

FORMER RITE AID FOR LEASE

1515 WEST STATE STREET, BOISE, ID 83702



24,390 SQ. FT.

1.79 ACRE LOT

SPACE CAN BE DEMISED

RATE TO BE DETERMINED

HIGH TRAFFIC & VISIBILITY

RARE DOUBLE DRIVE-THRU

PYLON & BUILDING SIGNAGE

ANDREA NILSON

Executive Director
+1 208 890 4028
andrea@summitcreg.com

LEANN HUME, CCIM, CLS, CRRP

Executive Director
+1 208 890 1089
leann@summitcreg.com

JULIE KISSLER

Senior Associate
+1 208 794 2746
julie@summitcreg.com



SUMMIT
COMMERCIAL
REAL ESTATE GROUP

FORMER RITE AID FOR LEASE

1515 WEST STATE STREET, BOISE, ID



1517 WEST HAYS STREET | BOISE, ID 83702
+1 208 975 4447 | SUMMITCREG.COM

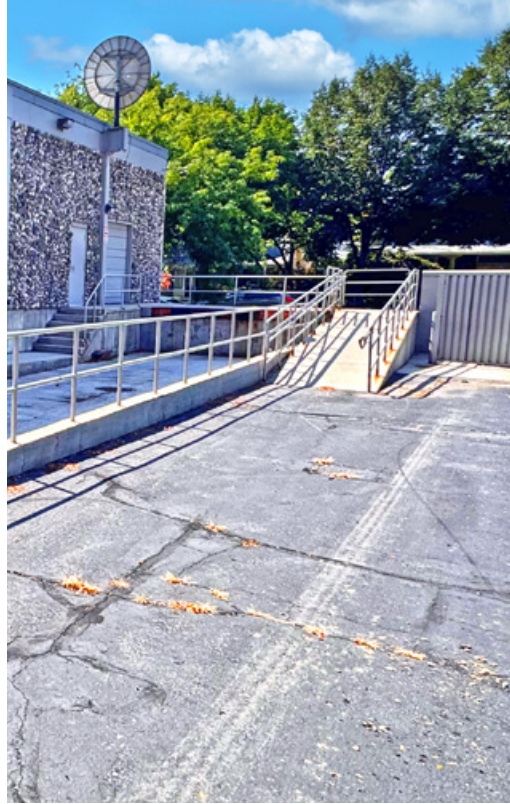
LISTING DETAILS

FOR LEASE:	7,000 to 24,390 SF
LEASE RATE:	To Be Determined - Contact Agents
LOT SIZE:	1.79 Acres
PARCEL NUMBER:	R1013008086
ZONING:	<i>City of Boise-MX-3 - Allowed Uses</i>
ACCESS:	15th, 16th, Jefferson, & State Street
BUILT - REMODELED:	1962 - 2021 - Facade & Parking Lot
PARKING:	±87 Stalls - 3.57 / 1,000 SF
AMENITIES:	Rare Double Drive-Thru & High Traffic
PROPOSED USES:	Big & Small Box Retail, Restaurant
LOCKBOX:	No, Contact Agents for Tours

HIGHLIGHTS

- Former Rite Aid for lease located at the busy intersection of 16th and State Street near Downtown Boise - [Google Map View](#)
- Space can be demised - negotiable building split, lease rate and terms to be determined, contact agents for details
- Amenities include rare double drive-thru, pylon & building signage areas, dock-high roll-up door, on-site parking, unobstructed visibility, multiple access points, & additional loading ramp
- Strong retail and restaurant synergy, close to Albertsons, Starbucks, Dutch Bros Coffee, Carl's Jr., Papa Murphy's, Verizon, US Bank, Smoky Mountain Pizzeria
- Across from a new 110 unit residential development, and on one of the main thoroughfares of the historic & affluent Boise North End

