

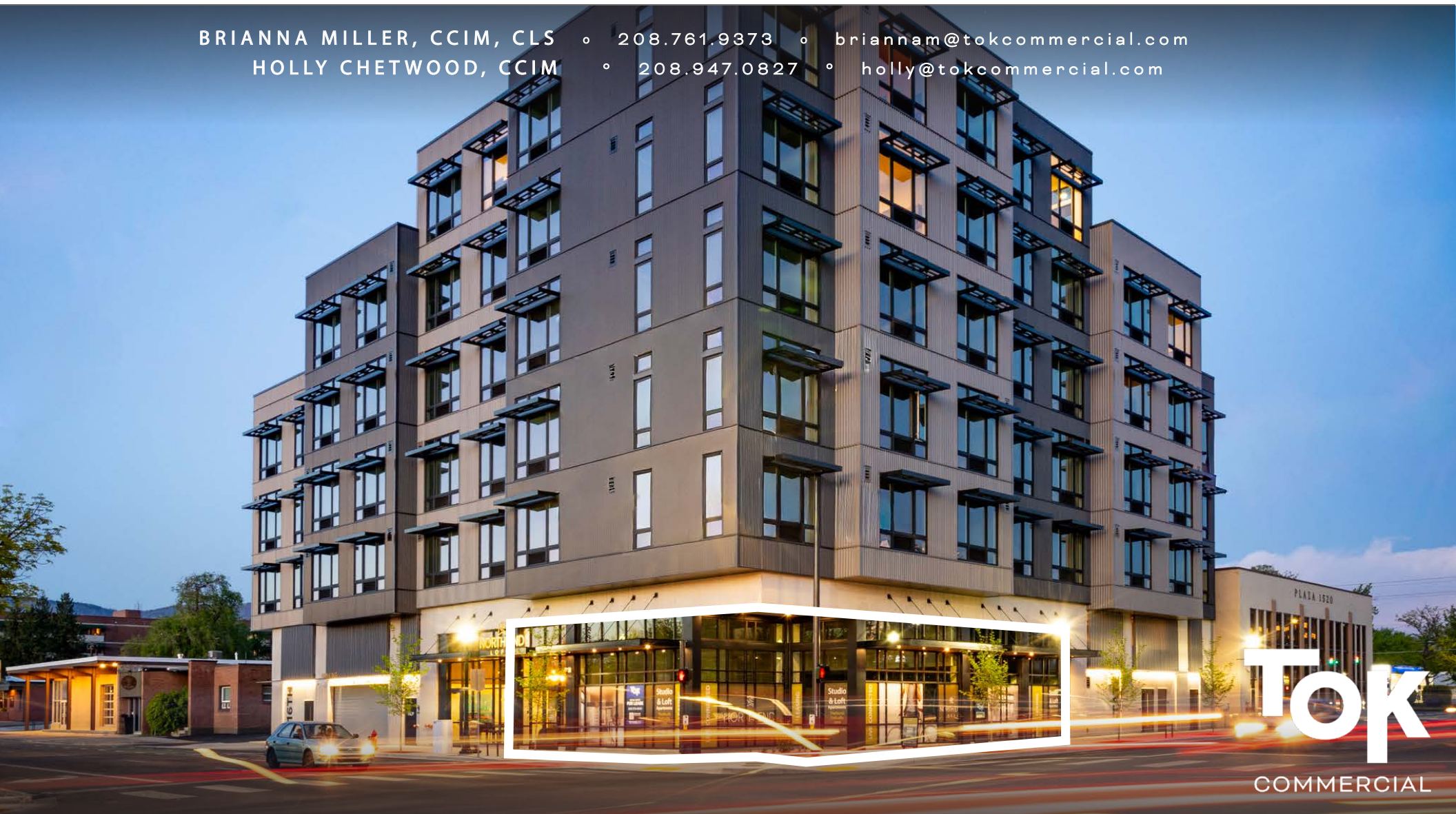
NE
NORTH END
LOFTS

FOR LEASE

RETAIL | OFFICE

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 | \$28.00/SF, NNN |

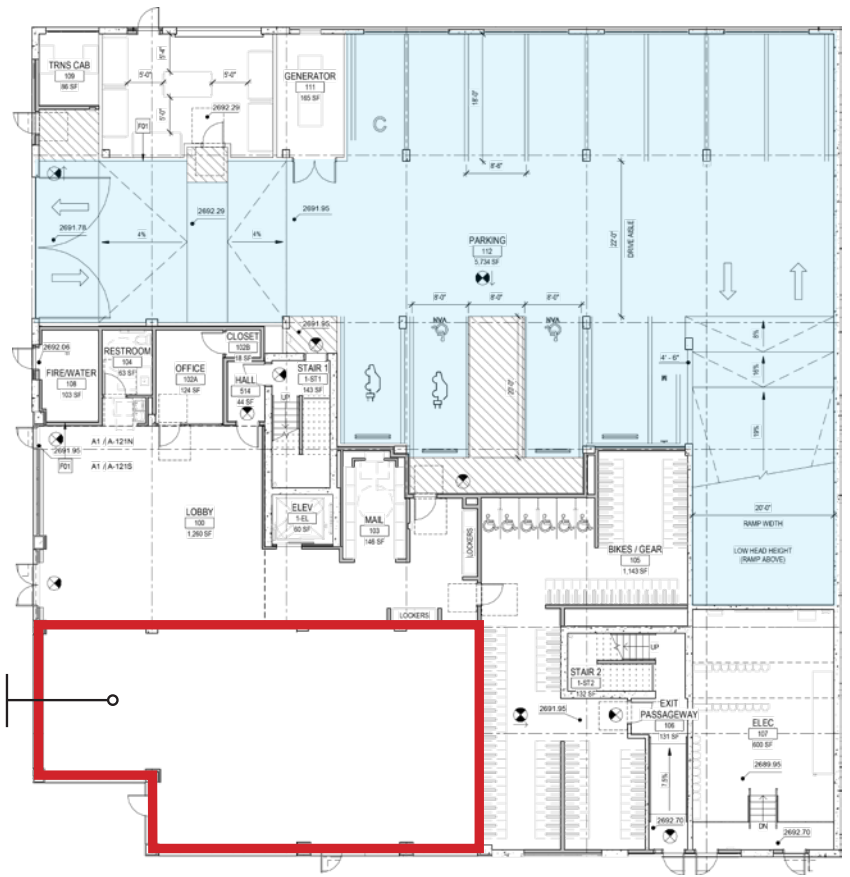
| | | | |
|-------------------|------------|-----------------|---------|
| LEASE TERM | 5-10 Years | PARKING | Street |
| LEASE TYPE | NNN | DELIVERY | Q2 2026 |
| EST. NNN'S | TBD | | |



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.

