

Tok

COMMERCIAL

YOUR SIGN HERE

FAMILY CENTER @ FEDERAL WAY

RETAIL SPACE FOR LEASE / 3615 FEDERAL WAY / BOISE, ID 83705

2.1 MILLION
VISITS ANNUALLY

CONTACT

JP GREEN CCIM

208.947.0852

jpgreen@tokcommercial.com

MOSES MUKENGEZI

208.947.0836

moses@tokcommercial.com

HIGHLIGHTS

Tremendous Southeast Boise location with strong demographics.

Turnkey for Pickleball with 9 indoor courts.

Premier shopping center anchored by Home Depot and Fred Meyer.

Situated in Southeast Boise near Micron's transformational chip manufacturing expansion and growing technology corridor.

DETAILS

SPACE:	RSF:	RATE:	AVAILABLE:
STE 3615	28,000 SF	Contact Agent	Immediately

CONTACT AGENT FOR TOUR
PLEASE DO NOT DISTURB TENANT

UPDATED: 7.23.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TokCOMMERCIAL.COM



PROPERTY INFORMATION

Submarket:	Southeast	Lease Term:	5+ Years
Bldg Type:	Retail	Lease Type:	NNN
Shopping Ctr. Size:	428,292 SF	Est. NNN:	\$5.50/SF/Yr.
Parking:	5/1,000		



CO-TENANTS

Fred Meyer, Home Depot, WaFed, Petco, IHOP, ROSS Dress for Less, Sound in Motion, Tan Republic, Mathnasium, Hotworx, A&W, KFC, Arby's, Sports Clips, Sweet Cheeks Beauty Bar, Fiesta Guadalajara, GNC, TT Nail Spa, Verizon, T-Mobile, and Crumbl Cookies!