PROPERTY PHOTOS



SUMMIT
COMMERCIAL
REAL ESTATE GROUP

FORMER RITE AID FOR LEASE

1515 WEST STATE STREET, BOISE, ID



1517 WEST HAYS STREET | BOISE, ID 83702
+1 208 975 4447 | SUMMITCREG.COM



SUMMIT
COMMERCIAL
REAL ESTATE GROUP

FORMER RITE AID FOR LEASE

1515 WEST STATE STREET, BOISE, ID

PROPERTY PHOTOS



15th Street - 7,600 ADT

Jefferson Street - 1,700 ADT

State Street - 23,000 ADT

16th Street - 7,800 ADT



PYLON SIGNAGE

1517 WEST HAYS STREET | BOISE, ID 83702
+1 208 975 4447 | SUMMITCREG.COM

LOCATION HIGHLIGHTS

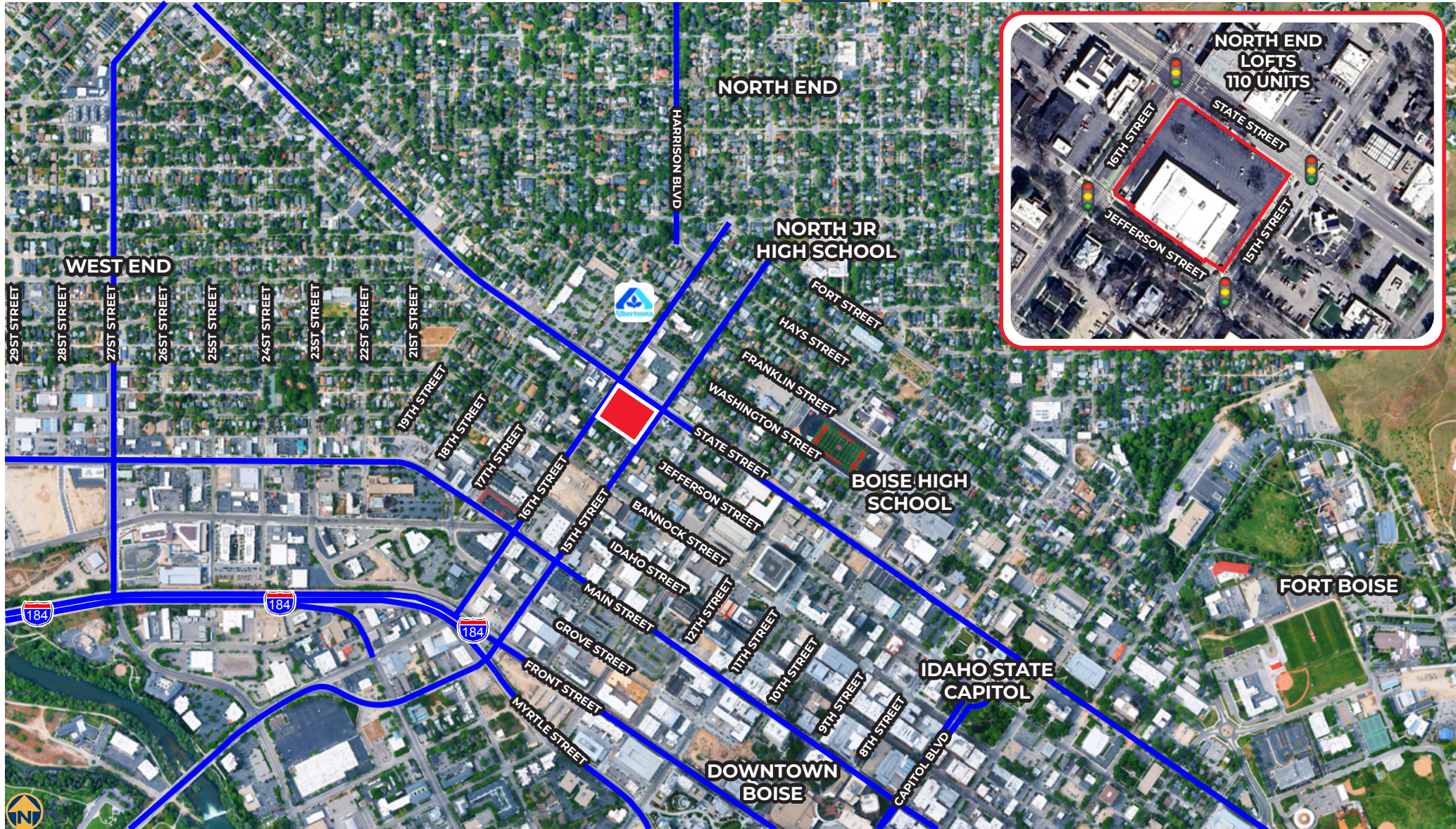
- Located on busy State Street, one of the main commuter arterials into and out of Downtown Boise - [Google Map View](#)
- The site benefits from its central location between Boise's North End, West End, and close proximity to the Interstate 84 Connector
- Surrounded by new developments - [Boise Dev Project Tracker](#)



