

4029 West State Street, Boise, ID 83703



FOR SALE

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**Seller Financing Available**

**PROPERTY DESCRIPTION**

Well located retail building with great visibility and frontage on State Street just west of Curtis. Lots of extra room on the property for parking and possible expansion or possible addition of another building (BTVA). Boise's new MX3 zoning opens many options for allowed uses. Currently being operated as a salon, this property could become a restaurant, a bank, an office, and many more options. Seller financing may be available depending on down payment. The building currently operates as a salon. PLEASE DO NOT DISTURB OCCUPANTS!

**LOCATION DESCRIPTION**

Located on the south side of State Street, just West of Curtis Road, this property allows easy access for customers and clients from all over the valley. Just minutes from downtown, I-184 Curtis exit, or Eagle. State Street boasts roughly 33,000 vehicle trips per day at this location. The lot extends all the way to the fence line as the south border of the property. The elevated parking area to the south of the building is not included and belongs to the adjacent property.

**SUMMARY**

Price: \$600,000

Building SF: 1,300

Lot Size: 0.30 Acres

Year Built: 2007

Zoning: MX3

## Property Photos

4029 W State Street

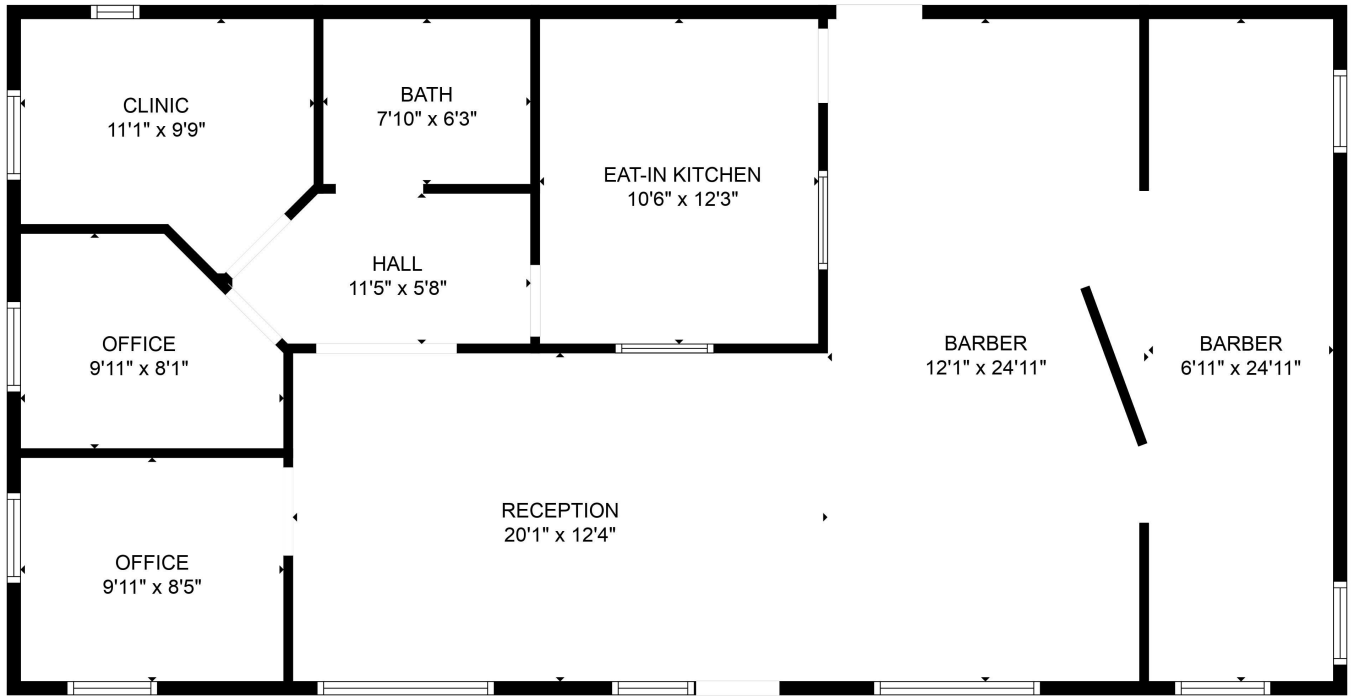


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# Floor Plan

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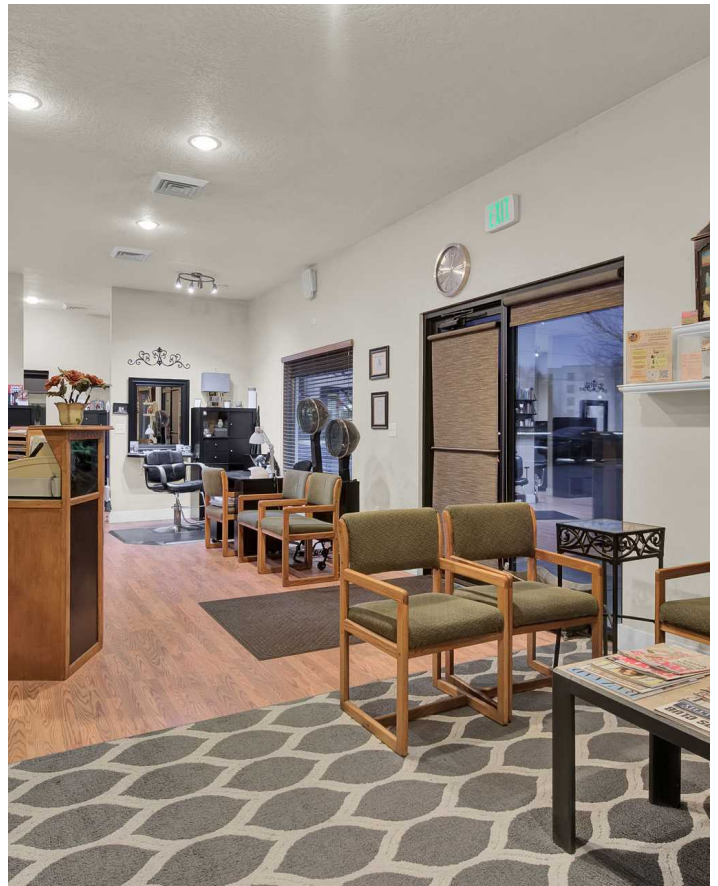
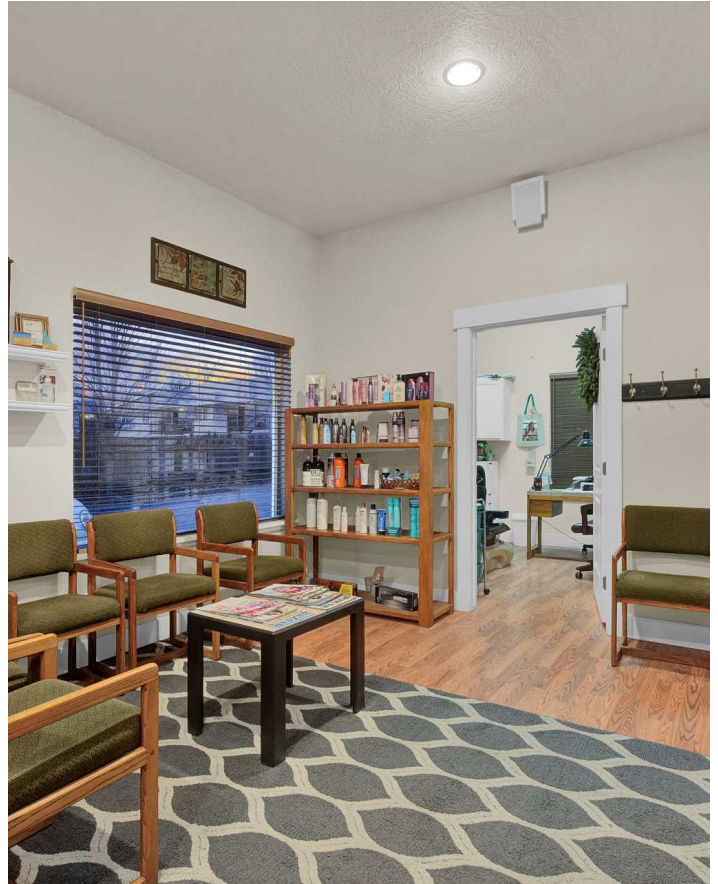


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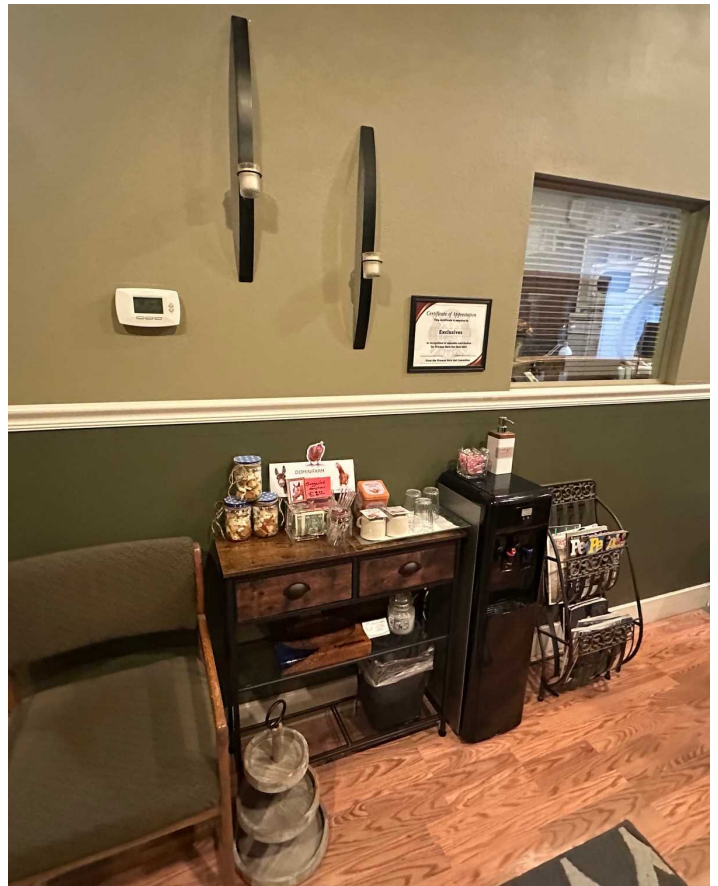