16TH ST

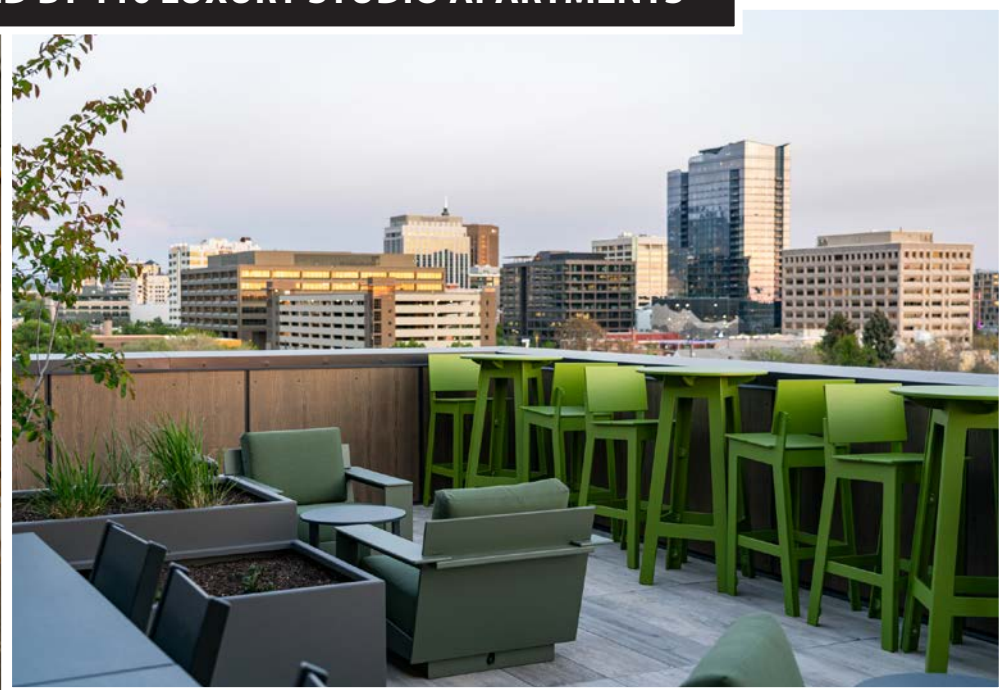


SUITE 101
1,725 SF

STATE ST



ESTABLISHED CUSTOMER BASE ANCHORED BY 110 LUXURY STUDIO APARTMENTS





NORTH END LOFTS

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

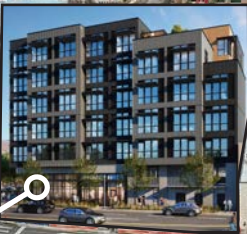
STATE CAPITOL

BOISE HIGH SCHOOL

verizon **SUPERCUTS** **MURPHY'S**
LIQUOR STORE **Ruth** **Carla's**
bowls

Albertsons

the Y



Saint Alphonsus

LEON'S

LEON'S

W.D.R.I.B.

