

NE
NORTH END
LOFTS

FOR LEASE

RETAIL

1522 W STATE ST, BOISE, IDAHO 83702

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Tok
COMMERCIAL



NORTH END LOFTS

PROPERTY DETAILS



AVAILABLE SPACE

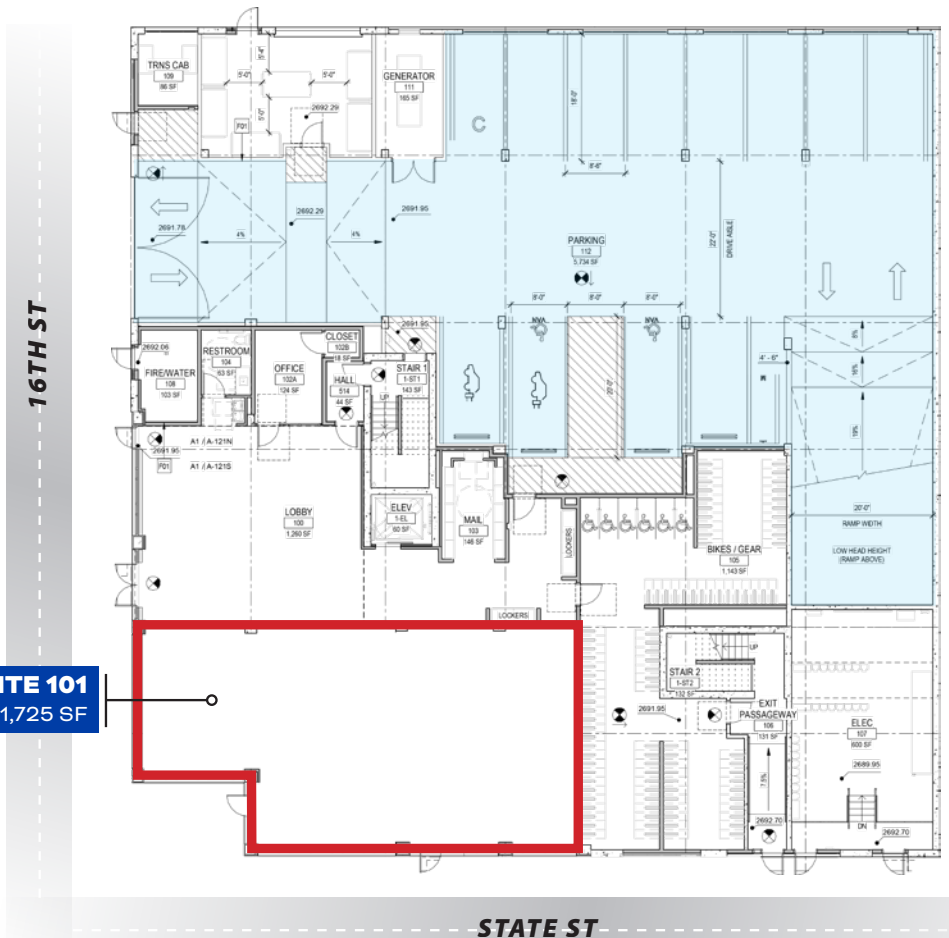
SPACE	SIZE	RATE
Suite 101	1,725 SF	\$30.00/SF, NNN

LEASE TERM	5-10 Years	PARKING	Street
LEASE TYPE	NNN	DELIVERY	Q1 2026
EST. NNN'S	TBD		



HIGHLIGHTS

- Prime location at the gateway between Downtown Boise and the North End.
- Unmatched visibility along a major east-west arterial.
- Highly accessible with a Walk Score of 89 and a Bike Score of 99.
- In line with Capital City Development Corp. (CCDC) accessibility.
- 22-foot glass storefront offering maximum natural light and street presence.
- Strong co-tenancy with Albertsons as a shadow anchor.

