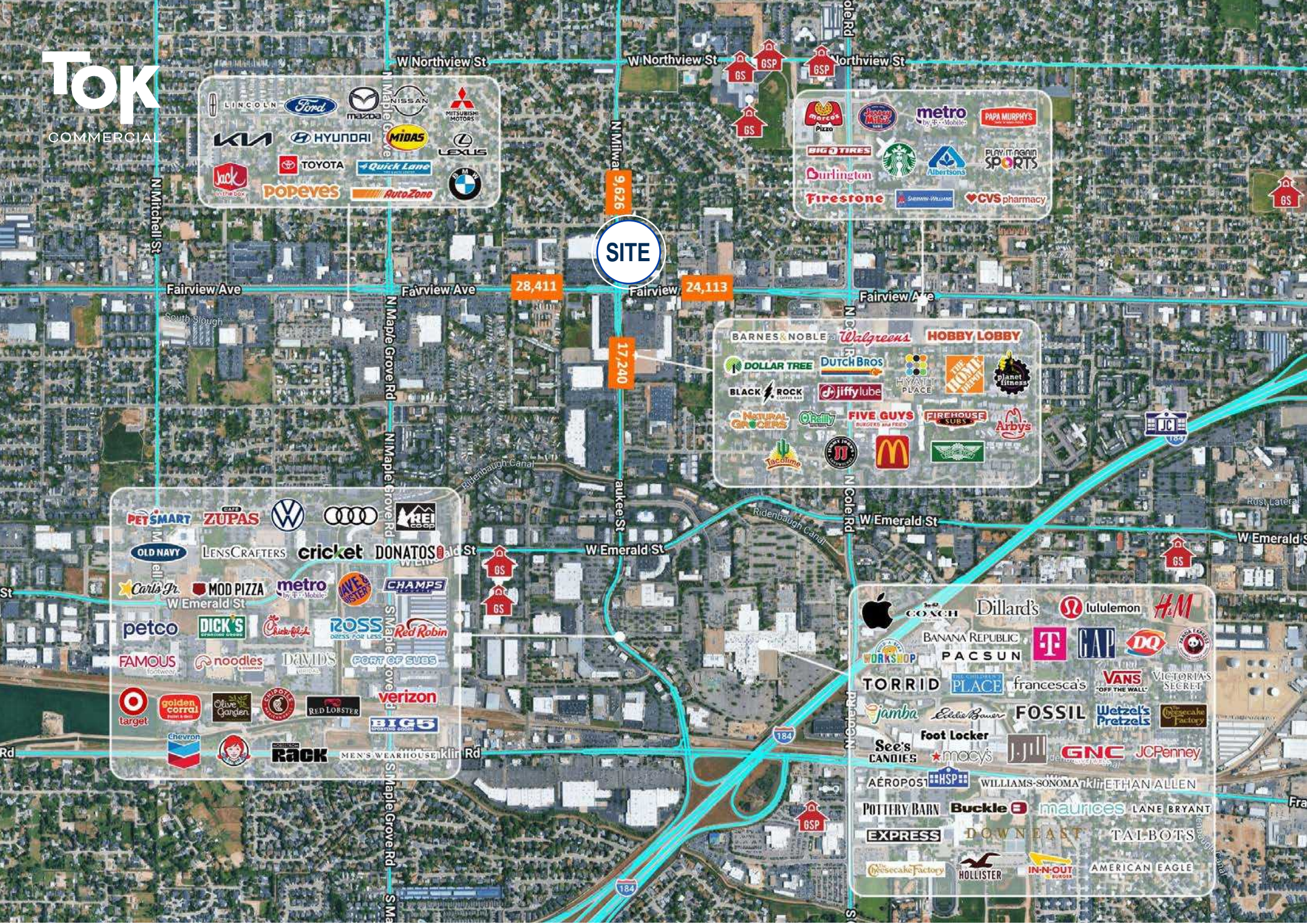
AREA DEMOGRAPHIC SUMMARY			
POPULATION	HOUSEHOLDS	AVG. INCOME	EMPLOYEES
1 MI 14,951	1 MI 6,723	1 MI \$88,865	1 MI 9,008
3 MI 109,101	3 MI 46,508	3 MI \$98,852	3 MI 53,806
5 MI 253,112	5 MI 108,997	5 MI \$115,930	5 MI 136,956

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LINCOLN Ford MAZDA NISSAN MITSUBISHI MOTORS
 KIA HYUNDAI MIDAS LEXUS
 Jack in the Box POPEYES AutoZone BMW

PAPA MURPHY'S PIZZA metro by T-Mobile PAPA MURPHY'S
 BIG TIRES Starbucks Albertsons PLAY IT AGAIN SPORTS
 Burlington Firestone CVS pharmacy

BARNES & NOBLE Walgreens HOBBY LOBBY
 DOLLAR TREE DUTCH BROS. HYATT PLACE Planet Fitness
 BLACK & ROCK jiffy lube FIVE GUYS FIREHOUSE SUBS Arby's
 McDonald's

PET SMART ZUPAS VW Audi REI
 OLD NAVY LENS CRAFTERS cricket DONATOS
 CARLA'S Jr. MOD PIZZA metro WAVE & BUSTER CHAMPS
 petco DICK'S SPORTSWEAR Chick-fil-A ROSS DRESS FOR LESS Red Robin
 FAMOUS FISHBOWLS noodles DAVID'S DRESS BOUTIQUE PORT OF SWES
 target golden corral Olive Garden RED LOBSTER verizon
 Chevron Rack MEN'S WEARHOUSE

Apple COACH Dillard's lululemon H&M
 BANANA REPUBLIC PAC SUN T.M.P. DD
 TORRID PLACE francesca's VANS OFF THE WALL VICTORIA'S SECRET
 jamba Eddie Bauer FOSSIL Wetzel's Pretzels
 See's CANDIES Foot Locker macys GNC JCPenney
 AÉROPOSTOL HSP WILLIAMS-SONOMA kate spade ETHAN ALLEN
 POTTERY BARN Buckle maunices LANE BRYANT
 EXPRESS DOWN EAST TALBOTS
 GOSWAMI'S HOLLISTER IN-N-OUT AMERICAN EAGLE

SITE

28,411

24,113

17,240

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