

# RETAIL FOR LEASE



2727 – 2717 W STATE STREET, BOISE, ID 83702



FOR MORE INFORMATION CONTACT US:

**JOSH WIETING**

208.870.9633

[josh@cornerpointcre.com](mailto:josh@cornerpointcre.com)

**BILL DAVIS**

208.859.8329

[bill.davis@cornerpointcre.com](mailto:bill.davis@cornerpointcre.com)

**SHERRY SCHOEN**

208.870.6933

[sherry@cornerpointcre.com](mailto:sherry@cornerpointcre.com)

**High-Visibility Corner Retail**  
**Flexible Layouts Drive-Thru**  
**Potential**

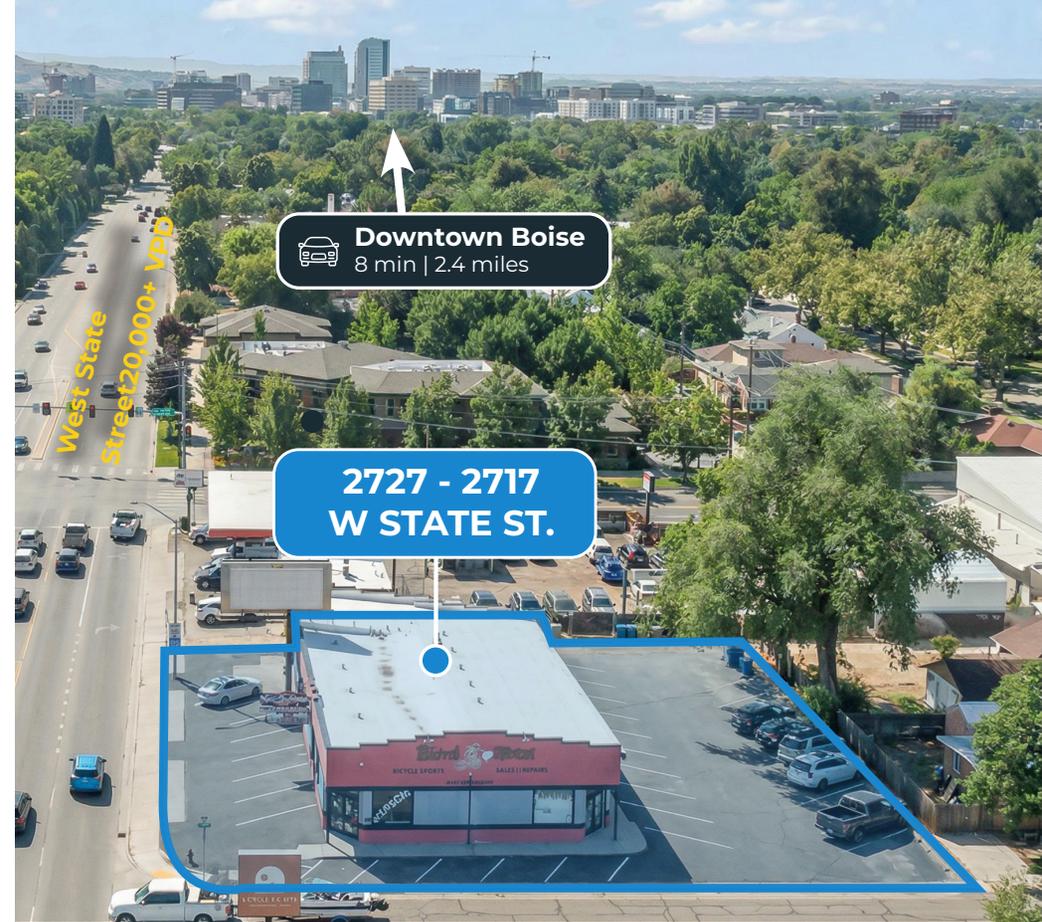
## RETAIL FOR LEASE | 2727 – 2717 W STATE ST

**CornerPoint Commercial Real Estate** is pleased to present a premier corner leasing opportunity along West State Street. Under new ownership, this property is being repositioned by an experienced developer and offers flexible configurations for retail, restaurant, or drive-thru users.

