

Northgate Shopping Center

6906-7158 W. State St. | Boise, ID



*Junior box, drive-thru, retail/
restaurant spaces available*

UNDER NEW OWNERSHIP



Mike Christensen

Retail Brokerage
Services | Partner
+1 208 724 1064
mike.christensen@colliers.com

Kelly Schnebly

Retail Brokerage
Services | Partner
+1 208 472 1650
kelly.schnebly@colliers.com

Logan Wheeler

Retail Associate
+1 208 472 2868
logan.wheeler@colliers.com

Charlie Finn

Retail Associate
+1 323 301 0234
charlie.finn@colliers.com

Property Profile



*New pylon signage to be installed soon

PROPERTY DETAILS

Space Available	Retail/Restaurant: 1,070 - 1,928 SF Drive-Thru: 1,844 - 2,804 SF Jr. Box: +/- 20,000 - 40,000 SF
Property Type	Drive-thru, junior box & restaurant/retail shop spaces available
Tenant Improvement	Generous TI allowance available

HIGHLIGHTS

- Albertson's anchored center at major retail intersection
- 39,000 VPD at the intersection of State St. and N. Glenwood
- Pylon and monument signage available
- Rare Boise drive-thru spaces available
- Restaurant spaces with hood and grease trap

Site Plan



SUITE # TENANT

Pad 1

6906 AVAILABLE - 1,844 SF

Pad 2

6940 AVAILABLE - 1,500 SF

6942 AVAILABLE - 954 SF

6944 Boise Fry Company

New Outparcel

tbd AVAILABLE - ≤4,500 SF

Pad 8

7150 Martinizing Dry Cleaning

7154 UPS Store

7156 AVAILABLE - 1,070 SF

7158 H&R Block

Pad 9

7040 AVAILABLE - 2,804 SF

SUITE # TENANT

Building 3

6910 Idaho State Liquor Store

6916 Instant Imprints

6920 AVAILABLE - 3,210 SF

6928 AVAILABLE - 1,928 SF

6930 Madhuban Indian Cuisine

6932 Happy Boba

Building 4

6968 Ambitions Nail & Hair

6970 Vincenzo's Trattoria

6976 AVAILABLE - 1,486 SF

6978 Scenthound

6980 Elite Barbershop

6982 Pop's Apparel

7000 Goodwill

Building 5

6950 22,500 SF

SUITE # TENANT

Building 6

7020 & 7030 AVAILABLE - 20,000-40,000 SF

7048 Workout Anytime

7052 Master Yang's Tae Kwon Do

7054 Phenix Salon

Building 7

7064 Early Learning Children's Center

7068 Café de Vapor

7070 Idaho Gold & Gem

7074 Magpie Play Cafe

7080 Active H2O

7084 Studio 3 Nail Salon

7088 PLUNJ Boise

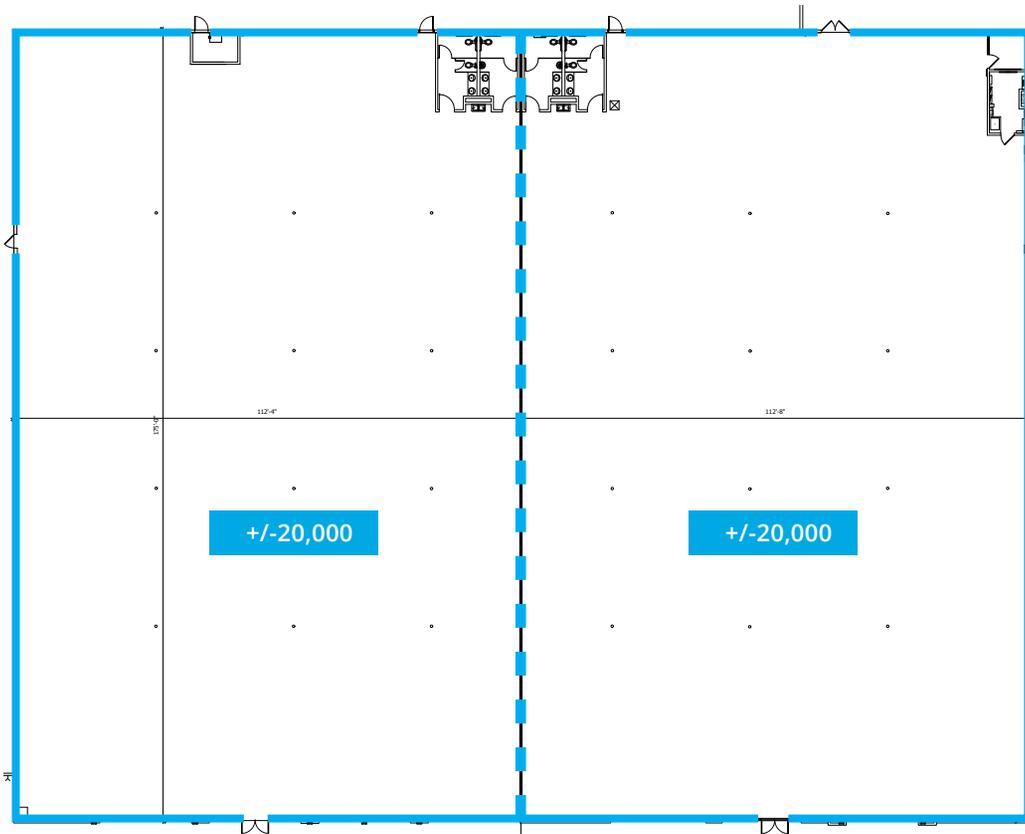
Suite 7020 & 7030

Junior box space

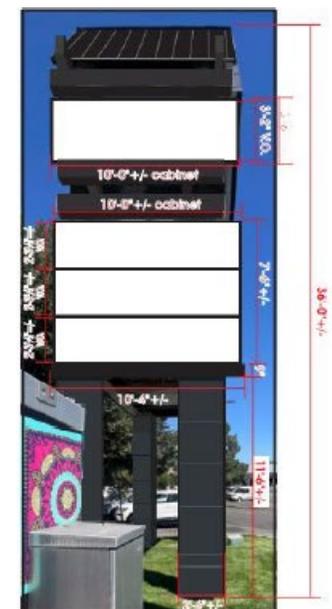
SUITE DETAILS

Size +/-20,000-40,000 SF (demisable space)

Rate Contact agent



EAST & WEST ELEVATIONS



SOUTH ELEVATION

Drive-Thru Spaces

SUITE DETAILS

Suite	Size	Notes
7040	2,804 SF	Hood & grease trap
6942-6940	954-2,500 SF	Can be combined
6906	1,844	Hood & grease trap

