

# TOK COLE VILLAGE

COMMERCIAL

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

Walmart

LIQUOR STORE  
IDAHO FITNESS FACTORY



CSL Plasma The UPS Store

LIQUOR STORE

CLEANERS

CSL Plasma

SUBWAY MADRIL hair design



Anchored by Walmart Neighborhood Market.

West Boise Library Annex at intersection.

Full demographics available upon request.

Roll-up door.

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.

## HIGHLIGHTS

## CONTACT

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## DETAILS

SPACE	RSF	RATE
3363	4,303 SF	\$13.00/SF

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



## COLE VILLAGE

UPDATED: 9.19.2024  
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**SITE**


**ACCESS**

**ACCESS**

**N. COLE ROAD**

**30,268 VPD**



 <b>DEMOGRAPHICS</b> <small>2024</small>	1 Mi.	3 Mi.	5 Mi.
	<b>POPULATION:</b>	13,636	116,022
<b>AVG HH INCOME:</b>	\$110,410	\$97,043	\$109,797
<b>TOTAL EMPLOYEES:</b>	11,355	96,529	196,206

# WALMART ANCHORED CENTER



## Walmart 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-thru pharmacy
- Deli foods
- Bakery items
- Canned and packaged goods
- Condiments and spices
- Pet supplies
- Household supplies
- One-hour photo center

**CAPITAL HIGH SCHOOL**

**COLE VILLAGE SHOPPING CENTER**

**Walmart**  
Neighborhood Market

**Uniformity West**

**STINKER STORES**

**SUBWAY**

**UNITED STATES POSTAL SERVICE**

**IDAHO FITNESS FACTORY**

**Jack**  
In the box

**SITE**

**MOUNTAIN VIEW ELEMENTARY SCHOOL**

**USTICK ROAD**

**USTICK ROAD**

**12,000 VPD**

**16,000 VPD**

**LIBRARY PLAZA**

**IDAHO CAPITAL ASIAN MARKET**

**Library!**

**GLOBAL LOUNGE**

**VIVA BRAZIL**

**W**

**USTICK TOWNCENTER**

**BIG SMOKE**

**UPTOWN BARBER**

**KRAY MAGA EXPERTS**

**DO IT YOURSELF DOGGIE DETAILING**

**NORTHVIEW STREET**

**NORTHVIEW STREET**

**FAIRMONT JUNIOR HIGH SCHOOL**

**WESTGATE SHOPPING CENTER**

**CVS pharmacy**

**FLY HIGH TRAMPOLINE PARK**

**TRUQUERIA LA FLAMA**

**BOISE MATTRESS**

**PLAY IT AGAIN SPORTS**

**IDAHO PIZZA**

**BUNGALOW**

**axiom**

**FAIRVIEW AVE**

**CURTIS ROAD**

**CHINDEN BOULEVARD**

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