SUMMIT
COMMERCIAL
REAL ESTATE GROUP

FORMER RITE AID FOR LEASE

1515 WEST STATE STREET, BOISE, ID





FORMER RITE AID FOR LEASE

1515 WEST STATE STREET, BOISE, ID

5 MILE SNAPSHOT

178,561
STRONG POPULATION

79,593
HOUSEHOLDS

\$79,659
MEDIAN HH INCOME

\$113,481
HIGH AVERAGE HH INCOME

167,806
DAYTIME POPULATION

1517 WEST HAYS STREET | BOISE, ID 83702
+1 208 975 4447 | SUMMITCREG.COM

1, 3 & 5 MILE DEMOGRAPHICS & RETAIL REPORT



There is a strong current year population of **178,561** in the identified area.

The current household count in the area is **79,593**.

The five-year projected increase in households is **85,420**, which will depend largely upon vertical in-fill construction.

1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW

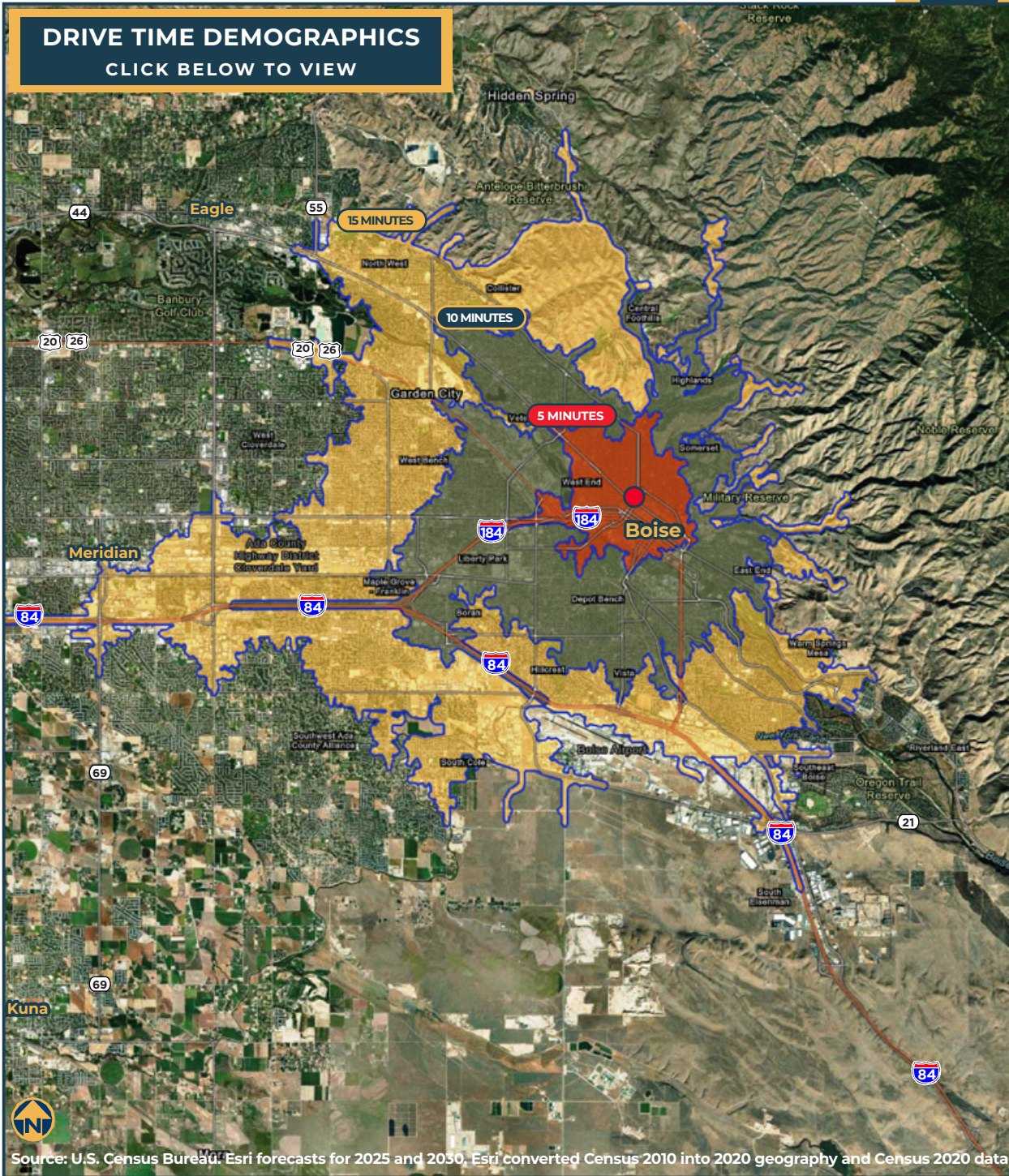


Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography & Census 2020 data.

5, 10 & 15 MINUTE DEMOGRAPHICS

DRIVE TIME DEMOGRAPHICS

CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.



SUMMIT
COMMERCIAL
REAL ESTATE GROUP

FORMER RITE AID FOR LEASE

1515 WEST STATE STREET, BOISE, ID

10 MINUTE SNAPSHOT

108,248
STRONG POPULATION

49,712
HOUSEHOLDS

\$74,117
MEDIAN HH INCOME

\$108,827
HIGH AVERAGE HH INCOME

