

TOK COLE VILLAGE

COMMERCIAL

RETAIL/OFFICE SPACE FOR LEASE / 3317-3485 N. COLE RD / BOISE, ID 83704

GRADE LEVEL
DOOR

Walmart

LIQUOR
STORE

3363

CSL Plasma
The UPS Store

3415

SUBWAY MADRIL
hair design

STINKER
STORES

W. USTICK RD

N. COLE ROAD

31,834 VPD

VIEW DRONE
VIDEO

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HIGHLIGHTS

Suite 3415 | Former fitness space w/ open floor plan.

Suite 3363 | Has roll up door.

Anchored by Walmart Neighborhood Market.

West Boise Library Annex at intersection.

Close proximity to major employers and Boise Towne Square Mall.

Key tenants include: Walmart Neighborhood Market, US Post Office, Idaho State Liquor Store, Subway, Idaho Fitness Factory and CSL Plasma.

DETAILS

| SPACE | RSF | MONTHLY RENT (includes NNN) |
|-------|----------|--------------------------------|
| 3415 | 4,503 SF | \$6,250 |
| 3363 | 4,303 SF | \$5,900 |

| | | | |
|----------------------------|------------------------|-------------------|------------|
| SUBMARKET AVAILABLE | West Boise Immediately | LEASE TERM | 3 - 5 Yrs. |
| BLDG TYPE | Retail Center | LEASE TYPE | NNN |
| | | NNN EST. | \$4.12/SF |

UPDATED: 10.21.2025

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GRADE LEVEL
DOOR

3363

3415

ACCESS

ACCESS

CLICK FOR
STREET
VIEW

N. COLE ROAD



DEMOGRAPHICS

2024

| | 1 Mi. | 3 Mi. | 5 Mi. |
|------------------|-----------|----------|-----------|
| POPULATION: | 13,636 | 116,022 | 235,408 |
| AVG HH INCOME: | \$103,781 | \$99,665 | \$110,382 |
| TOTAL EMPLOYEES: | 11,355 | 96,529 | 196,206 |

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WALMART ANCHORED CENTER



Walmart Neighborhood Markets offer a quick and convenient shopping experience for customers who need groceries, pharmaceuticals, and general merchandise all at our famous Every Day Low Prices.

First opened in 1998, there are now over 500 Walmart Neighborhood Markets, each employing about 95 associates. A typical store is about 42,000 square feet.

Walmart Neighborhood Markets feature a wide variety of products, including:

- Fresh produce
- Meat and Dairy products
- Frozen foods
- Dry goods and staples
- Health and beauty aids
- Stationery and paper goods
- Drive-through pharmacy
- Deli foods
- Bakery items
- Canned and packaged goods
- Condiments and spices
- Pet supplies
- Household supplies
- One-hour photo center



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