

# 7476 STATE STREET

BOISE, ID 83714 / RETAIL SPACE FOR SALE OR LEASE



## AVAILABLE NOW!

**CONTACT**

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**HIGHLIGHTS**

- Excellent visibility with frontage and signage on State Street.
- 33,000+ vehicles per day on State Street.
- Directly off of one of the busiest intersections in the valley.
- Dense retail - Shopping hub for North and North West Boise Markets.
- Close to amenities.
- New apartment development in the vicinity.

**DETAILS**

**SALE INFORMATION**

SPACE	SIZE	PRICE/SF	SALE PRICE
Building	4,320 SF	\$323/SF	\$1,425,000

**LEASE INFORMATION**

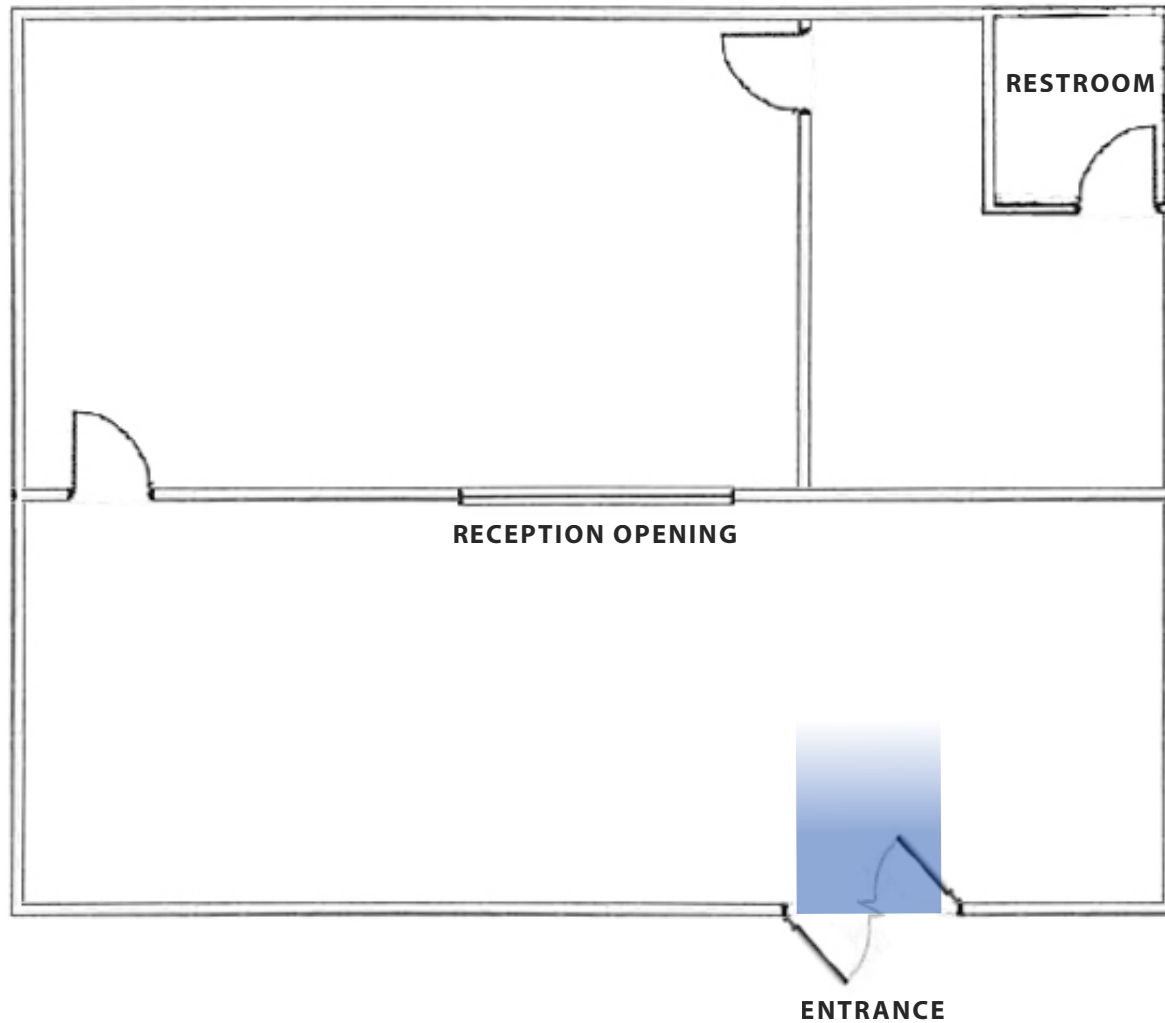
SPACE	RSF	RATE	EST. NNN
7476	1,870 SF	\$16.00/SF	\$8.27 SF/ NNN



