

9390 W GOLDEN TROUT ST

FOR SALE OR LEASE

BOISE, ID 83704



TOK COMMERCIAL
REAL ESTATE

34,400 SF

BLDG SIZE

3.26 AC

LOT SIZE

SALE PRICE

\$6,536,000

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FOR LEASE

AVAILABLE	AVAILABLE SIZE	LEASE RATE
9390 W GOLDEN ST	34,400 SF	\$16.00/SF, NNN

NNN
LEASE TYPE

FOR SALE

AVAILABLE	BLDG SIZE	PRICE/SF	SALE PRICE
9390 W GOLDEN ST	34,400 SF	\$190/SF	\$6,536,000

PROPERTY SUMMARY

Address	9390 W Golden Trout St Boise, ID 83704
Submarket	West
Zoning	I-1
Property Type	Office
Building Size	34,400 SF
Lot Size	3.26 AC
Parking Ratio	6:1,000
Power	1,500 AMP, 480V, 3 Phase



[2] **9390 W GOLDEN TROUT ST**

UPDATED: 5.6.2026

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THE HIGHLIGHTS



Ample On-Site Parking – The property offers a generous parking ratio, ensuring convenient and accessible parking for both employees and visitors at all times.



Back-Up Power for Reliability – Equipped with a 500 kW generator and UPS system, the building ensures continuous power during outages, supporting business continuity and minimizing operational disruptions.



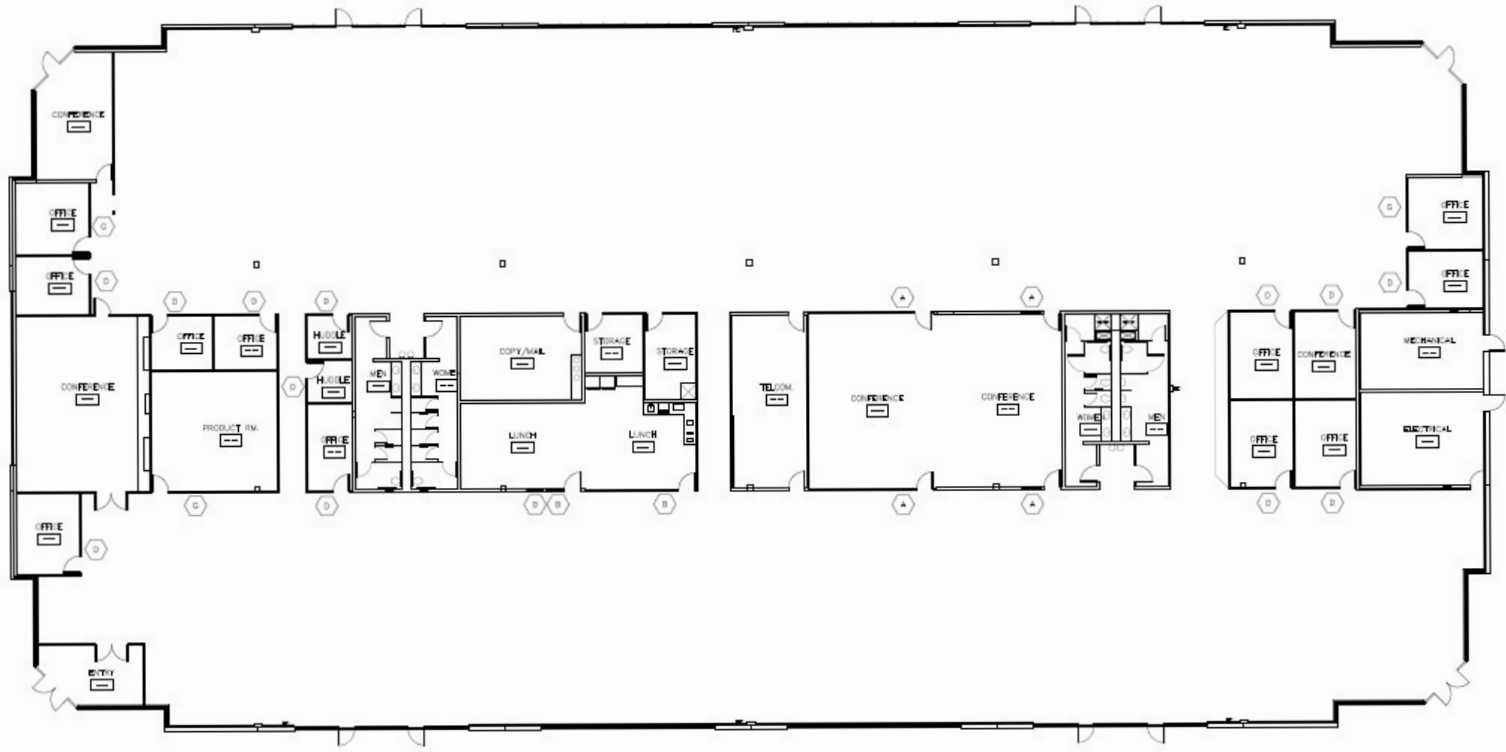
Efficient Open Office Layout – Features a functional and flexible open office design that maximizes usable space, encourages collaboration, and can be easily adapted to a variety of business needs.