**Contact agent for pricing details*



Suite 7040



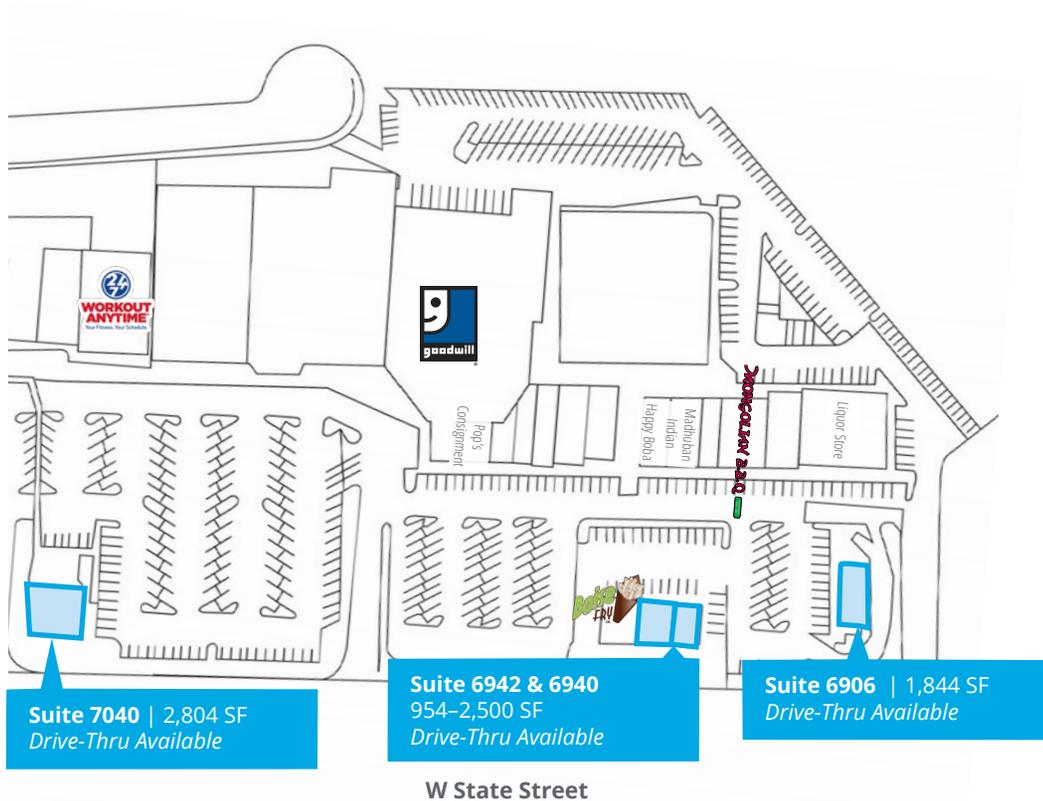
Suite 6940



Suite 7040

Suite 6942-6940

Suite 6906



Restaurant/Retail Spaces

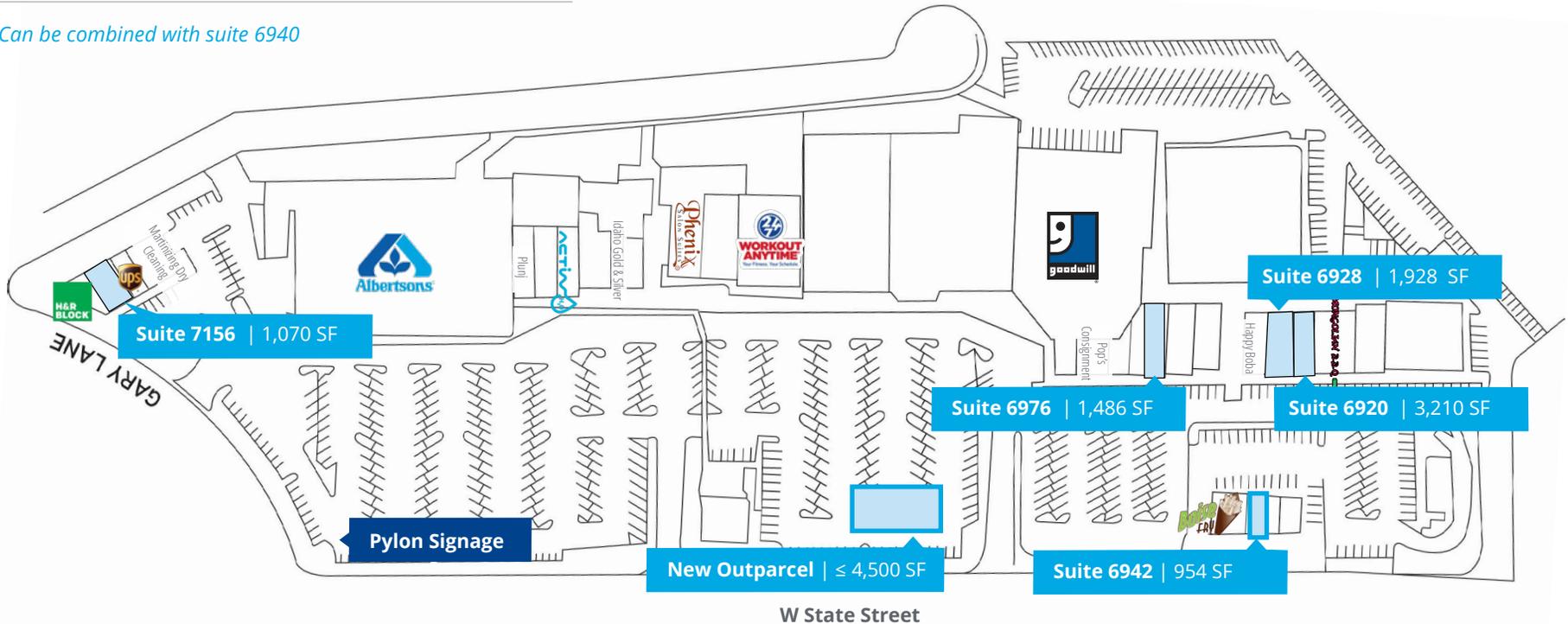
Tenant improvement allowance available

SUITE DETAILS

Suite	Size	Rate
7156	1,070 SF	\$24 PSF NNN
6920	3,210 SF	\$24 PSF NNN
6928	1,928 SF	\$24 PSF NNN
6942*	954-2,500 SF	\$30 PSF NNN
6976	1,486 SF	\$24 PSF NNN
New Outparcel	≤ 4,500 SF	Contact Agent



*Can be combined with suite 6940



Property Aerial

 [Google Map](#)

 [Street View](#)



ROSS DRESS FOR LESS	D & B SUPPLY
MATTRESS FIRM	
BIG 5 SPORTING GOODS	DICKEY'S BARBECUE PIT
DISCOUNT TIRE Great Clips	Idaho PIZZA
BURGER KING	WELLS FARGO
	VISTA PAWN
	GOODYEAR

Pylon Signage

N Gary Lane

N Glenwood Street 39,000 VPD

Walmart 



Property Aerial



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,253	67,075	181,261
Households	5,194	28,242	74,844
Avg. Income	\$123,292	\$109,520	\$115,940

1.6m visits

to the Northgate Shopping Center
in the past 12 months.

Visits are impacted by pay cycle,
and spike on the first of the month.

29 min.

Average dwell time of patrons at
the Northgate Shopping Center



755 West Front Street, Suite 300
Boise, Idaho 83702
+ 208 345 9000
colliers.com/idaho

CONTACT

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