

# RETAIL FOR LEASE 7330 W. STATE ST.

Boise, ID 83703



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



## ECONOMIC DATA

**LEASE RATE:** \$15.00 SF/yr  
**LEASE TYPE:** NNN (\$10.34/SF)

## BUILDING DATA

**TOTAL BLDG. SF:** 5,965  
**YEAR BUILT:** 1997  
**ZONING:** MX-4

## LISTING DATA

**AVAILABLE:** 2,687 SF

## PROPERTY OVERVIEW

Lee & Associates is proud to present an exceptional opportunity for food entrepreneurs—a versatile 2,687 SF space, previously home to a thriving pizza restaurant. Perfectly equipped with a kitchen and small dining area, this space is tailored for restaurant concepts seeking a high-visibility location. Located in a dynamic shopping hub shadow-anchored by Walmart, Albertsons, and Ross Dress for Less, your business will benefit from a steady flow of potential customers, bolstered by traffic counts of 75,840 vehicles per day at W. State St. and N. Glenwood St. This space offers the perfect blend of a turnkey restaurant setup and unbeatable potential. With the right vision, your business could become a new neighborhood favorite. Contact us today to schedule a tour and secure your spot in this sought-after location!

## PROPERTY HIGHLIGHTS

- Prime Co-Tenants: Join successful neighbors like Jimmy John's and Pho' Nguyen and a Grab and Go Bakery
- Strategic Positioning: Shadow-anchored by top retailers, including Big Lots, Dollar Tree, and Big 5 Sporting Goods
- Explosive Growth: Surrounded by rapidly expanding residential developments for a growing customer base

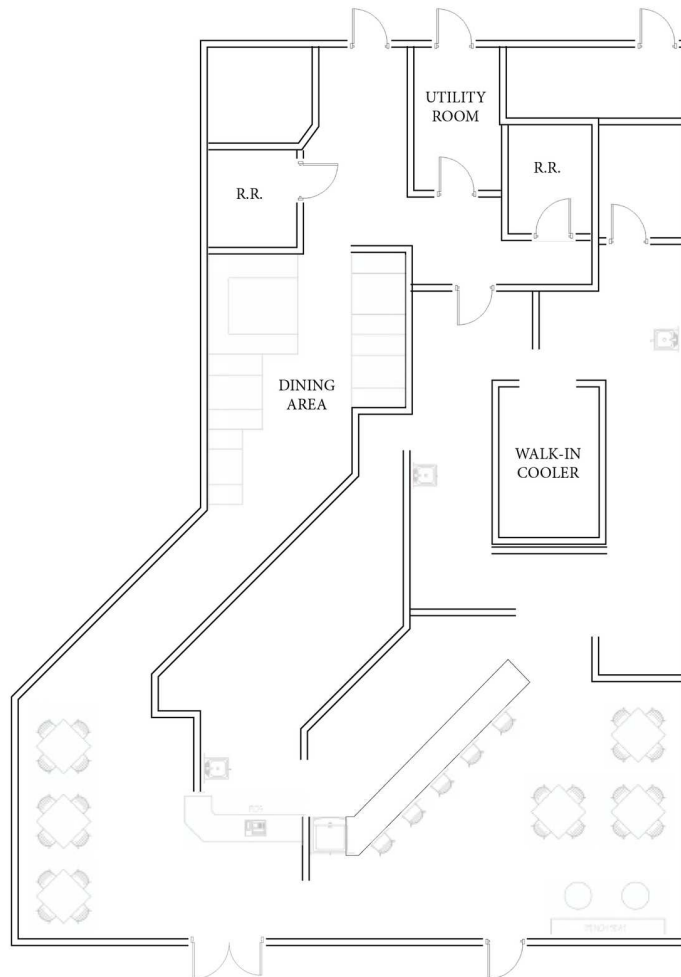
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## AVAILABLE SPACE

| SUITE      | SIZE (SF) | LEASE TYPE       | LEASE RATE    |
|------------|-----------|------------------|---------------|
| Suite 7330 | 2,687 SF  | NNN (\$10.34/SF) | \$15.00 SF/yr |

