



# RARE | PREMIER QSR | DRIVE-THRU SUBLEASE

*NEC State St. & Glenwood St.*

7040 W STATE ST, BOISE, ID 83706

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**PROPERTY DETAILS**

- Building SF: 2,804
- Building Type: Drive-Thru
- Lot: .38 Acres
- Lease Rate: Contact Agent
- Lease Type: Sublease
- Remaining Term: Through 9/30/29
- Tenant Notice: 60 Days
- Frontage: 110 Ft on State St. /Hwy 44
- Parking: Onsite
- Year Built: 2005. Renovated in 2018
- Signage: Monument
- Included: Most kitchen equipment
- Access: From State St & Gary Ln
- Zoning: MX-4 (View Code Below)

**PROPERTY HIGHLIGHTS**

- Frontage on a high-traffic corridor: Over 34,000 VPD
- Convenient access: Easy ingress and egress for customers and deliveries
- Strong retail anchors: Albertsons anchor; shadow-anchored by Walmart, Ross, and D&B Supply
- Dense, growing population: Provides a steady and expanding customer base
- Drive-thru ready: Ideal for QSR, coffee, or fast-service concepts

[→ VIEW CODE](#)
**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION	12,715	65,455	182,504
ESTIMATED HOUSEHOLDS	6,112	28,408	78,205
ESTIMATED MEDIAN HH INCOME	\$87,045	\$83,086	\$91,458

**DOWNTOWN BOISE**

16 Min | 5.8 Miles

**SITE**



7040 W STATE ST

WEST VIEW



DOLLAR TREE

palm beach tan

Walgreens

STERLING URGENT CARE

T-Mobile

BR baskin robbins

Applebee's

Washington Trust Bank

Walmart

COLD STONE CREAMERY

CHIPOTLE MEXICAN GRILL

Jersey Mike's

Block Bear Diner

ups

75th ANNIVERSARY

Great Clips IT'S GONNA BE GREAT

MATTRESS FIRM

THE J.J. JONES

Albertsons

MOORE PLAY CAFE

WORKOUT ANYTIME

RITE AID

KIDDER MATHEWS

N GLENWOOD ST 37,000+ VPD

34,000+ VPD

W STATE ST

SITE


AVAILABLE FOR SUBLEASE



7040 W STATE ST

# SOUTH VIEW

**DOWNTOWN BOISE**

 16 Min | 5.8 Miles

UNDER  
CONSTRUCTION  
NEW JACKSONS  
FUEL STATION

IDAHO  
LIQUOR

Happy  
Boba

Los Bandidos  
MEXICAN  
RESTAURANT

Papa Murphy's  
PIZZA & PASTA

metro  
by T-Mobile

goodwill

RITE  
AID

DISCOUNT  
TIRE

VISTA  
PAWN

Boba  
FRY

UNDER  
CONSTRUCTION  
NEW 50 ACRE  
PARK

EXPO IDAHO

RIVER CLUB  
PRIVATE  
GOLF

Fred  
Meyer

HAWKS  
STADIUM

Big Bun  
Drive-In

Starbucks

PIZZA  
HUT

GARDEN  
CITY HALL  
& LIBRARY

O'Reilly  
AUTO PARTS

SUBWAY

SONIC

PANDA  
EXPRESS

TAKE  
5

D-B SUPPLY

PIZZA  
HUT

ROSS  
DRESS FOR LESS

BIG 5

BURGER  
KING

SITE

Albertsons

AVAILABLE FOR SUBLEASE

KIDDER MATHEWS



# BOISE MARKET OVERVIEW

## WHO ARE WE?

The Boise Valley is strategically located in the Mountain Time Zone and Southwestern Idaho, providing easy non-stop access to all major cities on the West Coast, the Pacific Northwest and Intermountain West.

The Southwest Region is home to 942,676 people (Community Planning Association of Southwest Idaho) and a workforce of 388,815 within a 45-minute draw of Boise. The average commute time is 22 minutes.

Commuting in the Valley: The major interstate serving the Boise Valley is I-84, running through the metro area's major cities Boise, Meridian, Nampa and Caldwell, and I-184 branches toward the northeast into downtown Boise. Daily commutes are easy for the Boise Valley's population with federal highways 20, 26, and 30 and state highways 21, 44 and 55 providing access. ValleyRide offers public transportation throughout the Boise Valley.