# FLOOR PLAN

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<b>SPACE</b>	<b>RSF</b>	<b>RATE</b>	<b>EST. NNN</b>
7476	1,870 SF	\$16.00/SF	\$8.27 SF/ NNN



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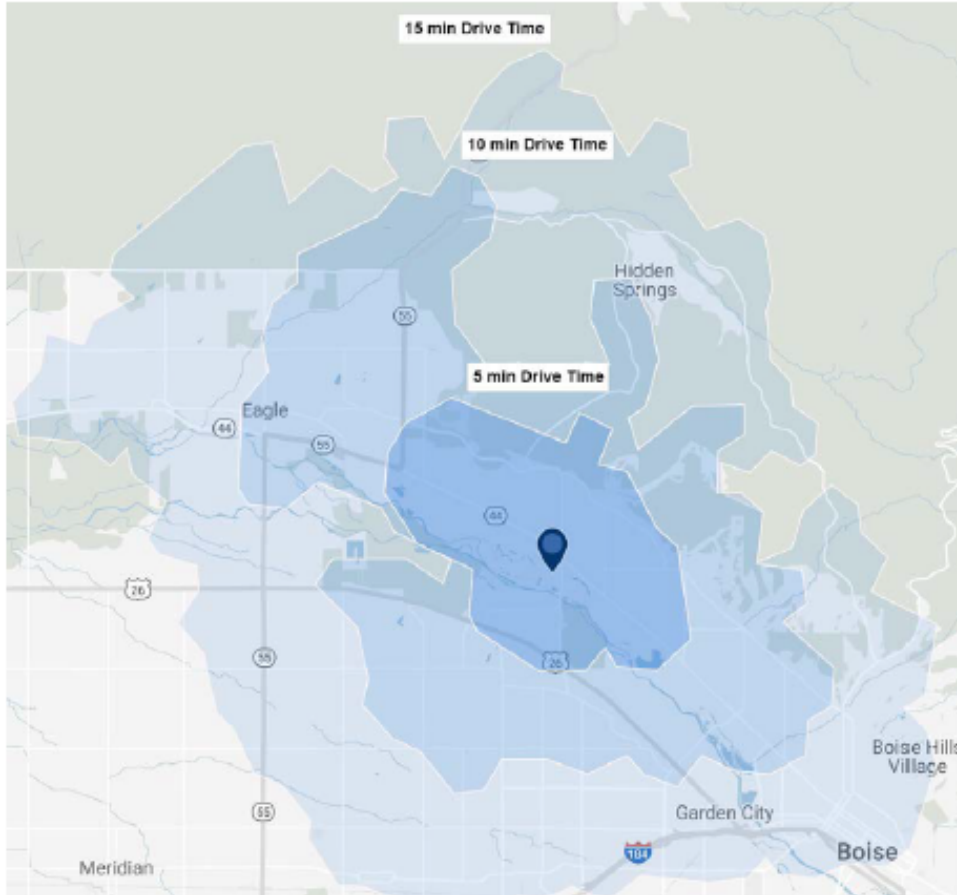
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# DEMOGRAPHICS



2023	5 MIN	10 MIN	15 MIN
Estimated Population	23,200	74,953	164,304
Projected Population	24,779	80,829	177,335
Census Population (2020)	21,914	62,696	136,174
Projected Change [5YR]	1.4%	1.6%	1.6%
Estimated Households	10,151	31,132	67,547
Projected Households	11,647	36,047	78,285
Census Households (2020)	9,528	28,530	62,613
Projected Change [5YR]	2.9%	3.2%	3.2%
Est. Average Income	\$103,001	\$110,357	\$116,462
Est. Median Income	\$77,477	\$81,415	84,754
Median Home Value	\$456,851	\$471,331	\$490,743
Median Gross Rent Total	\$1,225	\$1,209	\$1,216
Employees	6,148	22,564	74,479

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# TOK

COMMERCIAL



State St

33,950 VPD

## NORTHGATE SHOPPING CENTER

Albertsons RITE AID 24 WORKOUT ANYTIME  
goodwill Boise FRY Papa Murphy's PIZZA  
Jack in the box MADHUBAN AUTHENTIC INDIAN CUISINE Los Beto's MEXICAN FOOD OPEN 24 HOURS



Glenwood St

48,535 VPD

## PLANTATION SHOPPING CENTER

BIG LOTS! D & B SUPPLY ROSS DRESS FOR LESS  
SUBWAY DICKEY'S BARBECUE PIT  
Idaho PIZZA Walgreens  
PANDA EXPRESS BURGER KING TIRE CHOICE  
BIG 5 SPORTING GOODS

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