



# HAWKINS COMPANIES

COMMERCIAL DEVELOPERS

For Lease

# Boise, ID State St & Gary Ln — North Pointe



165k Total Pop & 100k Daytime Employees within 5 miles



For Lease

# Boise, ID — State St & Gary Ln — North Pointe

43.671597  
-116.281444



Bronson Grange 208.908.5529 bgrange@hcollc.com | Shaun Greear 208.908.5520 sgreear@hcollc.com

Hawkins Companies  
855 West Broad Street, Suite 300  
Boise, ID 83702-7154 www.hcollc.com

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## Available

- Pad 2 – 2,084 SF
- Pad 4 – 4,740 SF
- Pad 5 – 2,700 SF
- Pad 6 – 3,700 SF
- Pad 8 – 4,733 SF (entitled for drive thru)
- Pad 9 – 7,200 SF

## Info

- Retail opportunity at one of the busiest intersections in the state of Idaho, to be developed in conjunction with a new 15 acre **323** unit high-end apartment complex
- Glenwood is one of only 8 river crossings in Boise; all North/South traffic funnels through Glenwood to reach NW Boise & Eagle
- Located at a lighted intersection across the street from a high-volume Walmart Supercenter
- Total SF of retail currently at intersection: 350,790 SF



## Demographics 2017

Population	
1 Mile Radius	10,544
3 Mile Radius	61,488
5 Mile Radius	167,181
Average Household Income	
1 Mile Radius	\$66,904
3 Mile Radius	\$72,785
5 Mile Radius	\$75,971
Total Daytime Employees	
5 Mile Radius	101,103

## Vehicles Per Day

State St –	2016/2015
– W of Glenwood St	38,223
– E of Glenwood St	36,412
Glenwood St –	2014
– S of State St	36,336
Gary St –	2014
– N of State St	11,796

\*8th busiest intersection in the county

## Neighbors

Walmart	Albertson's
Rite Aid	Ross
Rue 21	Goodwill
Big Lots	D&B Supply
Big 5	The Reel Theaters



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