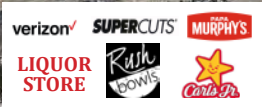




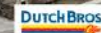
NORTH END

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↓ **HYDE PARK / NORTH END**
4 MINUTES / 0.9 MILES AWAY



24,142 VPD



STATE CAPITOL

BOISE HIGH SCHOOL

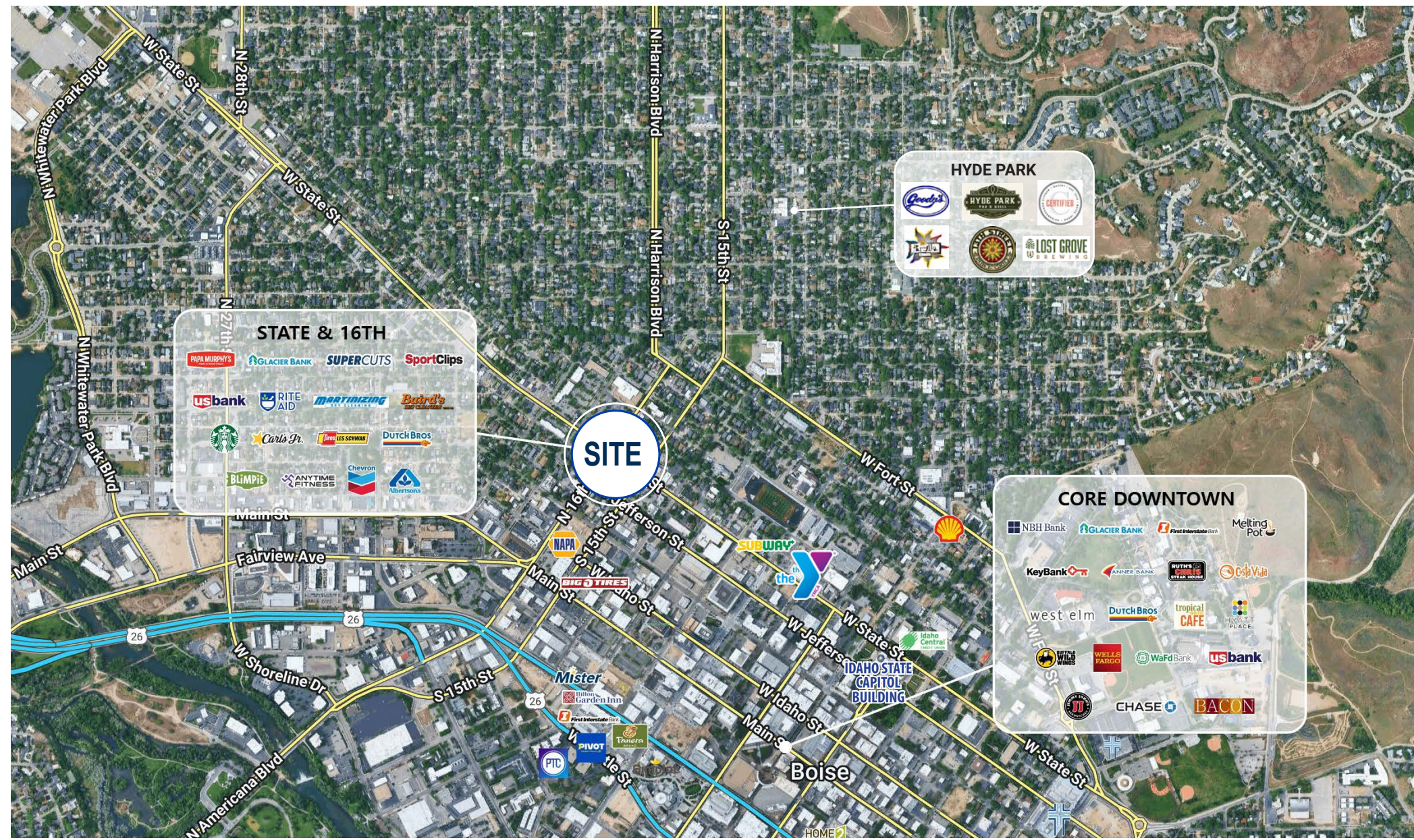


8,075 VPD



NORTH END

LOFTS





DOWNTOWN BOISE & THE NORTH END

PROMINENT LOCATION ON THE GATEWAY TO THE NORTH END IN DOWNTOWN

58,240

DAYTIME POPULATION
2 MILE RADIUS

12M+

ANNUAL RETAIL SITE VISITS
1 MILE RADIUS

\$124,915

MEDIAN HOUSEHOLD INCOME
2 MILE RADIUS

\$945,733

AVG HOME VALUE
NORTH END

TOK COMMERCIAL
REAL ESTATE

UPDATED: 9.24.2025

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