

TOK

COMMERCIAL

GATEWAY SHOPPING CENTER

RETAIL SPACE FOR LEASE / S BROADWAY AVENUE / BOISE, ID 83687



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HIGHLIGHTS



Desirable SE Boise center seeing **221,294 visits** per year!

Fully built-out second generation restaurant space.

Multitenant retail center off of Broadway Avenue with excellent parking and visibility.

High traffic location with over 26,893 VPD!

Competitive rent rate for the low-vacancy SE Boise sub-market.

Surrounded by traffic drivers including Scandinavian Designs, Jimmy John's, Jack In The Box, Chevron and Dutch Bros!

Current tenant in operation - Do not disturb; showings by appointment only.

DETAILS



SPACE	SIZE	RATE	AVAILABILITY
Suite 2775	2,112 SF	\$21.00/SF	7/31/2026

BLDG. SIZE 20,100 SF

EST. NNN \$5.98/SF

LEASE TERM 3-5 Years

BLDG. TYPE Multitenant Retail Center

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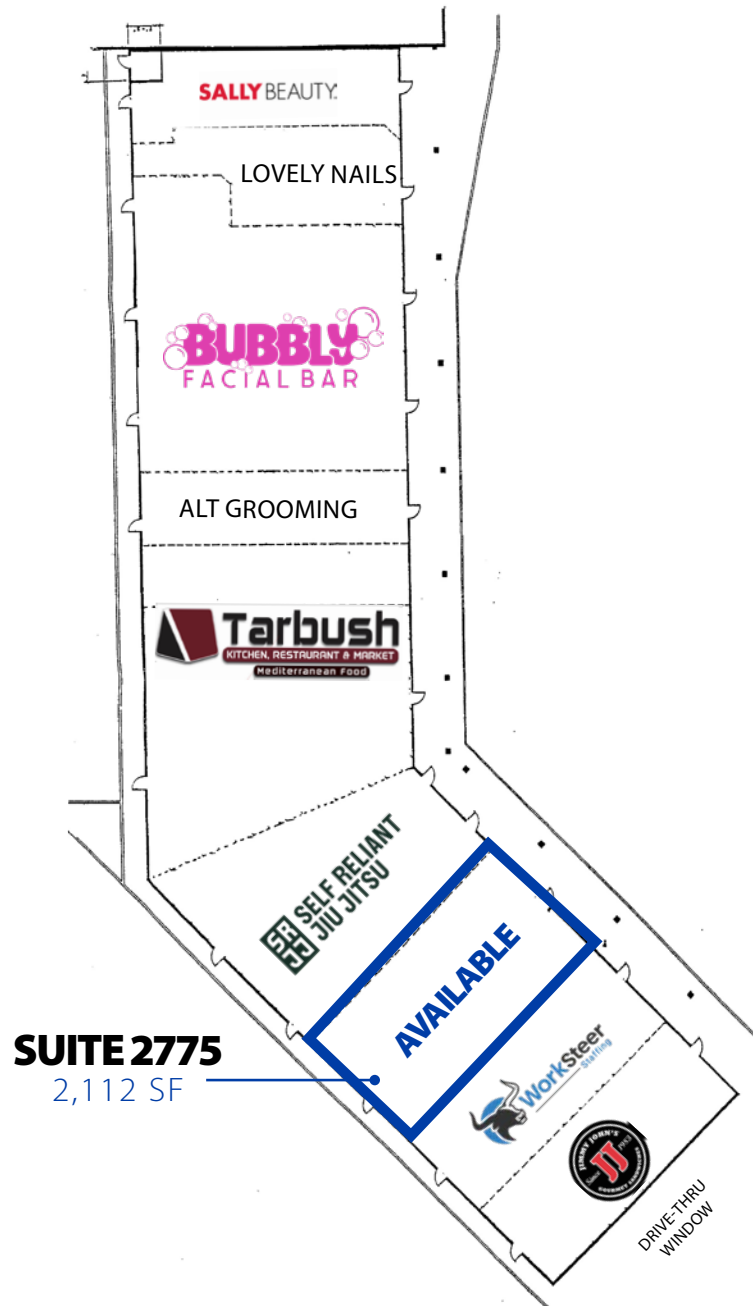
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AVAILABLE SPACE

SPACE	SIZE	RATE	AVAILABILITY
Suite 2775	2,112 SF	\$21.00/SF	7/31/2026

FLOOR PLAN



BROADWAY AVE
26,893 VPD





AREA DEMOGRAPHIC SUMMARY

POPULATION

5 MIN | 28,051
10 MIN | 79,854
15 MIN | 130,063

HOUSEHOLDS

5 MIN | 12,991
10 MIN | 36,737
15 MIN | 59,239

MED. INCOME

5 MIN | \$69,198
10 MIN | \$67,198
15 MIN | \$66,539

EMPLOYEES

5 MIN | 10,945
10 MIN | 49,875
15 MIN | 109,017