AREA DEMOGRAPHIC SUMMARY

POPULATION

5 Miles		126,403
10 Miles		330,214
15 Miles		512,455

MED. INCOME

5 Miles		\$122,714
10 Miles		\$125,023
15 Miles		\$131,532

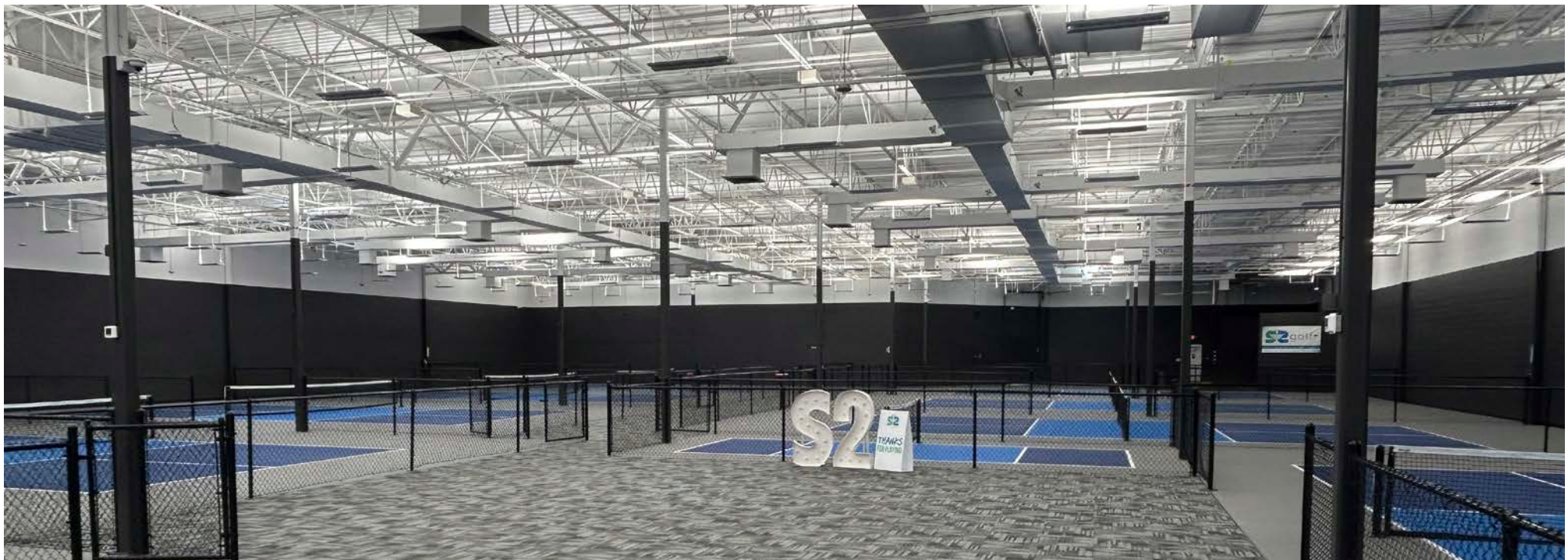
HOUSEHOLDS

5 Miles		57,496
10 Miles		137,902
15 Miles		205,096

