

USTICK TOWN CENTRE BOISE RETAIL FOR LEASE

6431 W. Ustick Rd Boise, ID 83704



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 **Silvercreek**
REALTY GROUP

AVAILABLE SPACES

Property Name Ustick Town Centre

Available 6431 W Ustick Rd Boise, ID 83704

Size 2,500 SF

Base Rent \$14/PSF

NNN \$2.95/PSF

Term 3-5 Years

TI Allowance Negotiable

Building Size 29,350

Signage Monument Sign

Zoning City of Boise C-1D

Year Built 1958 / Renovated 2021

Property Type Neighborhood Retail

Submarket Boise West Bench

Building Tenancy 9 Tenants at Center



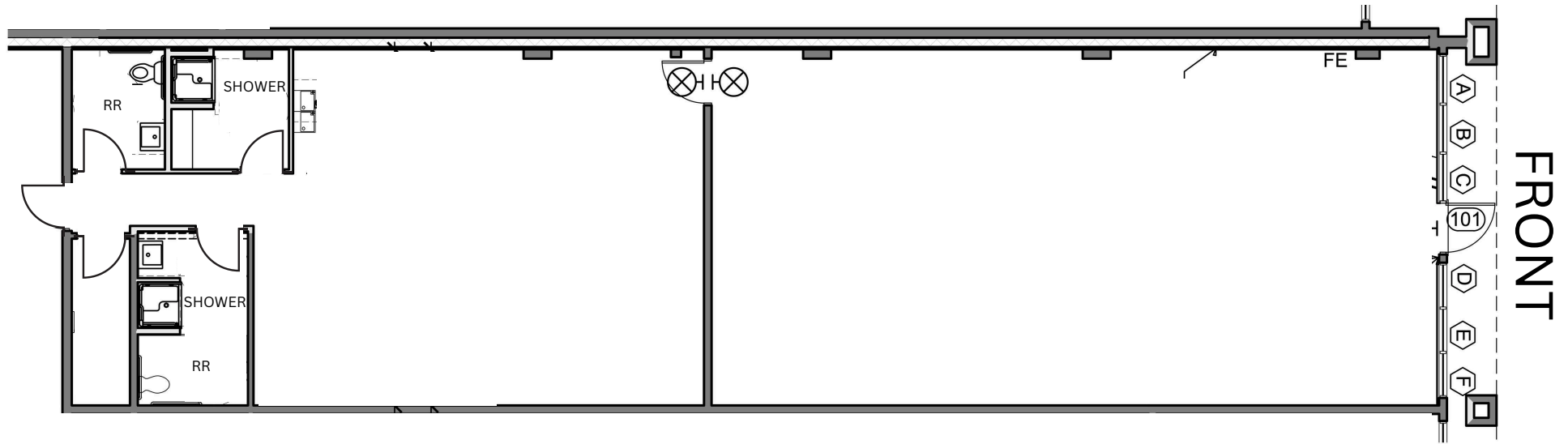
PROPERTY OVERVIEW

Welcome to Ustick Town Centre, your premier retail destination in Boise's West Bench. This recently remodeled center offers modern open-floor-plan suites with prominent retail windows, ensuring maximum visibility for your business. Featuring a new facade, parking lot lights, facade lighting and renovated parking lot and landscaping coming spring 2025.

Businesses benefit from true neighborhood retail location while also being near popular businesses like Common Ground Coffee & Market, Walmart Neighborhood Market, Idaho Capital Asian Market, Big Smoke and more.

USTICK TOWN CENTRE

6431 W USTICK RD BOISE, ID 83704



SUITE SUMMARY

Large Retail Windows

2,500 Square Feet

Reception/Retail

Breakroom & Kitchenette

Two ADA Bathrooms

Two Showers

Open Floor Plan

Ample Parking

Monument Signage

Ideal Layout For:

