



COMMERCIAL

BROKERAGE SERVICES

BRIANNA MILLER CCIM, CLS

(208) 761-9373 | briannam@tokcommercial.com

EXPERIENCE

Brianna Miller is an experienced member of TOK Commercial’s Retail Brokerage Team. As a retail advisor, Brianna’s passion resides in guiding her clients through the acquisition, lease-up, and disposition of quality retail investment properties.

Brianna takes special interest in activating and revitalizing retail activity of urban and downtown cores. She believes that when executed well, these areas serve as primary gathering places for the greater community and growth that Idaho is welcoming.

TOTAL TRANSACTIONS	TOTAL CONSIDERATION	SF LEASED
306	\$114.5M	554K

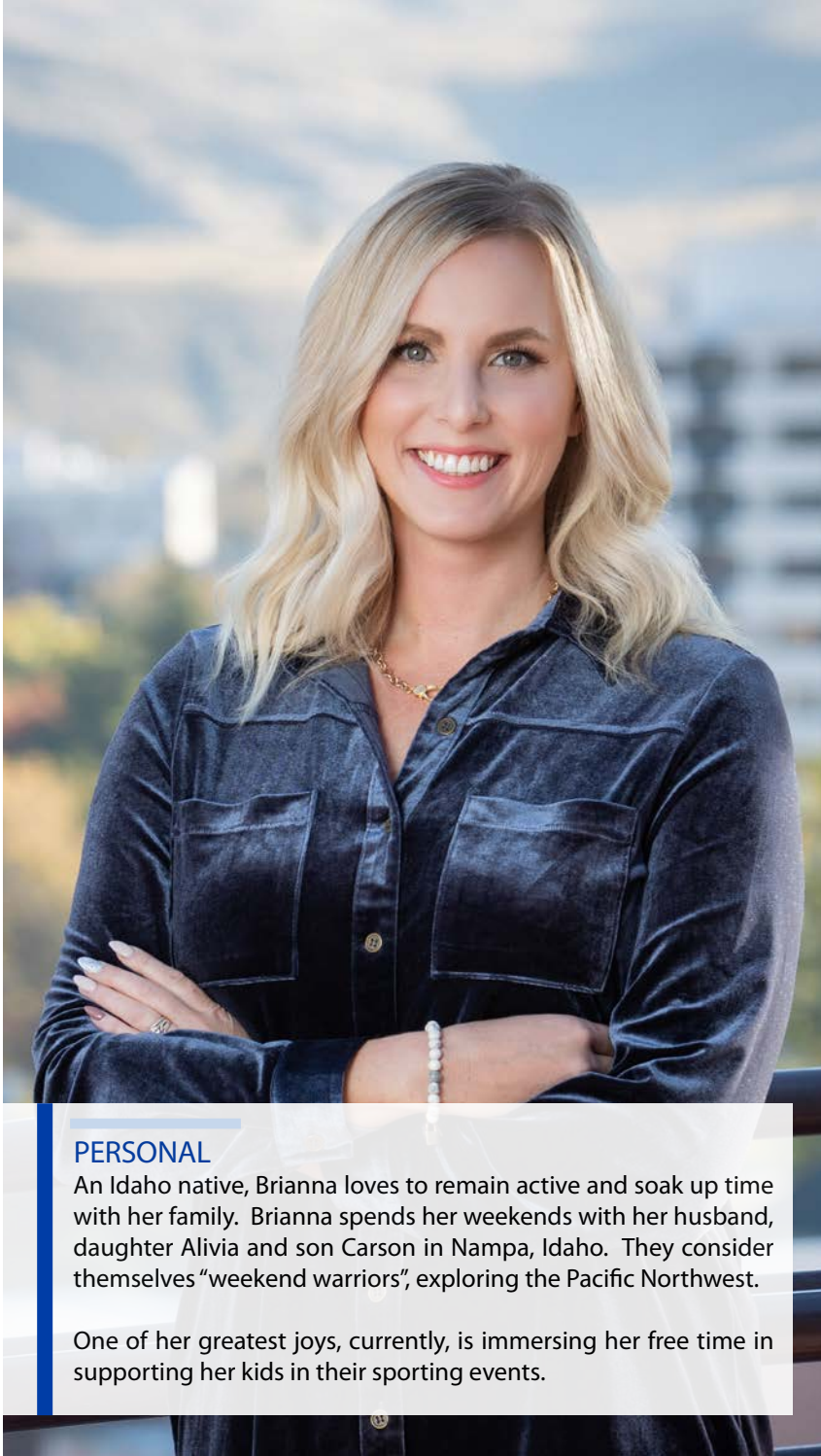
EDUCATION

Brianna has earned the Certified Leasing Specialist (CLS) designation from the International Council of Shopping Centers (ICSC). She also holds the prestigious Certified Commercial Investment Member designation (CCIM), signifying her advanced coursework in financial and market analysis, and extensive experience in the commercial real estate industry.

Brianna attended the College of Idaho, graduating cum laude with a B.A. in Business Administration, emphasis in Marketing. She played for the C of I Women’s Basketball team. As a C of I Yote, who married a Crusader (NNU Nampa), one of her passion projects has become boosting the retail amenities throughout Canyon County.