Dutch Bros

SITE

24,142 VPD

8,075 VPD

STATE ST

STATE ST

JEFFERSON ST

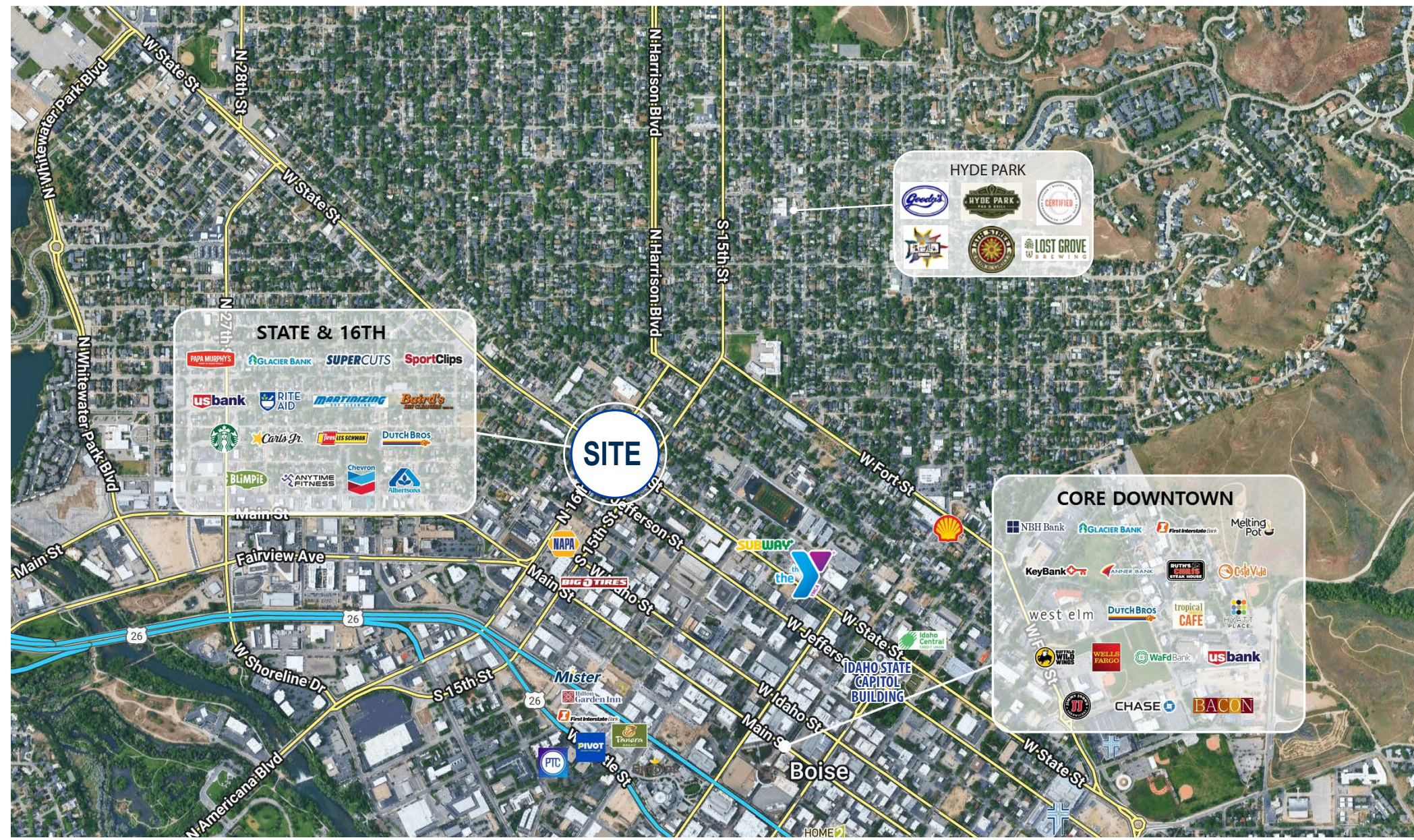


NORTH END LOFTS





NORTH END LOFTS



STATE & 16TH

- PAPA MURPHY'S
- GLACIER BANK
- SUPERCUTS
- SportClips
- us bank
- RITE AID
- MARTINIZING
- Beard's
- Starbucks
- Carls Jr.
- Fire LES SCHWARZ
- DUTCH BROS
- BLIMPIE
- ANYTIME FITNESS
- Chevron
- Liberty Bank

HYDE PARK

- Goodie's
- HYDE PARK PAU & BAKERY
- CERTIFIED
- BEER STORE
- LOST GROVE BREWING

CORE DOWNTOWN

- NBH Bank
- GLACIER BANK
- First Interstate Bank
- Melting Pot
- KeyBank
- ANNER BANK
- PUTNEY'S
- Costa Vida
- west elm
- Dutch Bros
- tropical CAFE
- HIVETT PLACE
- WELLS FARGO
- WaFd Bank
- us bank
- CHASE
- BACON

SITE



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: 5.20.2026

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