

TOK

COMMERCIAL

400 & 444 W PARKCENTER

COMMERCIAL / MIXED-USE DEVELOPMENT LAND FOR SALE | BOISE, ID 83706



25,216 VPD

W BEACON ST

E PARKCENTER BLVD



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HIGHLIGHTS



Surrounded by major employers and amenities, including Micron Technology, St. Luke's Medical Center, and a variety of restaurants, hotels, and retail destinations.

Rare opportunity to acquire development land along the Boise River and Greenbelt—one of the city's most sought-after recreational and lifestyle corridors.

Flexible MX-3 (Mixed-Use Active) zoning allows a wide range of development opportunities, including multifamily residential, office, retail, hospitality, and service-oriented commercial uses within a walkable mixed-use environment.

Prime Southeast Boise location along Parkcenter Boulevard with convenient access to Downtown Boise and Interstate 84.

Minutes from Boise State University and Downtown Boise, providing strong demand drivers for residential, office, and mixed-use development.

DETAILS



PROPERTY TYPE:	Development Land
LOT SIZE:	2.96 Acres
SALE PRICE:	\$4,350,000
PRICE PER SF:	\$33.74/SF
ZONING:	MX-3, Mixed-Use Active Click For More Info
UTILITIES:	To Site

UPDATED: 3.19.2026

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CO-LISTED BY:



BOISE STATE UNIVERSITY
27,000+ STUDENTS

CLICK FOR MORE INFORMATION



ENROLLMENT HAS GROWN 13% SINCE 2020

StLuke's

ST LUKES
\$1.17 B EXPANSION



BOISE DOWNTOWN CORE
6 MINUTES / 1.7 MILES

BOISE GREENBELT
29 MILES OF RIVERFRONT CONNECTION

25,216 VPD

BOISE RIVER

2.96 ACRES

E PARKCENTER BLVD

AERIAL 360° TOUR

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Colliers



HEADQUARTERS
Albertsons
 Companies

SPRINGHILL SUITES
 MARRIOTT
 THE Graduate
 SAGE
 SCHOOL
 Smoky Mountain
 PILGRIM GRILL

Red Robin
 BARBACOA

Holiday Inn
 Express

BOISE GREENBELT

BOISE RIVER

25,216 VPD

E PARKCENTER BLVD

W BEACON ST

AREA DEMOGRAPHIC SUMMARY

POPULATION	HOUSEHOLDS	AVG. INCOME	EMPLOYEES
1 MI 16,334	1 MI 7,959	1 MI \$112,304	1 MI 14,493
3 MI 85,985	3 MI 41,196	3 MI \$119,121	3 MI 73,529
5 MI 152,651	5 MI 69,594	5 MI \$123,703	5 MI 128,435

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ZONING INFORMATION

MX-3 | Mixed-Use Active

MX-3 in Boise is a mixed-use “active” district that supports mid-rise, transit-oriented development along key corridors outside the downtown core. It is intended to cluster housing, retail, office, and institutional uses in a compact pattern so everyday services are easily accessible by walking, biking, or transit, creating a more urban main-street feel than typical commercial strips while still transitioning to nearby neighborhoods.

In terms of form, MX-3 allows buildings up to roughly 70 feet in height, enabling true mid-rise mixed-use projects rather than just low-rise pads and strip centers. For most significant residential, commercial, and civic projects, the district effectively anticipates multi-story (around four-story and up) buildings to maintain a strong corridor presence and support more frequent transit, street activity, and a broader mix of tenants throughout the day.

Setback standards help lock in that urban, walkable edge. Front setbacks are intentionally shallow—typically from 0 up to about 20 feet from the front property line—so buildings sit close to the sidewalk and define the street, with room for limited forecourts, patios, or landscaping. Side and rear setbacks are generally modest in intensity areas, with additional buffering or setbacks where MX-3 abuts lower-density residential so projects can transition more comfortably into existing neighborhoods.

Street frontage and parking placement standards are central to how MX-3 feels on the ground. A majority of the ground-floor street frontage must be dedicated to active uses such as retail, restaurants, services, office space, lobbies, or tenant amenities, rather than parking, storage, or blank utility walls, which keeps the sidewalk visually engaging and commercially viable. Surface parking is not intended to sit between the building and the street; instead, it is pushed to the side, rear, or into structured formats and paired with required pedestrian connections into surrounding streets and neighborhoods, making MX-3 a future-focused tool for compact, walkable, mixed-use corridor development that aligns with Boise’s broader urban design and mobility goals.

ALLOWS MID-RISE MIXED-USE

ACTIVE GROUND-FLOOR FRONTAGE

ALLOWS FOR A DYNAMIC MIX OF USES

LEARN MORE



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BOISE DOWNTOWN CORE
6 MINUTE / 1.7 MILES

néktər F45 pure barre Chevron
 COURTYARD ZUPAS Great Clips Chick-fil-A
 WHOLE FOODS QDOBA Walgreens
 STRETCH LAB RAM



BOISE RIVER

SITE

Cafe Rio tropical CAFE Shell T
 Salsitas Starbucks Burger King
 WELLS FARGO usbank BURGER KING

BARBACOA Holiday Express Red Robin
 Allstate ALLIANCE SPRINGHILL SUITES MARRIOTT

Mister Black & Rock Starbucks metro Little Caesars
 TACO BELL McDonald's Jiffy Lube Jersey Mike's
 DEL TACO Sinclair Albertsons AT&T PAPA JOHN'S