942,676

SW REGION POPULATION

3.3%

UNEMPLOYMENT

38.8

MEDIAN AGE

\$93,839

MEDIAN HOUSEHOLD INCOME

\$23.10

AVERAGE HOURLY WAGE

\$46,544

MEDIAN ANNUAL WAGE

\$63,943

AVERAGE ANNUAL WAGE

Source: Idaho Department of Labor, Occupational Employment Statistics, Esri Population Calculations, Community Planning Association of Southwest Idaho

# BOISE DEMOGRAPHICS

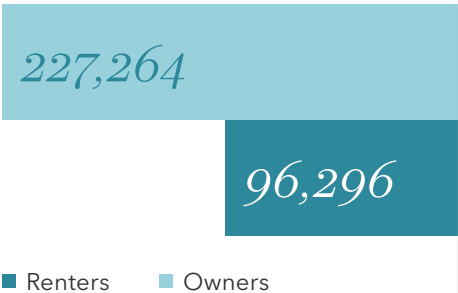
848,553POPULATION

2.6AVG HH SIZE

\$119,161AVG HH INCOME

37.1MEDIAN AGE

## HOME OWNERSHIP

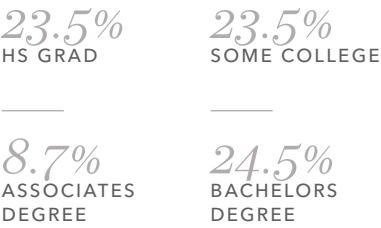


## RACE & ETHNICITY

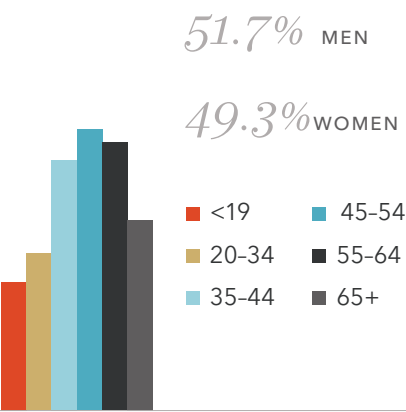
WHITE	82.6%
ASIAN	2.4%
PACIFIC ISLANDER	0.2%
AFRICAN-AMERICAN	1.8%
HISPANIC	21.7%
TWO OR MORE RACES	8.0%

Source: Sites USA

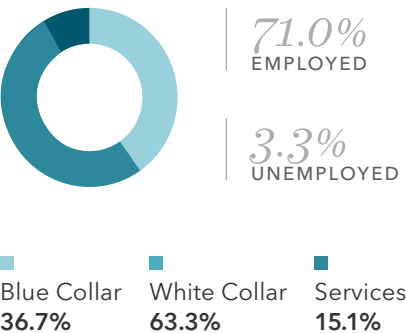
## EDUCATION



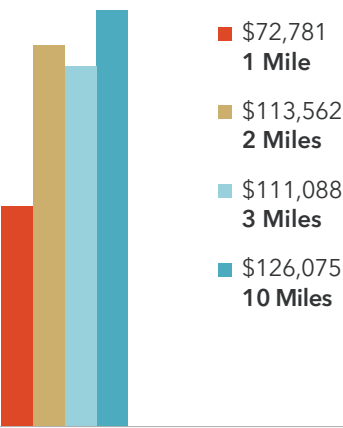
## GENDER & AGE



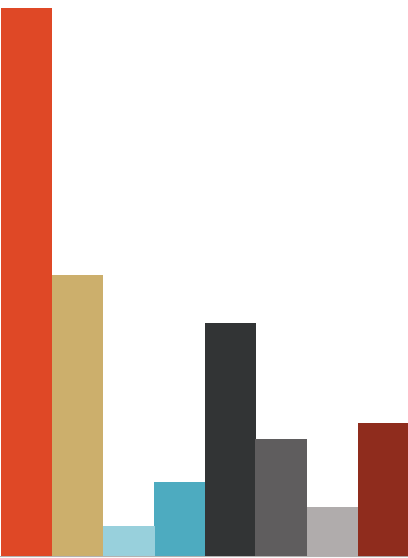
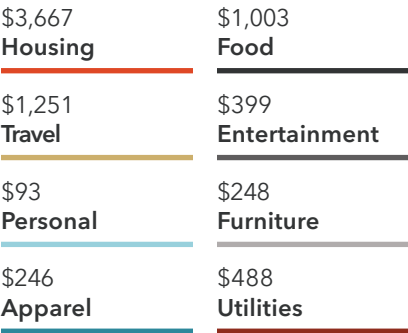
## EMPLOYMENT



## HOUSEHOLD INCOME



## HOUSEHOLD SPENDING







## RETAIL FOR SUBLEASE

*For more information on  
this property, please  
contact*

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