*Located at the full access intersection of State Street and 28th Street, the site delivers exceptional exposure, strong access, and rare flexibility in one of Boise's premier infill corridors.*

## PROPERTY DETAILS

- ▶ Lease Rate: Contact Broker
- ▶ ±5,305 SF existing building
- ▶ 0.34-acre corner lot
- ▶ Plenty of on-site parking
- ▶ Multiple points of ingress/egress
- ▶ Excellent frontage and visibility
- ▶ MX-3 Zoning

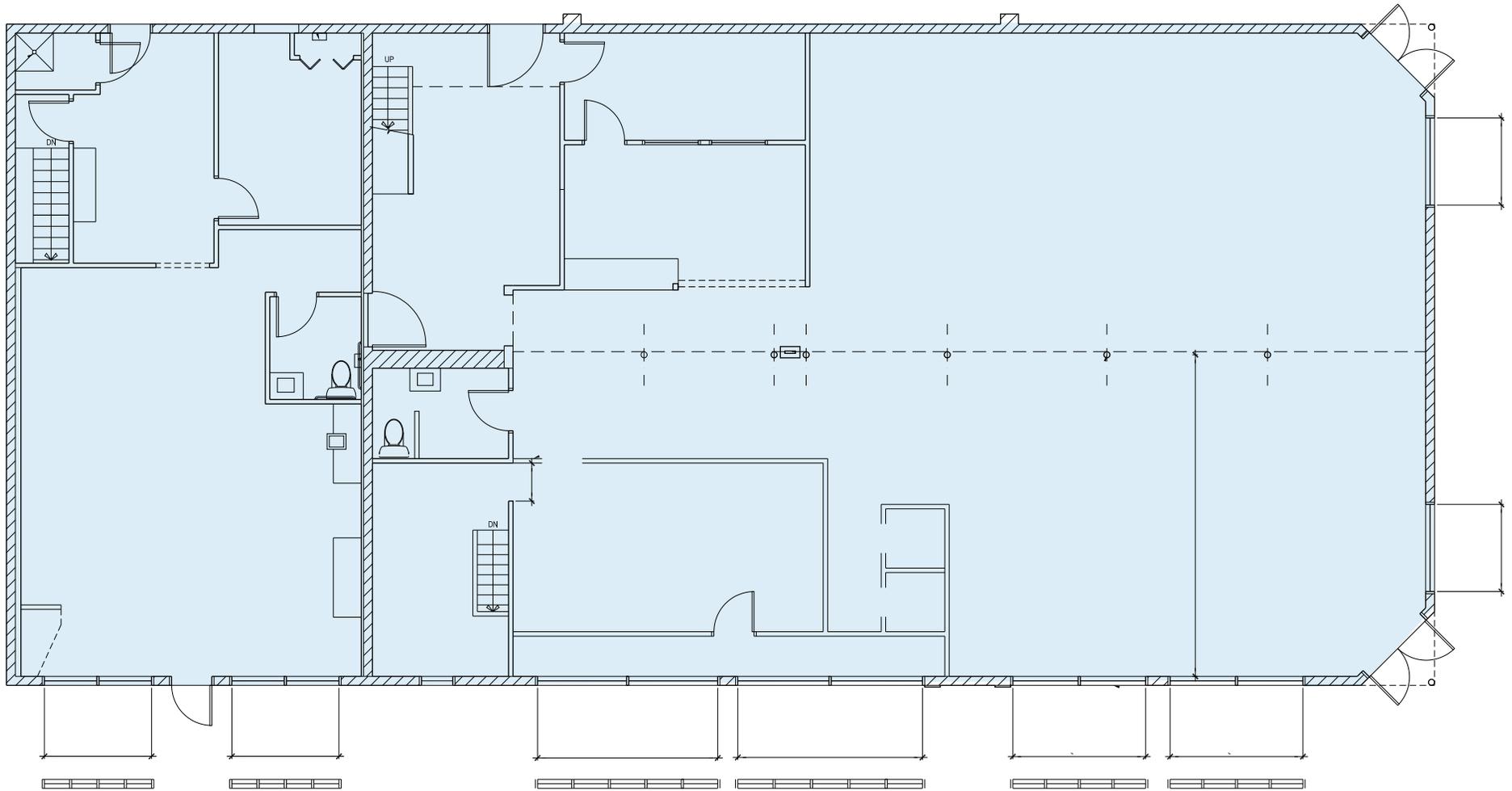


## PROPERTY HIGHLIGHTS

- ▶ Full-access turn lane from 28th Street
- ▶ 20,000+ vehicles per day on State Street
- ▶ Flexible layout options: single-tenant or multi-tenant
- ▶ Drive-thru potential (subject to approvals)
- ▶ Renovation or build-to-suit opportunities
- ▶ Ample parking ratio uncommon for State Street infill sites
- ▶ Ideal for QSR, café, retail, medical, or service users

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# FLOOR PLAN



# NORTH VIEW



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# EAST VIEW





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- ▶ HIGH-VISIBILITY CORNER RETAIL
- ▶ FLEXIBLE LAYOUTS
- ▶ DRIVE-THRU POTENTIAL