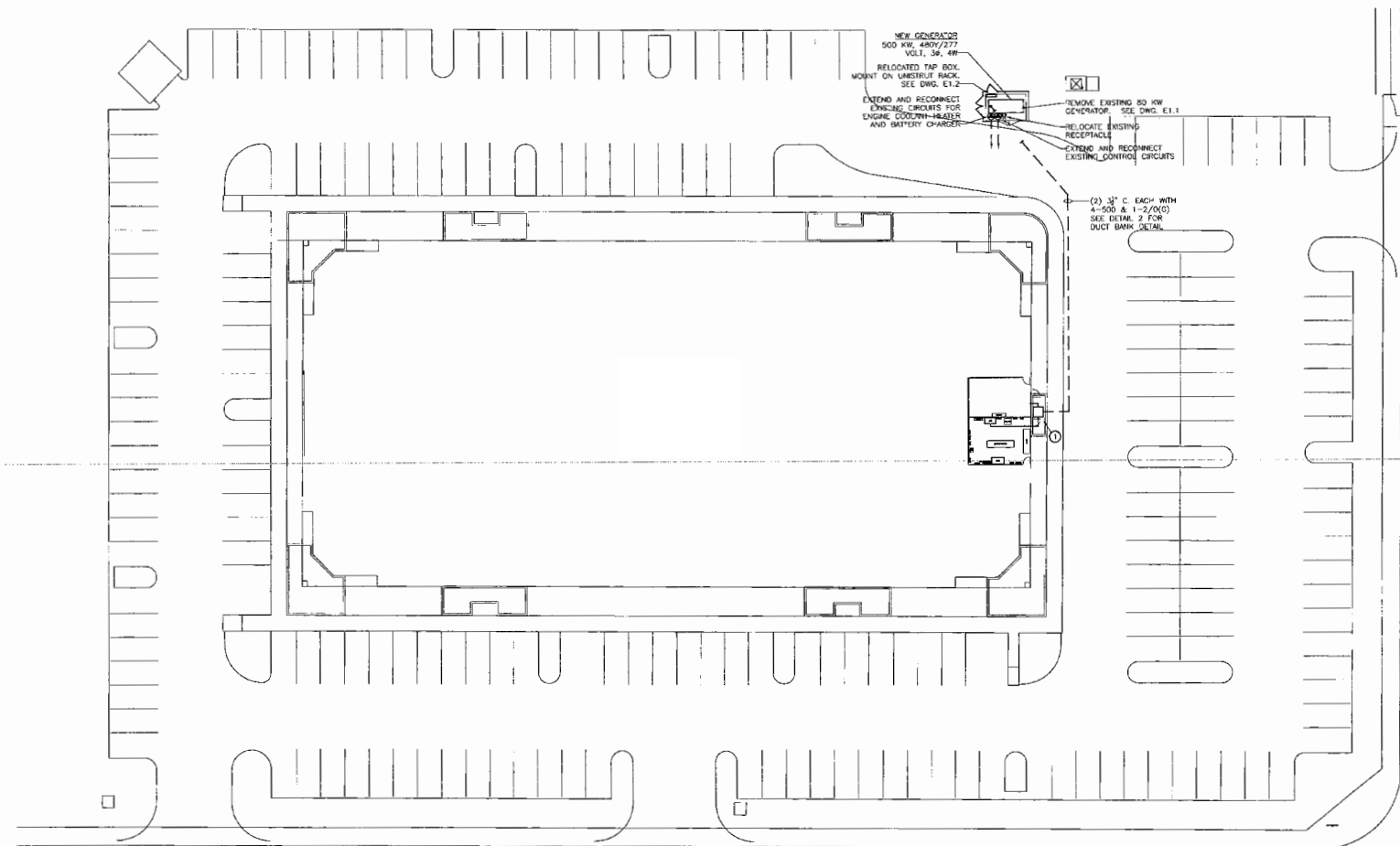
Abundant Power Capacity – The building is outfitted with substantial electrical infrastructure, making it well-suited for power-intensive operations, specialized equipment, or future scalability.



