



# 17TH & STATE SHOPS FOR LEASE

1701 W State Street, Boise, ID  
**SF AVAILABLE: 1,760 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 12/2/2022



AVAILABLE SPACE  
1,760 SF



BUILDING SIZE  
11,490 SF



LEASE TERM  
3 - 5 Years



ASKING RATE  
Contact Agent



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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: **1,760 SF**

Lease Rate: **Contact Agent**

Lease Type: **NNN**

Building Size: **11,490 SF**

Property Type: **Retail**

Market: **Boise**

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

## 2021 DEMOGRAPHICS:

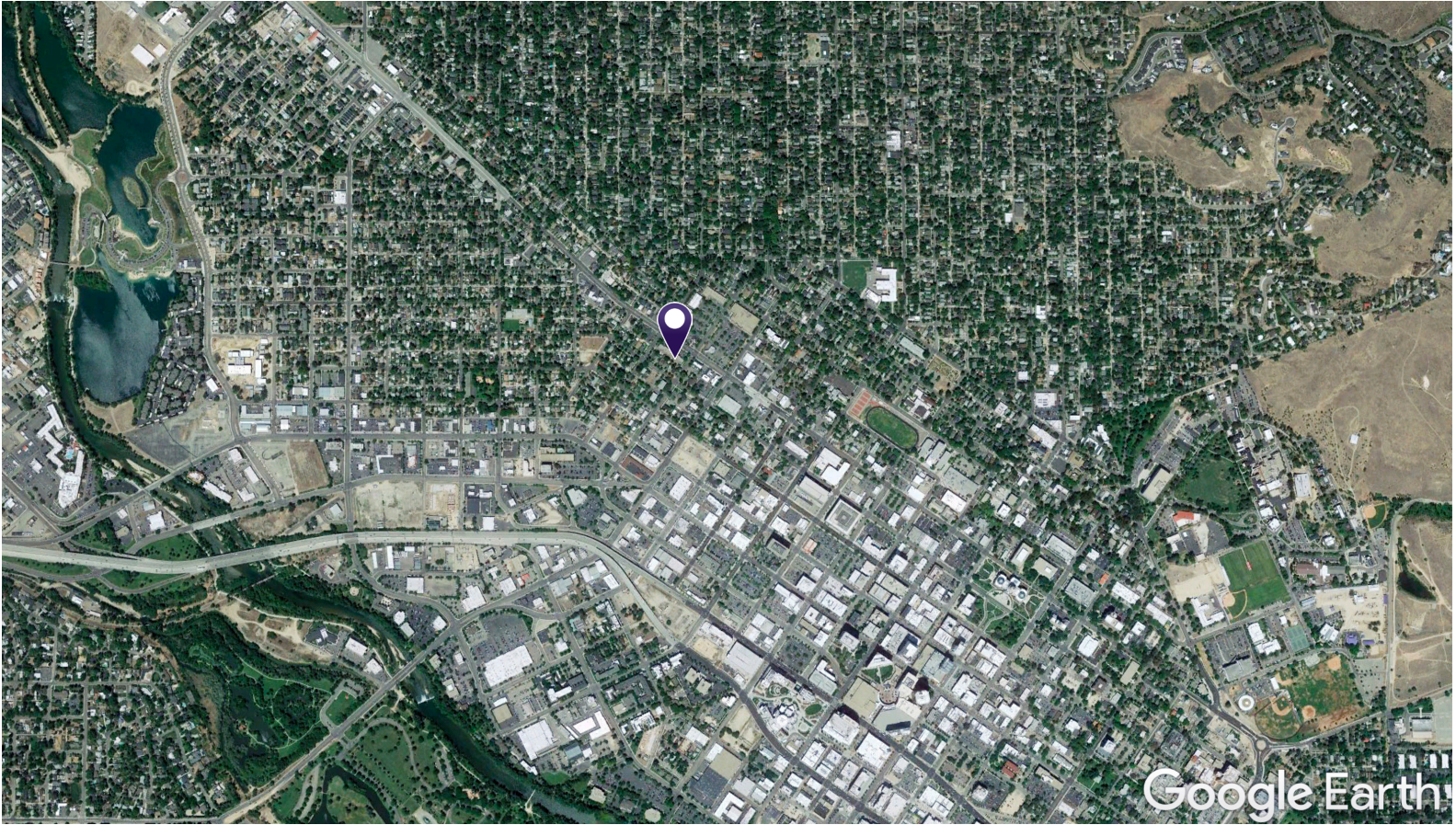
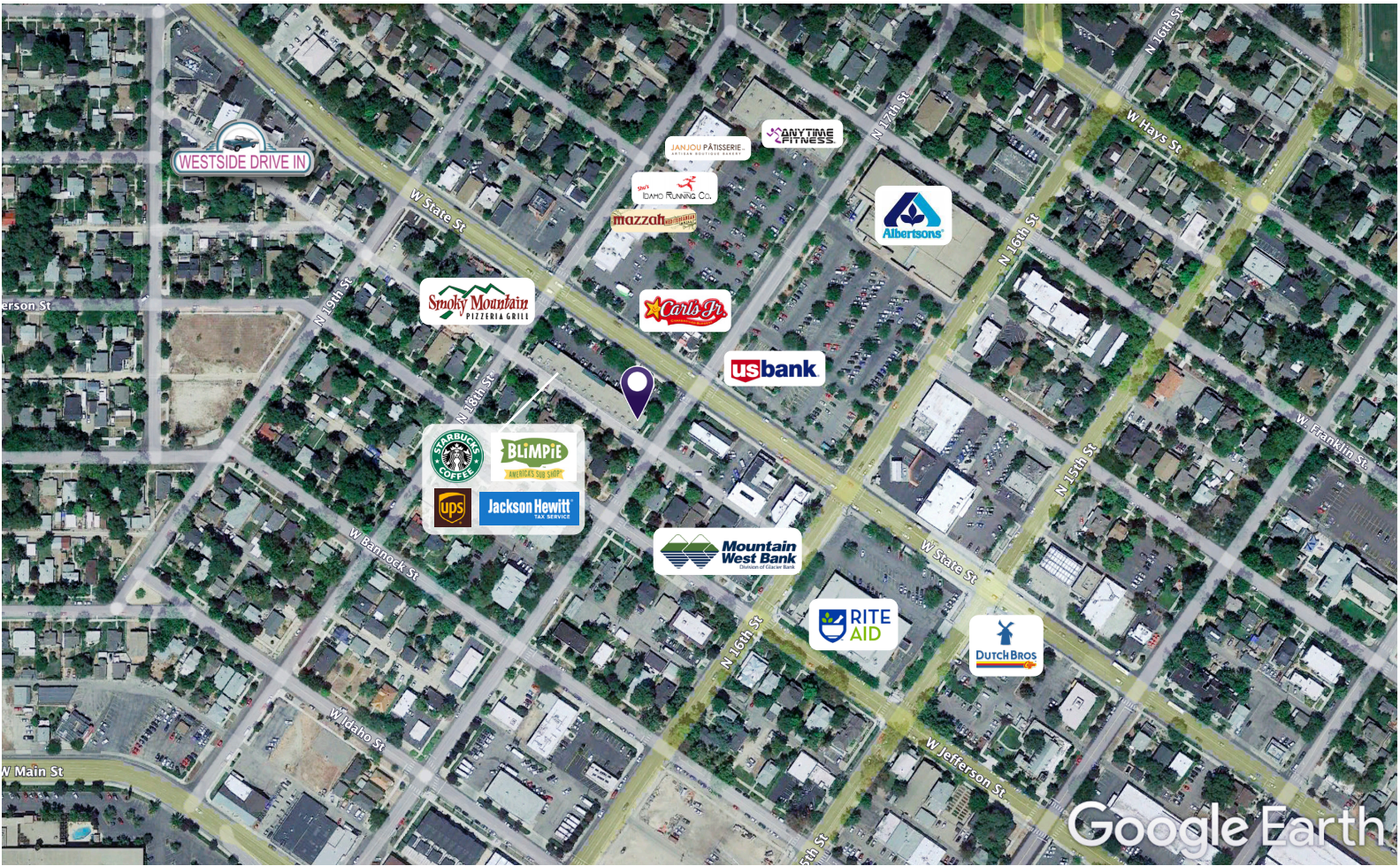
	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
<b>Total Population:</b>	15,352	95,667	180,316
<b>Daytime Population:</b>	43,751	106,415	164,810
<b>Average House Hold Income:</b>	\$85,469	\$81,149	\$82,971

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