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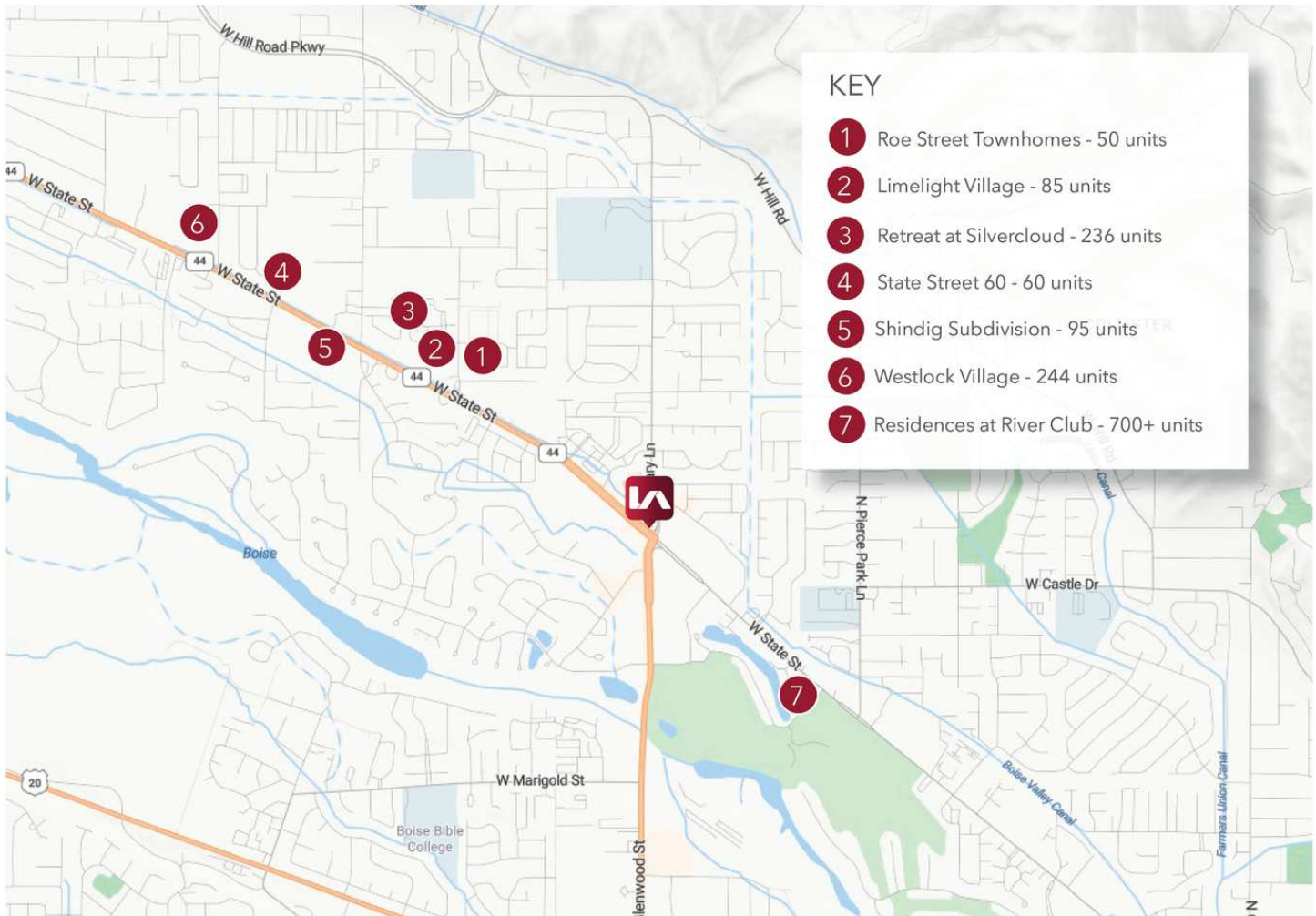
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## SURROUNDING DEVELOPMENTS