FLOOR PLAN



SITE PLAN



ZONING INFORMATION

L-1 (INDUSTRIAL: LIGHT)

I-1 (Industrial: Light) zoning in Boise, Idaho is the city's designation for lower-impact industrial uses that can coexist near commercial and residential areas with proper design standards. It is intended to accommodate light manufacturing, assembly, fabrication, and technology-related land uses that may require significant transportation services but that typically do not operate during nighttime hours, and are generally compatible with nearby commercial and residential areas when accompanied by substantial buffering, screening, and standards designed to mitigate impacts.

In terms of dimensional standards, there are no minimum lot area, lot width, or street frontage requirements. Setbacks include a 20-foot front yard minimum, a 15-foot street side minimum, and zero-foot interior side and rear yard minimums. Building height is capped at 55 feet.

For streetscape design, each frontage on a local street must include a detached sidewalk at least five feet wide, separated from the curb by eight to ten feet to accommodate a landscape buffer and street trees. Frontages on collector or arterial streets require a wider detached sidewalk of at least ten feet with the same curb separation.

On the environmental and operational side, no uses that generate, use, treat, store, or dispose of hazardous substances are permitted, and all operations creating odor, dust, smoke, fumes, noise, vibrations, or other emissions must be reasonably mitigated to protect the health, safety, and general welfare of surrounding land uses. City of Boise

Overall, I-1 is designed to strike a balance — allowing productive industrial and manufacturing activity while keeping impacts manageable enough to sit alongside commercial corridors and neighborhoods. For the most precise and current standards, it's always best to consult Boise's official zoning code

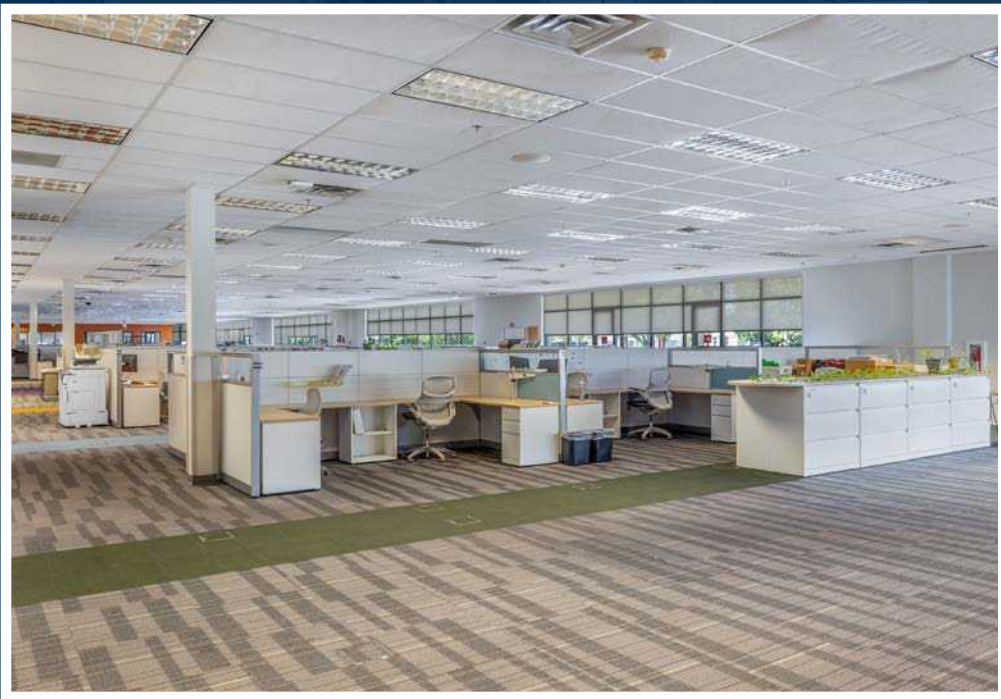
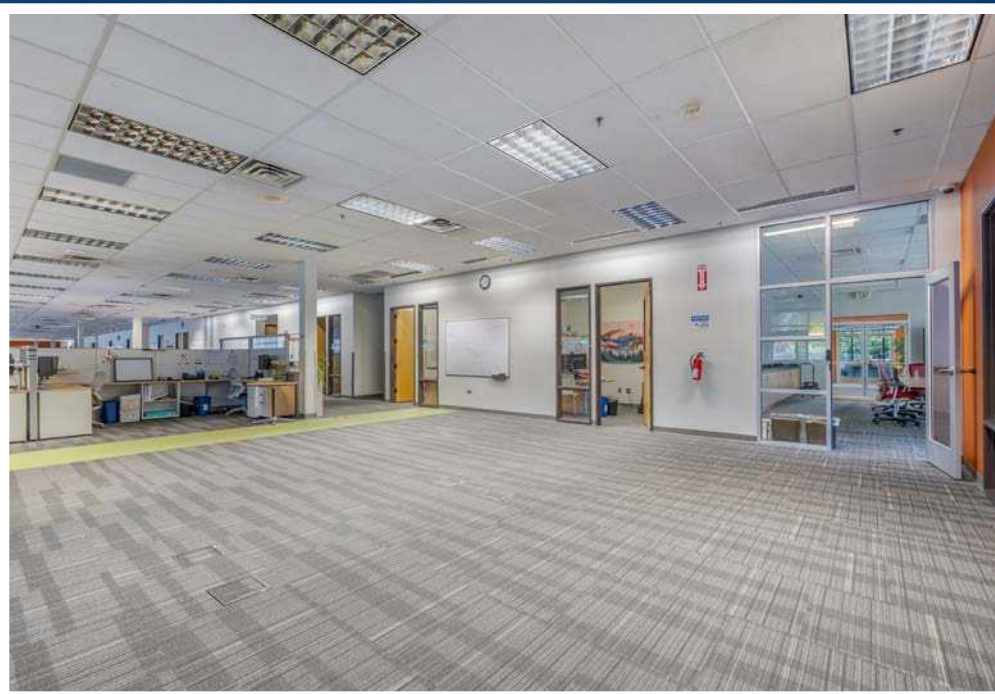
**Light
manufacturing &
assembly allowed**