125,661
DAYTIME POPULATION

1517 WEST HAYS STREET | BOISE, ID 83702

+1 208 975 4447 | [SUMMITCREG.COM](https://summitcreg.com)



FORMER RITE AID FOR LEASE

1515 WEST STATE STREET, BOISE, ID

REGIONAL INFORMATION THE BOISE METRO

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs. The Boise Valley Economic Partnership (BVEP): <https://bvep.org/>

1517 WEST HAYS STREET | BOISE, ID 83702
+1 208 975 4447 | SUMMITCREG.COM



Click here to download the complete Boise Valley Regional Overview:
<https://rb.gy/ngyz4i>

FORMER RITE AID FOR LEASE



1515 WEST STATE STREET, BOISE, ID 83702



LISTING AGENTS

ANDREA NILSON

Executive Director
+1 208 890 4028
andrea@summitcreg.com

LEANN HUME, CCIM, CLS, CRRP

Executive Director
+1 208 890 1089
leann@summitcreg.com

JULIE KISSLER

Senior Associate
+1 208 794 2746
julie@summitcreg.com

©2025 Summit Commercial Real Estate Group All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Summit Commercial Real Estate Group's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Summit Commercial Real Estate Group. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND SUMMIT COMMERCIAL REAL ESTATE GROUP IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.