TOK COLE VILLAGE GRADE LEVEL DOOR

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



W. USTICK RD

31,834 VPD



HOLLY CHETWOOD, CCIM

208.947.0827

holly@tokcommercial.com

JP GREEN, CCIM

208.947.0852

CONTAC

C

jpgreen@tokcommercial.com

HIGHLIGHT

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.

S	
4	
ш	

N. COLE ROAD

RSF	MONTHLY RENT (includes NNN)	
4,503 SF	\$6,250	
4,303 SF	\$5,900	
	4,503 SF	

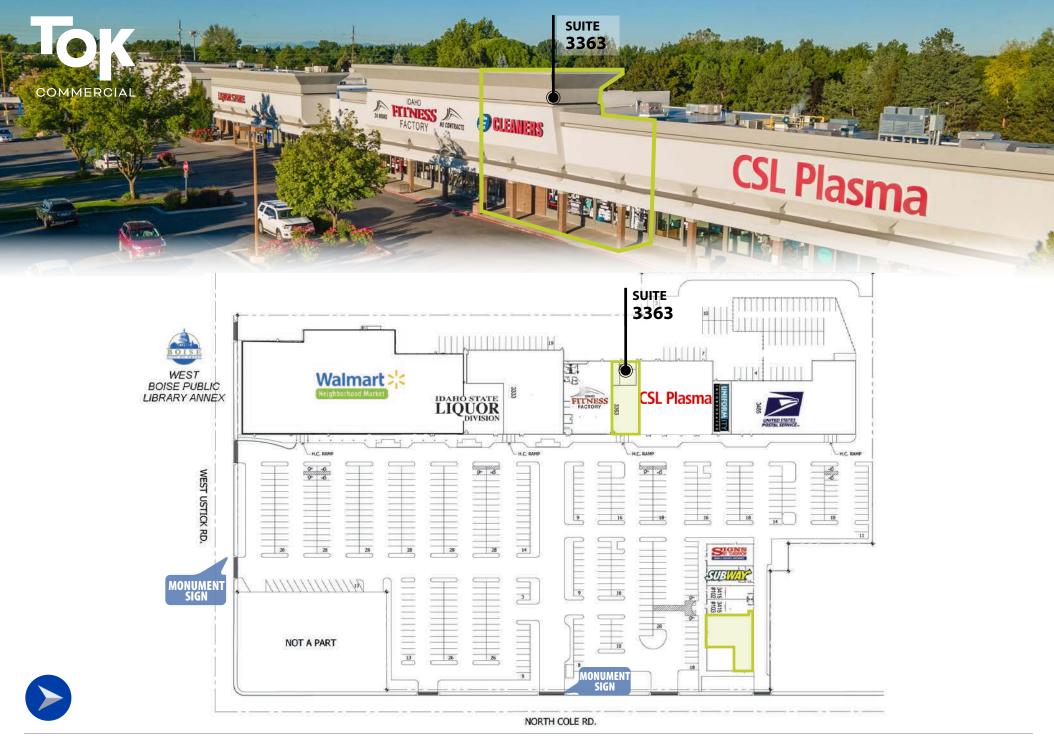
MADRII

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



UPDATED: 10.21.2025
THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL











Neighborhood Market

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