**Daytime
operations, low
nuisance**

**Flexible zero
interior setbacks**

LEARN MORE

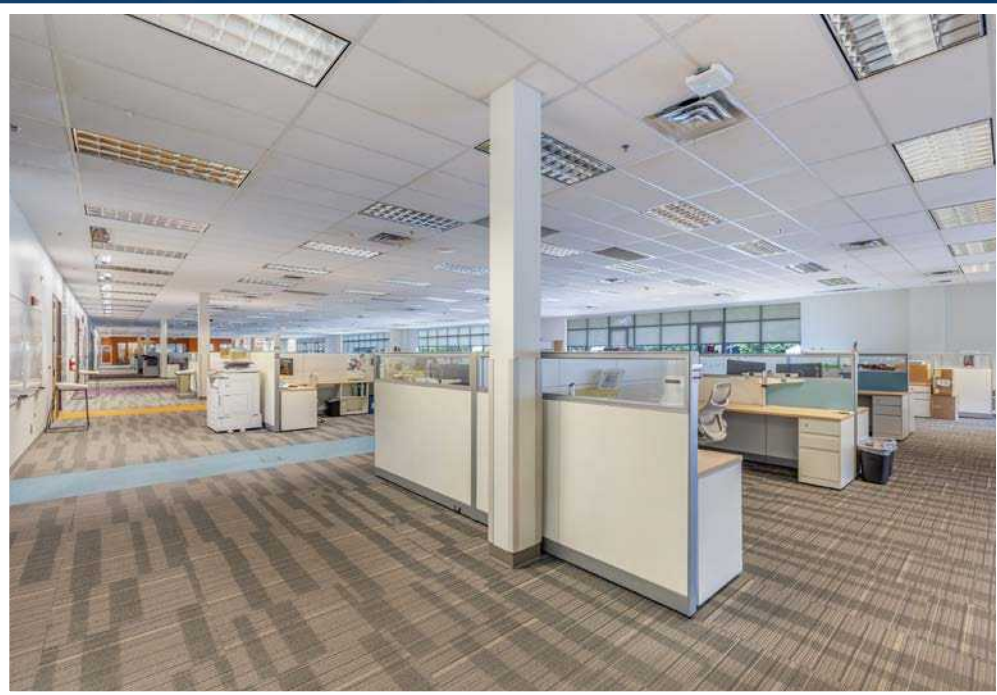




[7] 9390 W GOLDEN TROUT ST

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11,431 VPD

SITE

W EMERALD ST

W GOLDEN TROUT ST

[9] 9390 W GOLDEN TROUT ST

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MERIDIAN
5 MILES AWAY

11,431 VPD

SITE

W EMERALD ST

N KIMBALL PL

[10] **9390 W GOLDEN TROUT ST**

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1 MILE RADIUS



POPULATION
9,073
1 MI. RADIUS



HOUSEHOLDS
3,641
1 MI. RADIUS



AVG. HOUSEHOLD INC.
\$88,269
1 MI. RADIUS

3 MILE RADIUS



POPULATION
99,052
3 MI. RADIUS



HOUSEHOLDS
40,711
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$103,999
3 MI. RADIUS

