



17TH & STATE SHOPS FOR LEASE

1757 W State Street, Boise, ID
SF AVAILABLE: 1,049 SF
BUILDING SIZE: 11,490 SF

PROPERTY HIGHLIGHTS

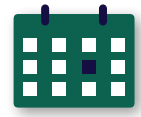
- **Do Not Disturb Tenant, Contact Agent for Showing**
- Shadow Anchored by Albertsons
- 25,500 VPD
- State Street Frontage with Great Visibility
- Other Tenants Include Starbucks, Blimpie, UPS Store, and Cartridge World, and Sports Clips
- Rare Opportunity at the 17th & State Shops



AVAILABLE SPACE
1,049 SF



BUILDING SIZE
11,490 SF



LEASE TERM
3 - 5 Years



ASKING RATE
\$22.00/SF



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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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.



EXECUTIVE SUMMARY

Available SF: **1,049 SF**
Lease Rate: **\$22.00/SF**
Lease Type: **NNN**

Building Size: **11,490 SF**
Property Type: **Retail**
Market: **Boise**

Cross Streets: **W State Street &
N 17th Street**

2021 DEMOGRAPHICS:

	1 Mile	2 Miles	3 Miles
Total Population:	15,352	95,667	180,316
Daytime Population:	43,751	106,415	164,810
Average House Hold Income:	\$85,469	\$81,149	\$82,971



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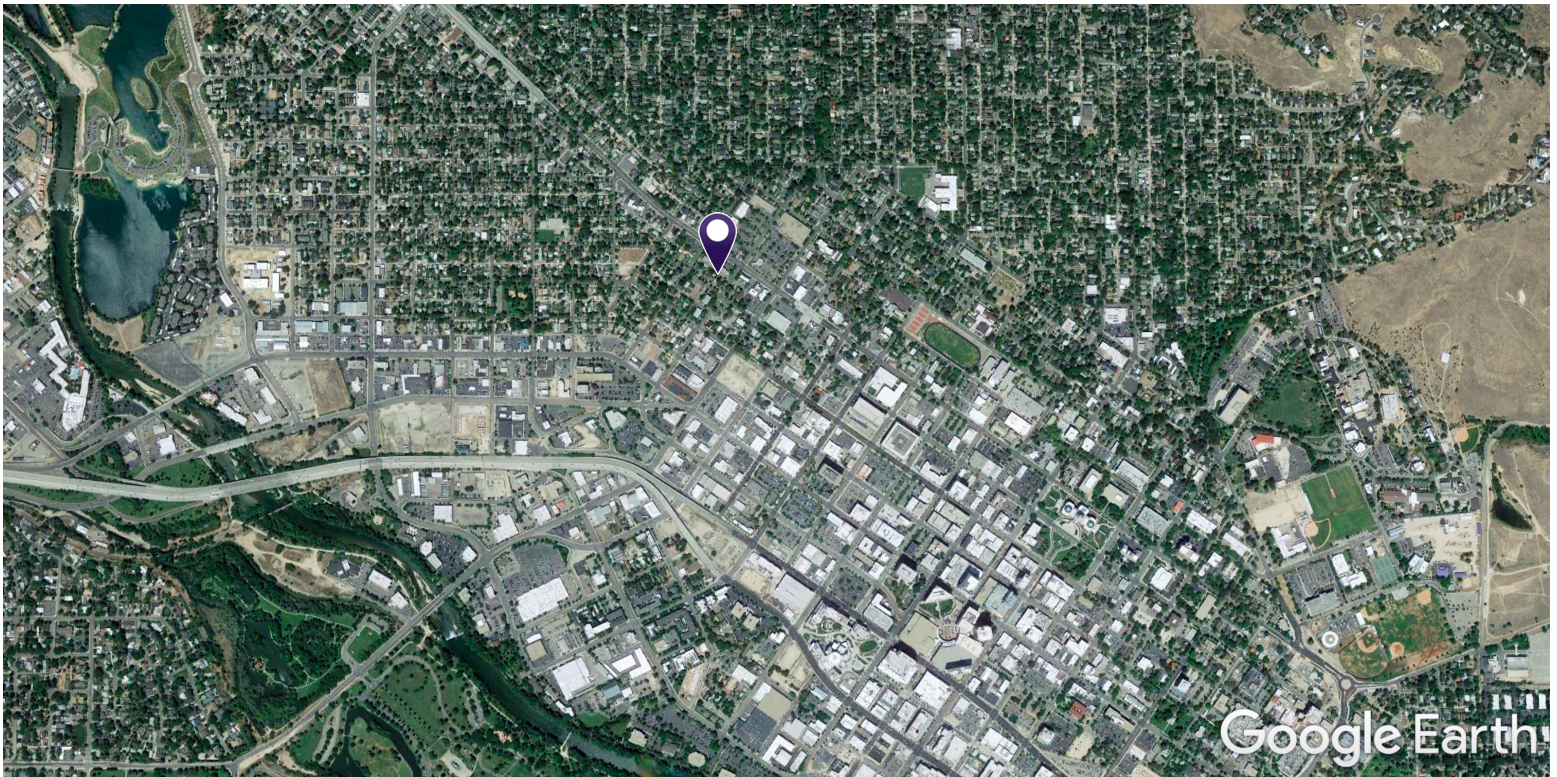


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