PROFESSIONAL & COMMUNITY ACTIVITIES

- Retail Brokers Network, member
- Leadership Boise, graduate - 2015
- International Council of Shopping Centers (ICSC), member
- Certified Commercial Investment Member (CCIM)
- Idaho Youth Ranch, Wine Women & Shoes 2015 - 2017
- Deliberate Directions, Whetstone Member 2021 - Present
- Urban Land Institute Member 2023
- CREW Idaho Board Member



PERSONAL

An Idaho native, Brianna loves to remain active and soak up time with her family. Brianna spends her weekends with her husband, daughter Alivia and son Carson in Nampa, Idaho. They consider themselves “weekend warriors”, exploring the Pacific Northwest.

One of her greatest joys, currently, is immersing her free time in supporting her kids in their sporting events.

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LEASE-UP TO INVESTMENT SALE

INDIAN CREEK RETAIL | CALWELL, IDAHO

Landlord/Seller & Tenant Representation

12,210 SF Historic Retail Building | Three Tenants

BRIANNA MILLER CCIM, CLS NNN LEASED INVESTMENT TRANSACTIONS

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MAJESTIC MARKETPLACE EAST
MERIDIAN

Lease-Up to Investment Sale
Landlord/Seller & Tenant Representation
17,000 SF Retail Center | Six Tenants



3018 CLEVELAND
NAMPA

Lease-Up to Investment Sale
Landlord/Seller & Tenant Representation
5,500 SF Retail Strip | Four Tenants



SHOPS AT SPECTRUM POINTE
BOISE

Lease-Up to Investment Sale
Landlord/Seller Representation
10,000 SF Retail Center



BRIDGETOWER CROSSING
BOISE

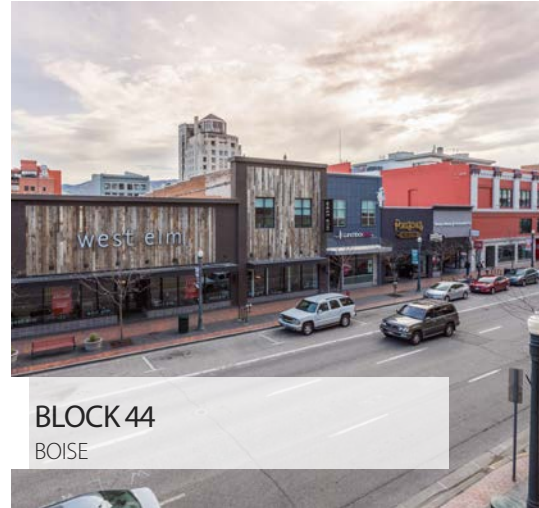
Investment Property Acquisition
Buyer Representation
Fully-Leased, Multi-Tenant Office Investment



LANDLORD REPRESENTATION

11TH & IDAHO | DOWNTOWN BOISE

10,000 SF Downtown Retail in New 191,000 SF Office Bldg.
2021-2022



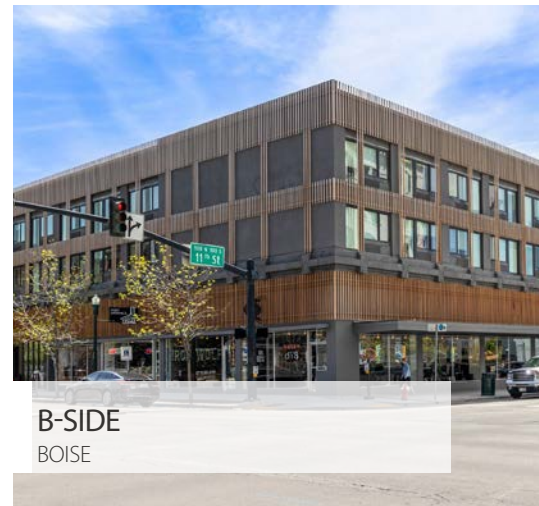
BLOCK 44
BOISE

Landlord Representation
(20+) New leases on Primary DT Retail Block
2013 - Present



TILIAN CALDWELL
CALDWELL

Landlord Representation
New Mixed-Use Downtown Development
2022-Present



B-SIDE
BOISE

Landlord Representation
Retail Space in the Heart of Downtown Boise
September 2022



AMANO RESTAURANTE
CALDWELL

Tenant Representation
Local restaurant in Historic DT Caldwell
April 2019

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TENANT REPRESENTATION

BLACK ROCK COFFEE

Corporate Representation

Brianna represents Black Rock Coffee across Southern Idaho

BRIANNA MILLER CCIM, CLS TENANT REPRESENTATION EXPERTISE

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Tenant Representation - Boise Metro Franchise
National fitness retailer
2 locations opened | 2016 - Present



Tenant Representation - Boise Franchise
National electronics retailer
5 locations opened | 2017 - Present



Tenant Representation - ID & MT Area Developers
National fitness retailer
3 locations opened | 2016 - Present



Tenant Representation - Across Idaho
Local restaurant
4 locations opened, seeking additional sites