



AVAILABLE - FOR LEASE

# COLLISTER SHOPPING CENTER FOR LEASE

4630 W State Street, Boise, ID  
**SF AVAILABLE: 1,116 SF - 3,455 SF**

### PROPERTY HIGHLIGHTS

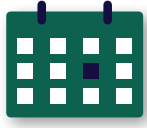
- **Both Suites Available Now**
- 35,500 VPD on State Street
- Drive Thru Availability
- Potential Multi-Tenant Configuration
- Strong Co-Tenants include Caffaina, Stella's Ice Cream, Treasure Valley Skate, Library! at Collister, St. Vincent de Paul Thrift Store, and Auto Zone.
- State Street is an East/West Corridor from Eagle to Downtown Boise



AVAILABLE SPACES  
**2,047 SF - Suite 4618**  
**1,116 SF - 3,455 SF - Wells Fargo**



ASKING RATE  
**Contact Agent**



LEASE TERM  
**Negotiable**



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The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.

AVAILABLE - FOR LEASE



# EXECUTIVE SUMMARY

Available SF: **1,116 SF - 3,455 SF**

Zoning: **MX-4**

Cross Streets: **W State Street and Collister Drive**

Lease Rate: **Contact Agent**

Market: **Boise**

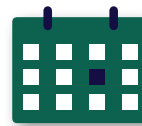
Lease Type: **NNN**



AVAILABLE SPACES  
2,047 SF - Suite 4618  
3,455 TOTAL SF - Wells Fargo  
(1,116 SF/1170 SF/1,352 SF)



ASKING RATE  
Contact Agent



LEASE TERM  
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**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

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Available SF: **1,116 SF - 3,455 SF**

Zoning: **MX-4**

Lease Rate: **Contact Agent**

Market: **NW Boise/ Collister**

Lease Type: **NNN**

**DEMOGRAPHICS**

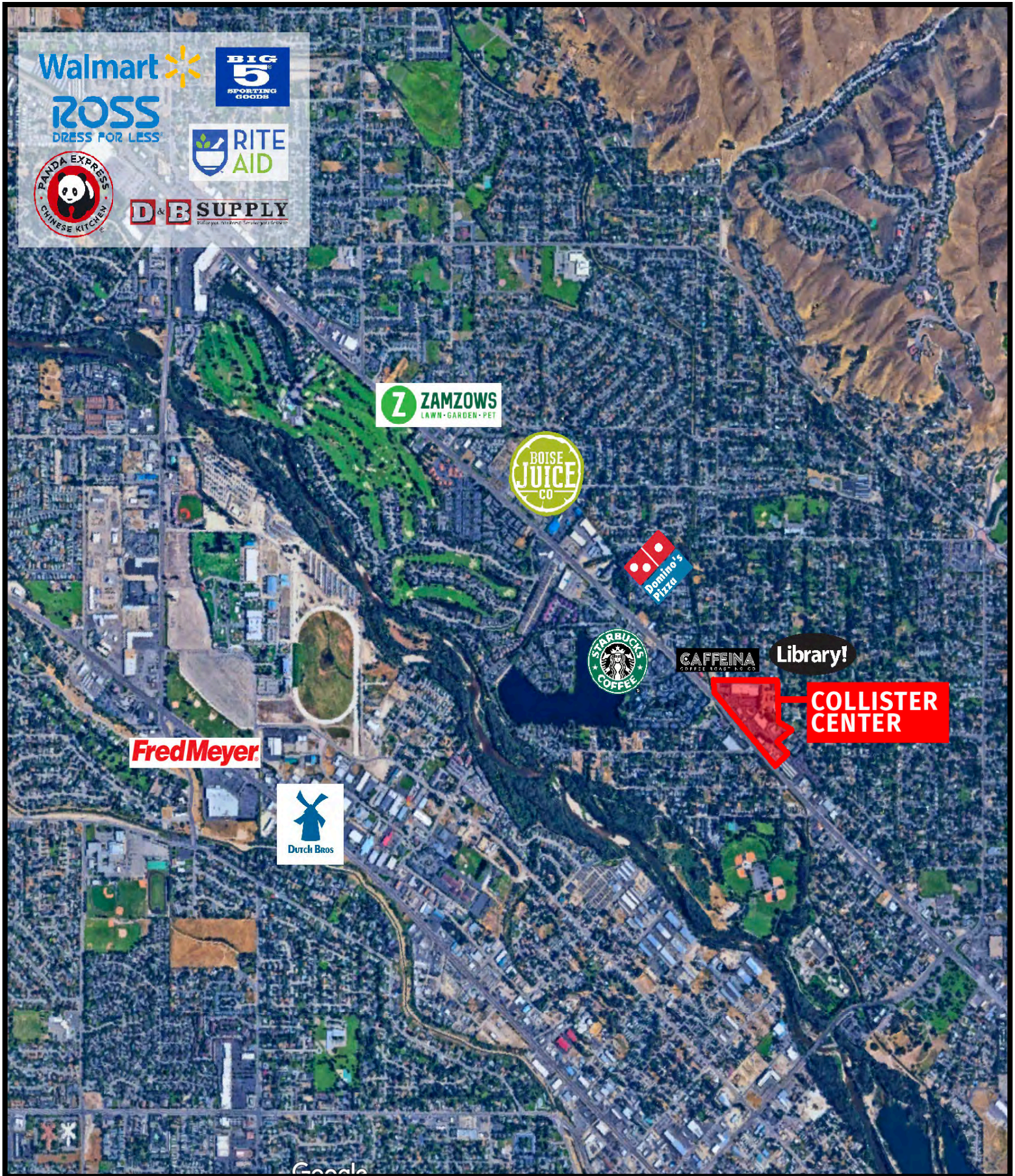
	1 Mile	2 Miles	3 Miles
<b>Total Population:</b>	13,063	40,369	87,717
<b>Daytime Population:</b>	5,021	17,831	56,938
<b>Average House Hold Income:</b>	\$90,172	\$114,302	\$107,407