EMPLOYEES

5 Miles		91,341
10 Miles		156,830
15 Miles		196,208



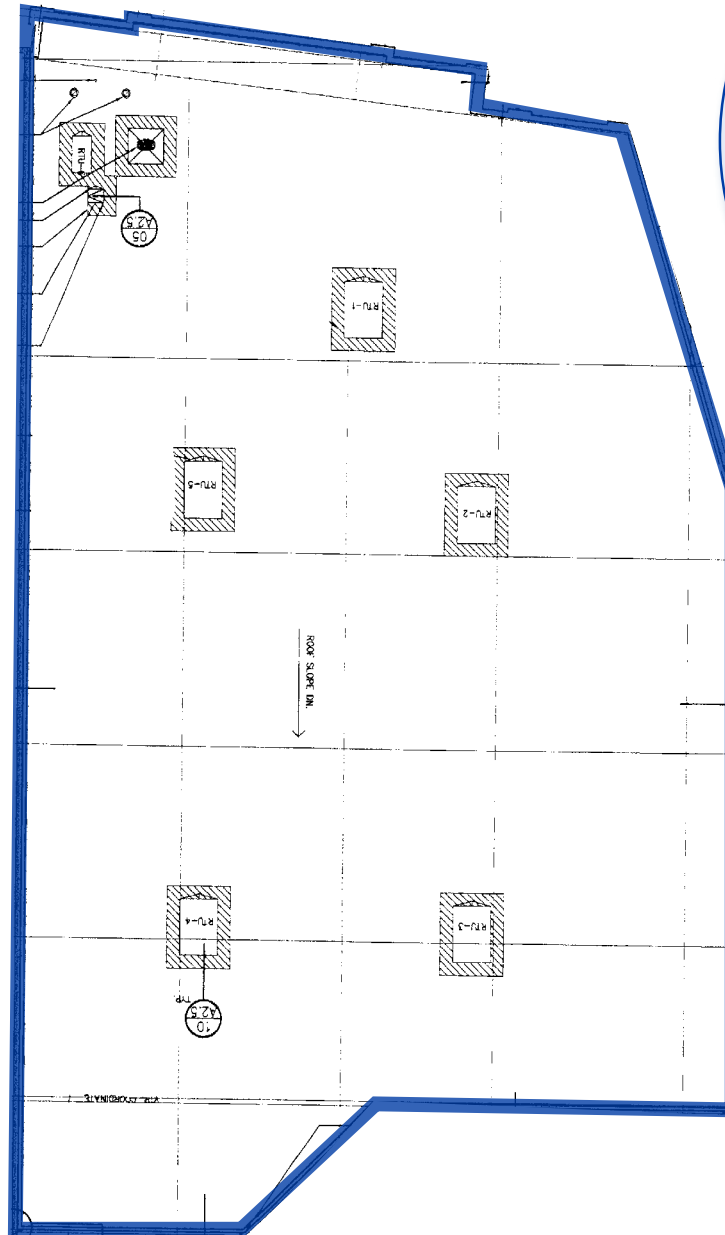


UPDATED: 7.23.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

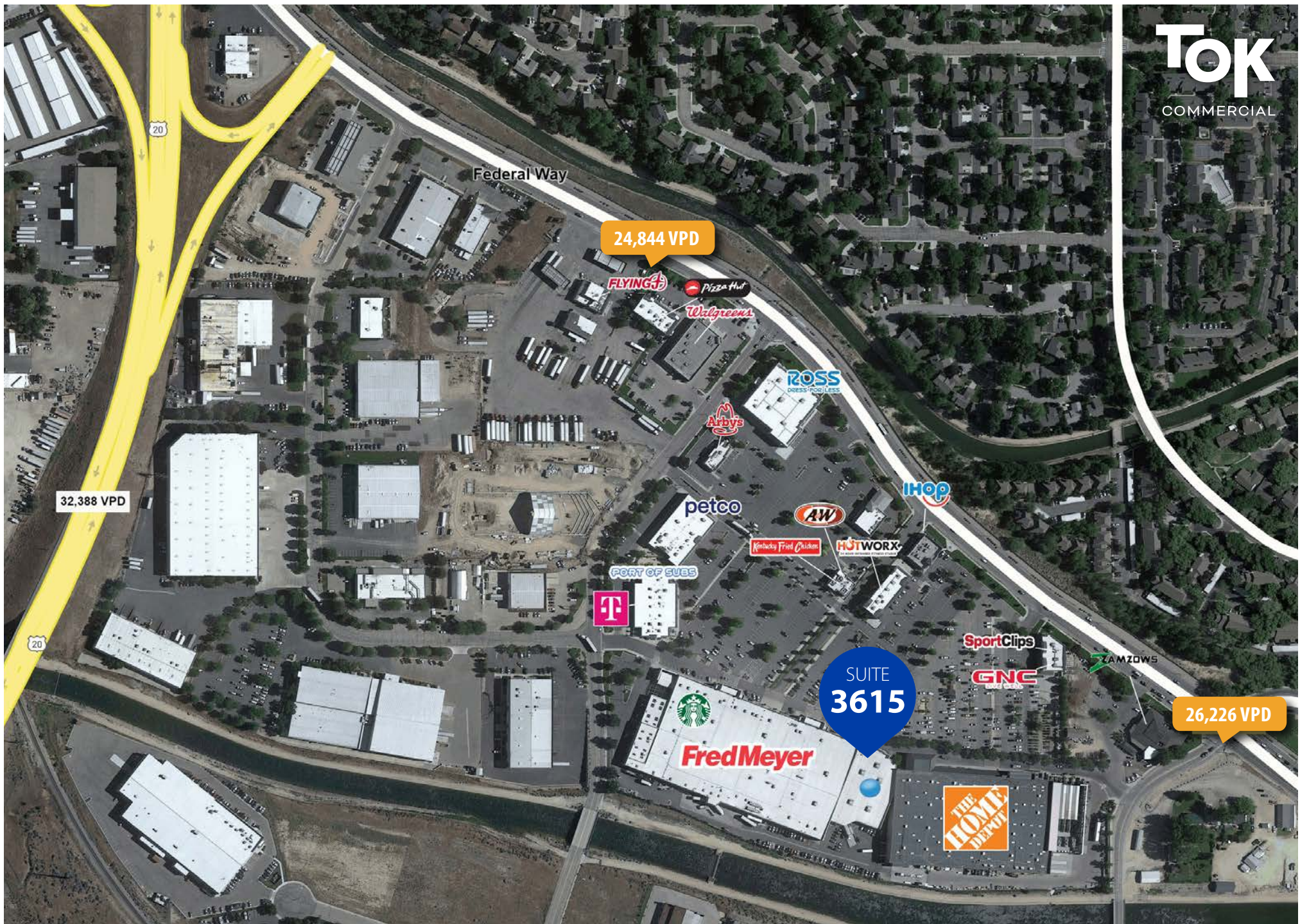
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