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Map  
data  
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Google

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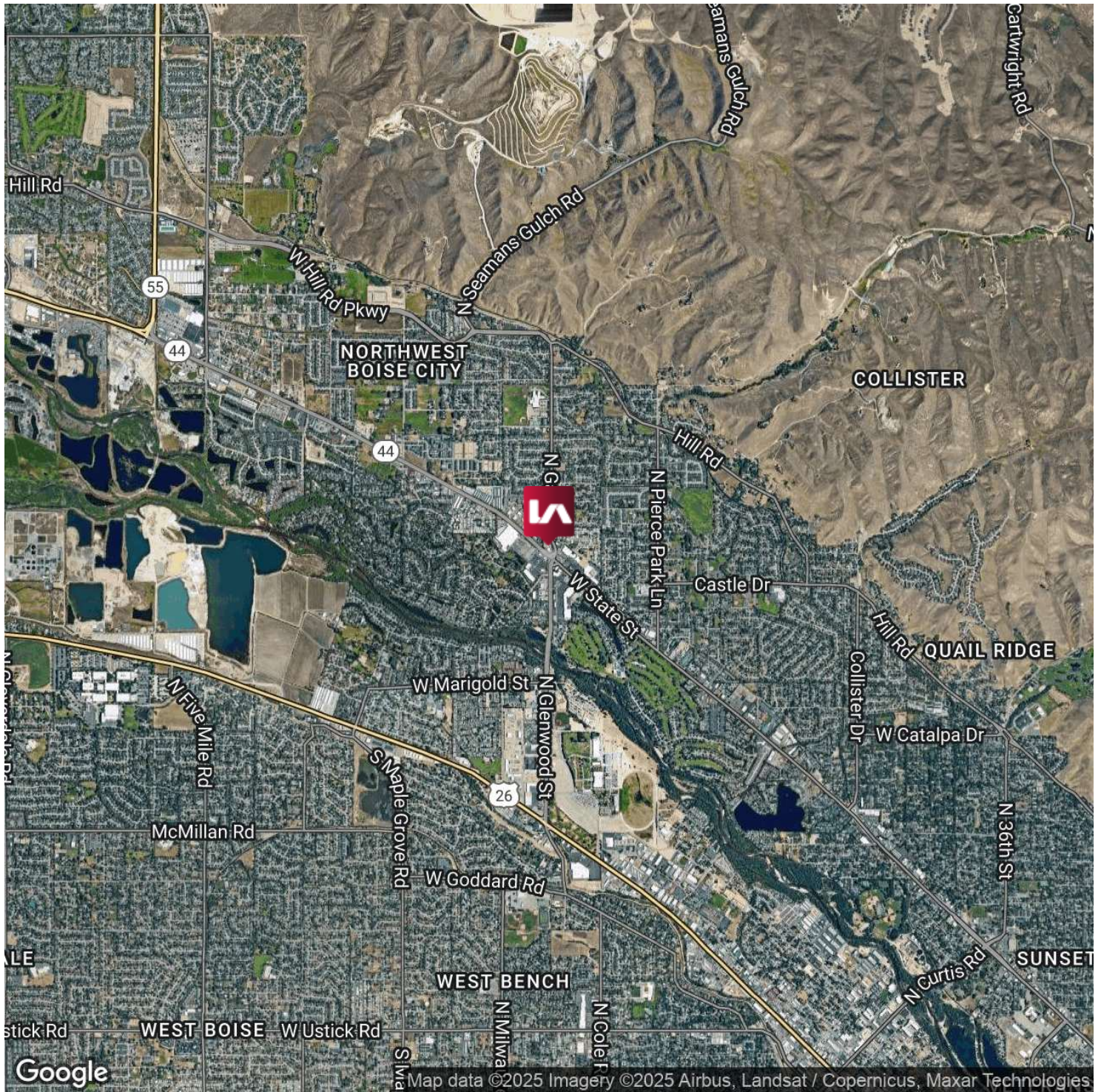
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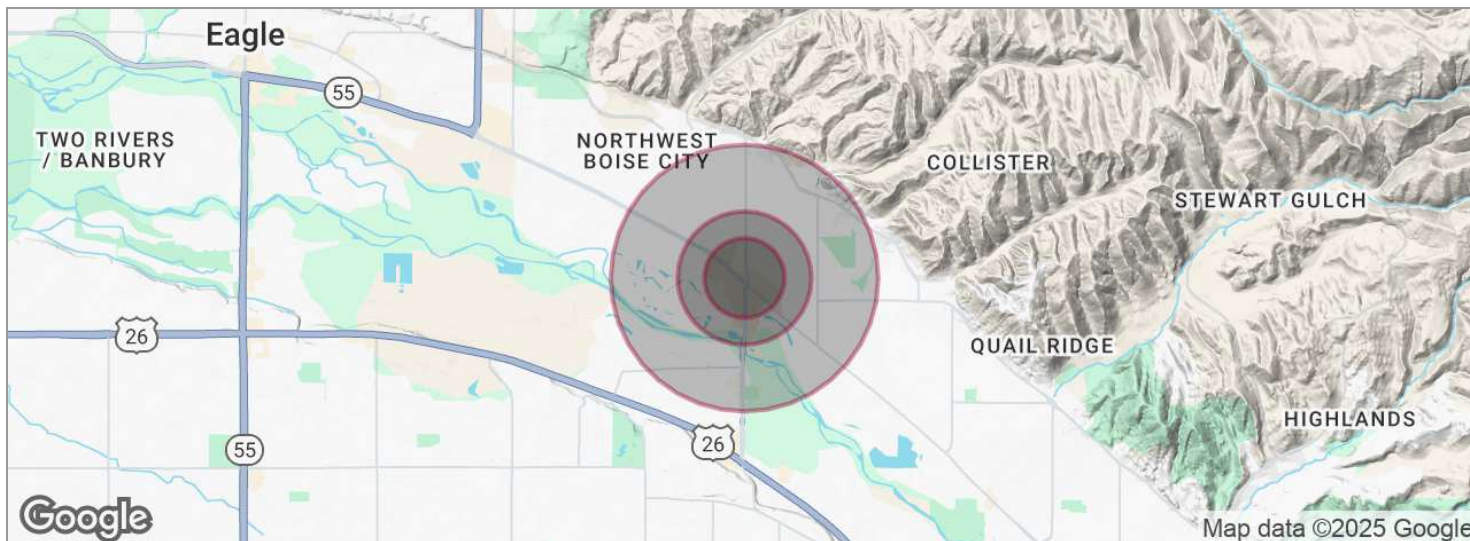
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|                                | 0.3 MILES | 0.5 MILES | 1 MILE    |
|--------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>              |           |           |           |
| Total population               | 1,132     | 3,350     | 11,659    |
| Median age                     | 45        | 45        | 45        |
| Median age (Male)              | 44        | 44        | 43        |
| Median age (Female)            | 47        | 47        | 46        |
| <b>HOUSEHOLDS &amp; INCOME</b> |           |           |           |
| Total households               | 537       | 1,575     | 5,332     |
| # of persons per HH            | 2.1       | 2.1       | 2.2       |
| Average HH income              | \$123,903 | \$120,343 | \$113,472 |
| Average house value            | \$522,372 | \$551,821 | \$567,452 |

\* Demographic data derived from 2020 ACS - US Census

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