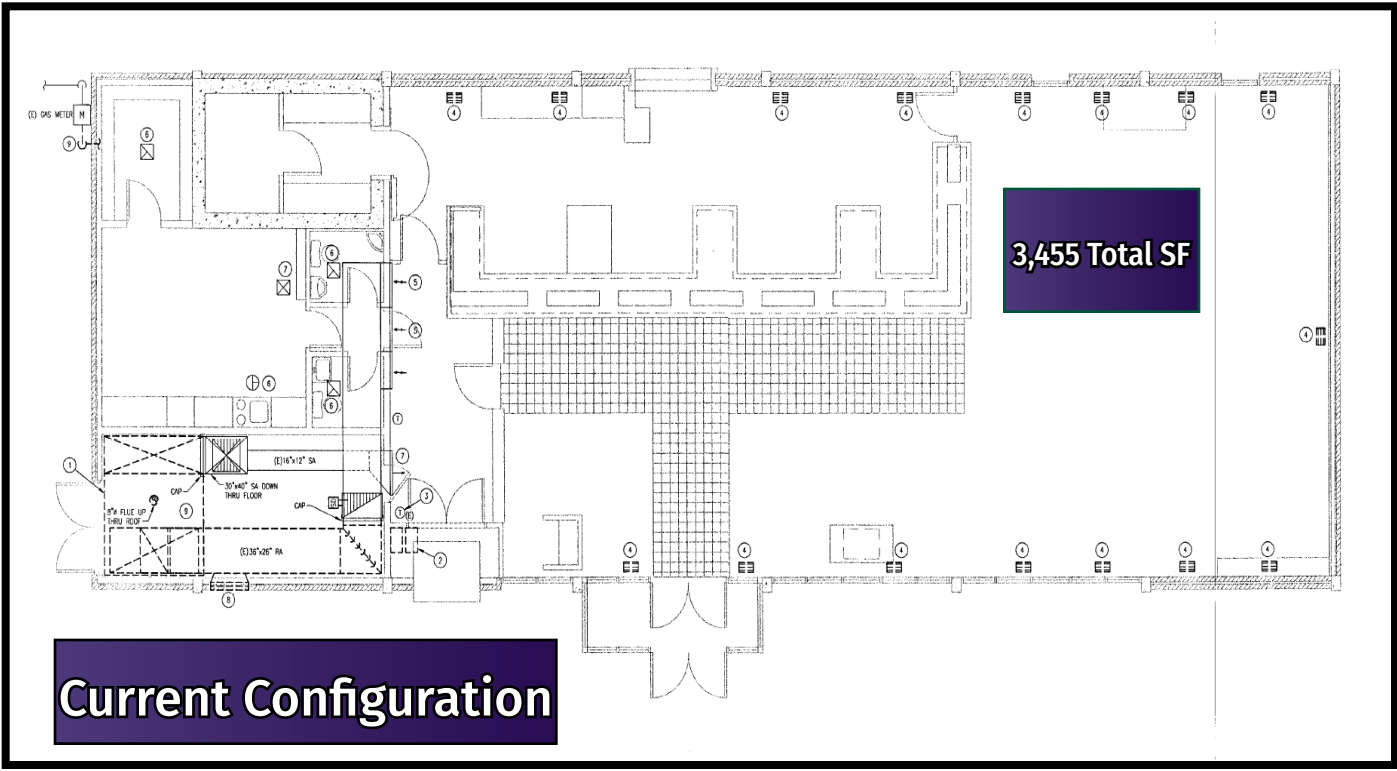
**WHY BOISE?**

Boise Valley Economic Partnership

Boise Metro Chamber of Commerce

2024





# Proposed Multi-Tenant Configuration