Gym / Personal Trainer

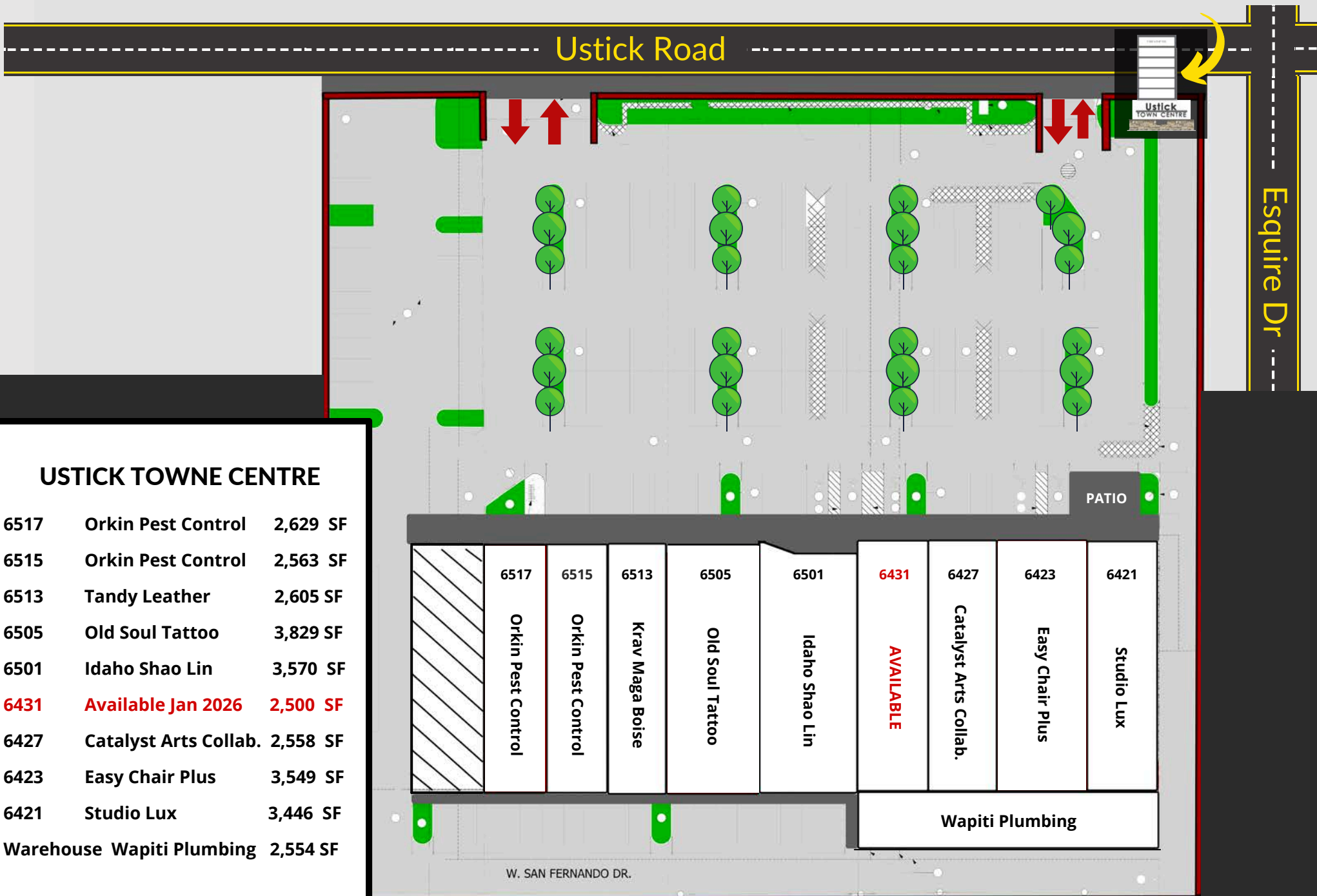
Yoga Studio

Dance Class

or Standard Retail

SITE PLAN

New Monument Sign

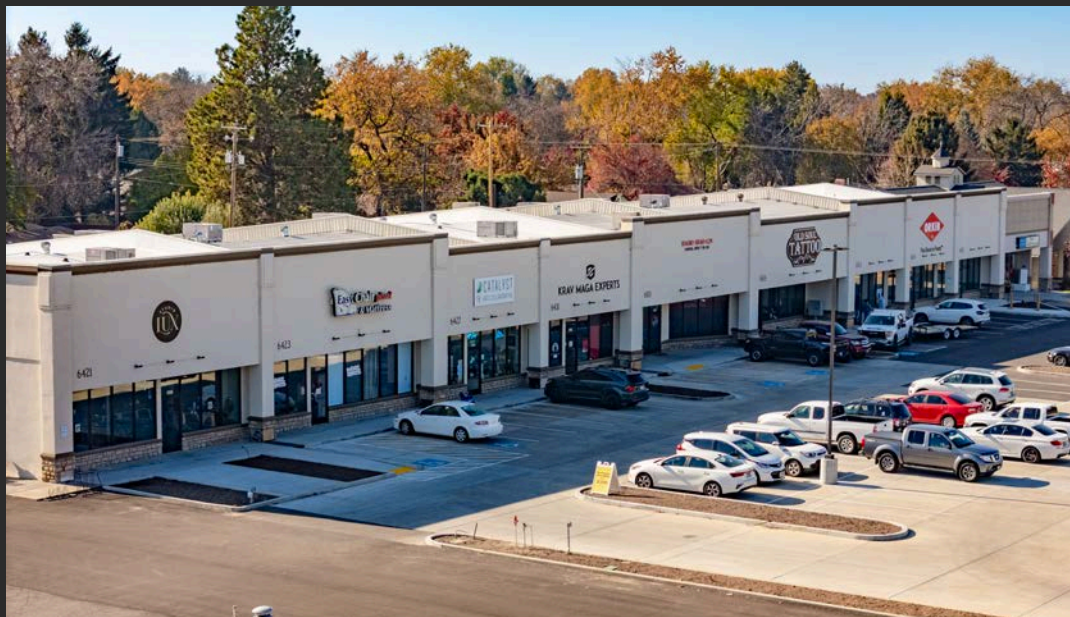


USTICK TOWNE CENTRE

6517	Orkin Pest Control	2,629 SF
6515	Orkin Pest Control	2,563 SF
6513	Tandy Leather	2,605 SF
6505	Old Soul Tattoo	3,829 SF
6501	Idaho Shao Lin	3,570 SF
6431	Available Jan 2026	2,500 SF
6427	Catalyst Arts Collab.	2,558 SF
6423	Easy Chair Plus	3,549 SF
6421	Studio Lux	3,446 SF
Warehouse Wapiti Plumbing		2,554 SF

	6517	6515	6513	6505	6501	6431	6427	6423	6421
	Orkin Pest Control	Orkin Pest Control	Krav Maga Boise	Old Soul Tattoo	Idaho Shao Lin	AVAILABLE	Catalyst Arts Collab.	Easy Chair Plus	Studio Lux
Wapiti Plumbing									

W. SAN FERNANDO DR.



PARKING LOT RENOVATION

New Parking Orientation

New Paving

New Landscaping

New Parking Lot Lights

New Patio





Idaho Capital Asian Market



COLE RD



Do It Yourself Doggy Detailing



USTICK RD

Ustick TOWN CENTRE



Walmart