STE 3615

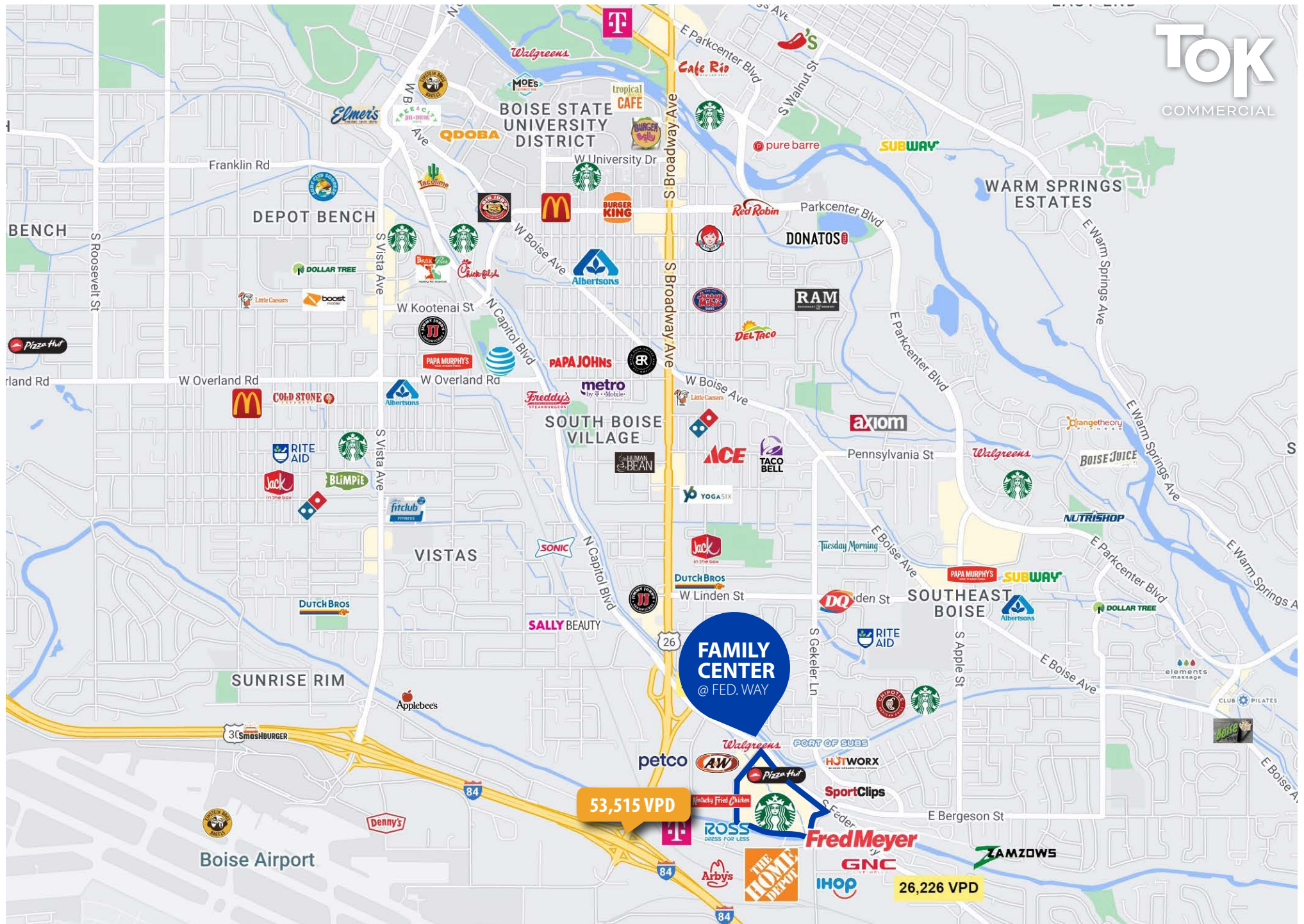
CONTACT AGENT



UPDATED: 7.23.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



UPDATED: 7.23.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.