5 MILE RADIUS



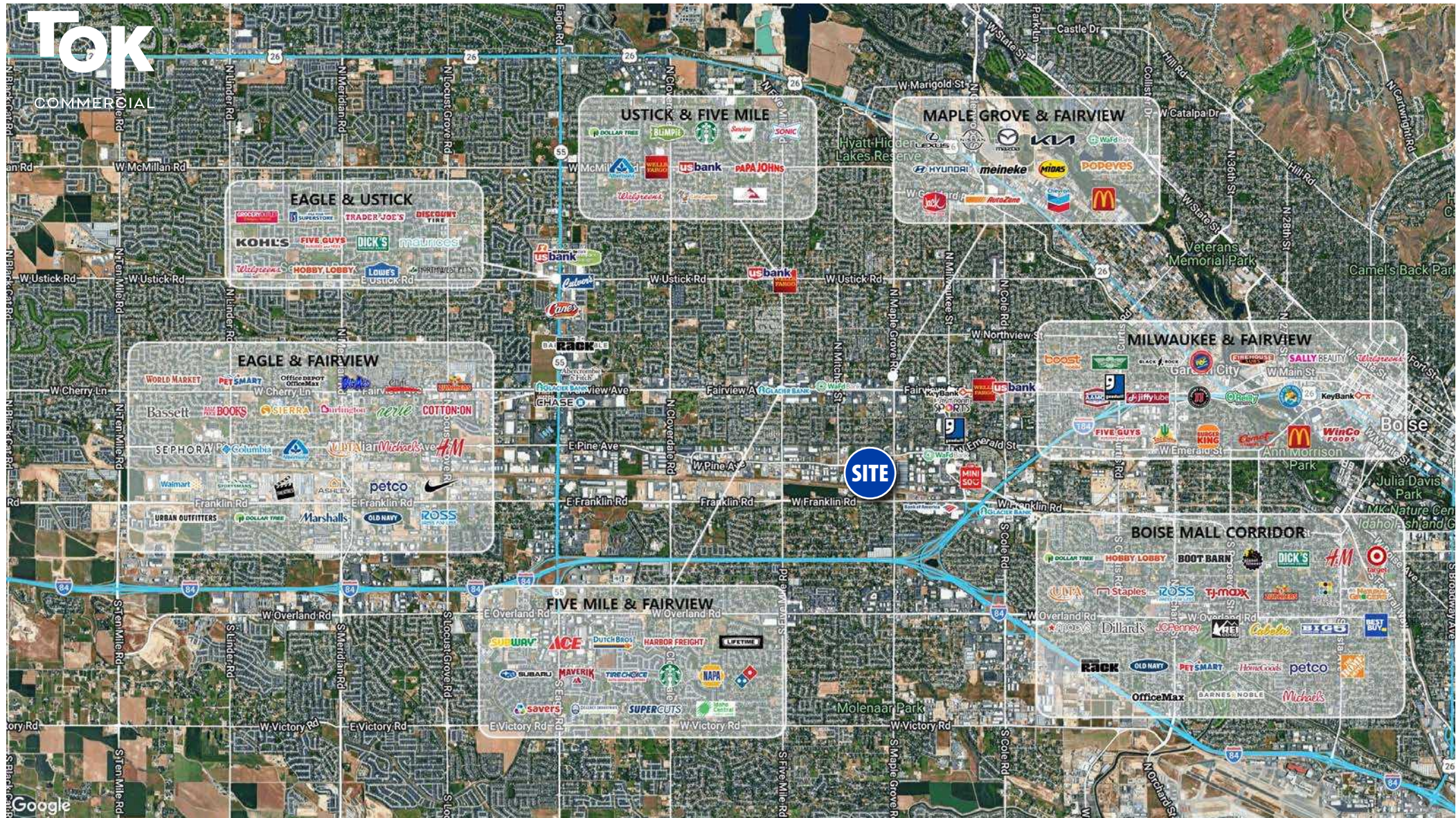
POPULATION
269,955
5 MI. RADIUS



HOUSEHOLDS
112,875
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$115,875
5 MI. RADIUS



BOISE, IDAHO

AREA OVERVIEW

The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.



#3

BEST PERFORMING CITY
*Milken Institute



845,864

POPULATION



\$128,006

AVERAGE HOUSEHOLD
INCOME



3.6%

UNEMPLOYMENT
RATE

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