Neighborhood Market

Jack
in the box

UNITED STATES POSTAL SERVICE

IDAHO STATE LIQUOR DIVISION

Library!

Idaho Capital Asian Market

0.8 Miles

Ustick TOWN CENTRE

tandy LEATHER

ORKIN

CATALYST
ARTS COLLABORATIVE

OLD SOUL TATTOO

KRAV MAGA EXPERTS

WAPITI CLIMBING

Easy Chairplus! & Mattress

IUX

GARDEN CITY
NESTLED BY THE RIVER

0.9 Miles
3 Minutes

DOWNTOWN BOISE

4.4 Miles
11 Minutes

Ustick Rd

Cole Rd

Fairview Ave

Emerald St

Saint Alphonsus

400,000 SqFt
387 Beds
Level II Trauma Center

Curtis Rd

Chinden Blvd



BOISE STATE UNIVERSITY

20,000 Students

Boise Towne Square Mall

Boise Towne Square
Largest Mall in Idaho
1.2 Million SqFt

KOHL'S **macy's**

Dillard's JCPenney

Boise Airport

Largest Airport in Idaho
Joint Civil/Military Airport
23 Gates

8.2 Miles
12 Minutes

Cabela's **BEST BUY** **DSW**

OfficeMax **Michaels** **Audi**

GOLF GALAXY **Volkswagen** **PETSMART**

AMERICAN FURNITURE **carter's** **tj-maxx** **HomeGoods**

Panera **Chick-fil-A** **STARBUCKS**