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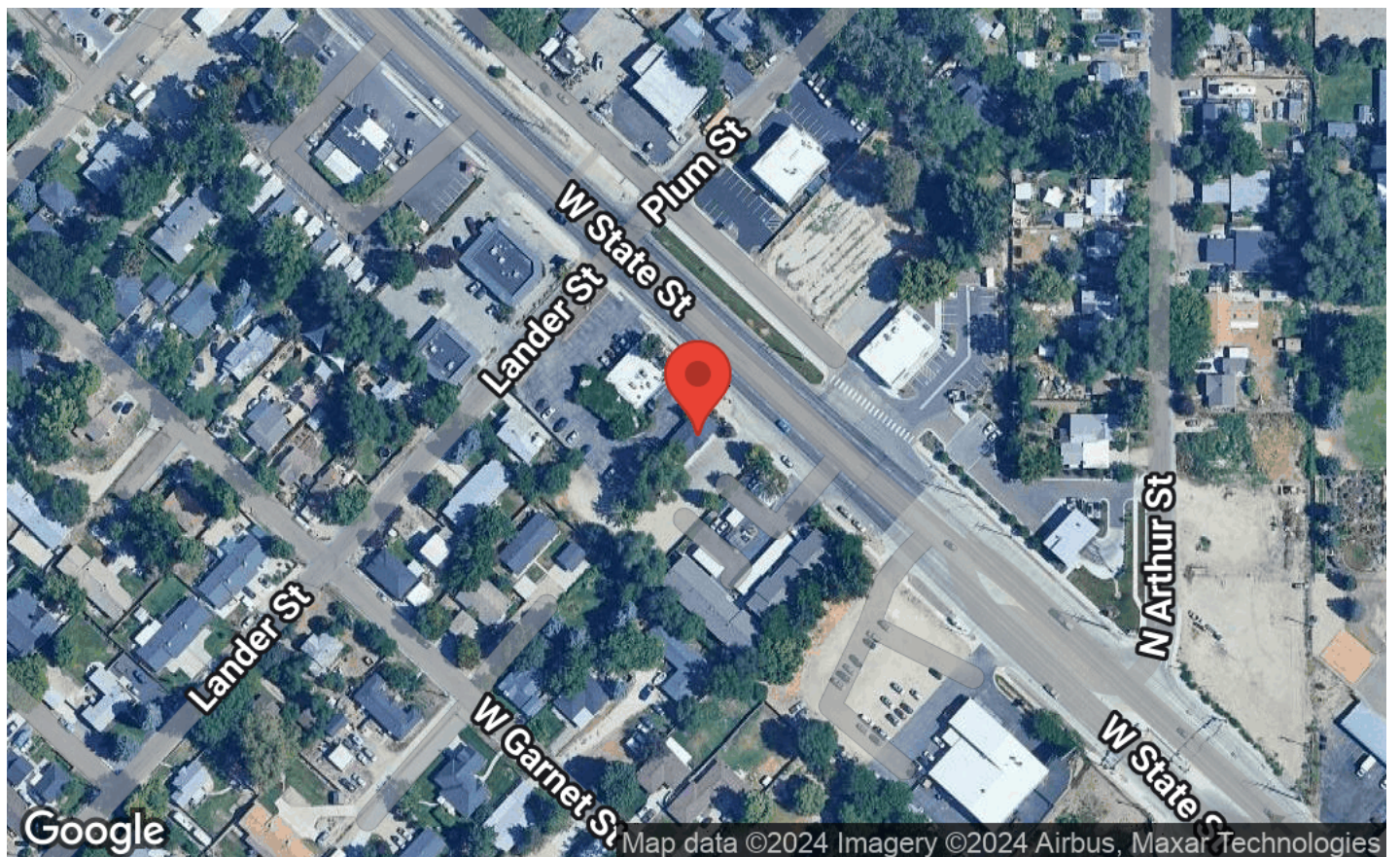
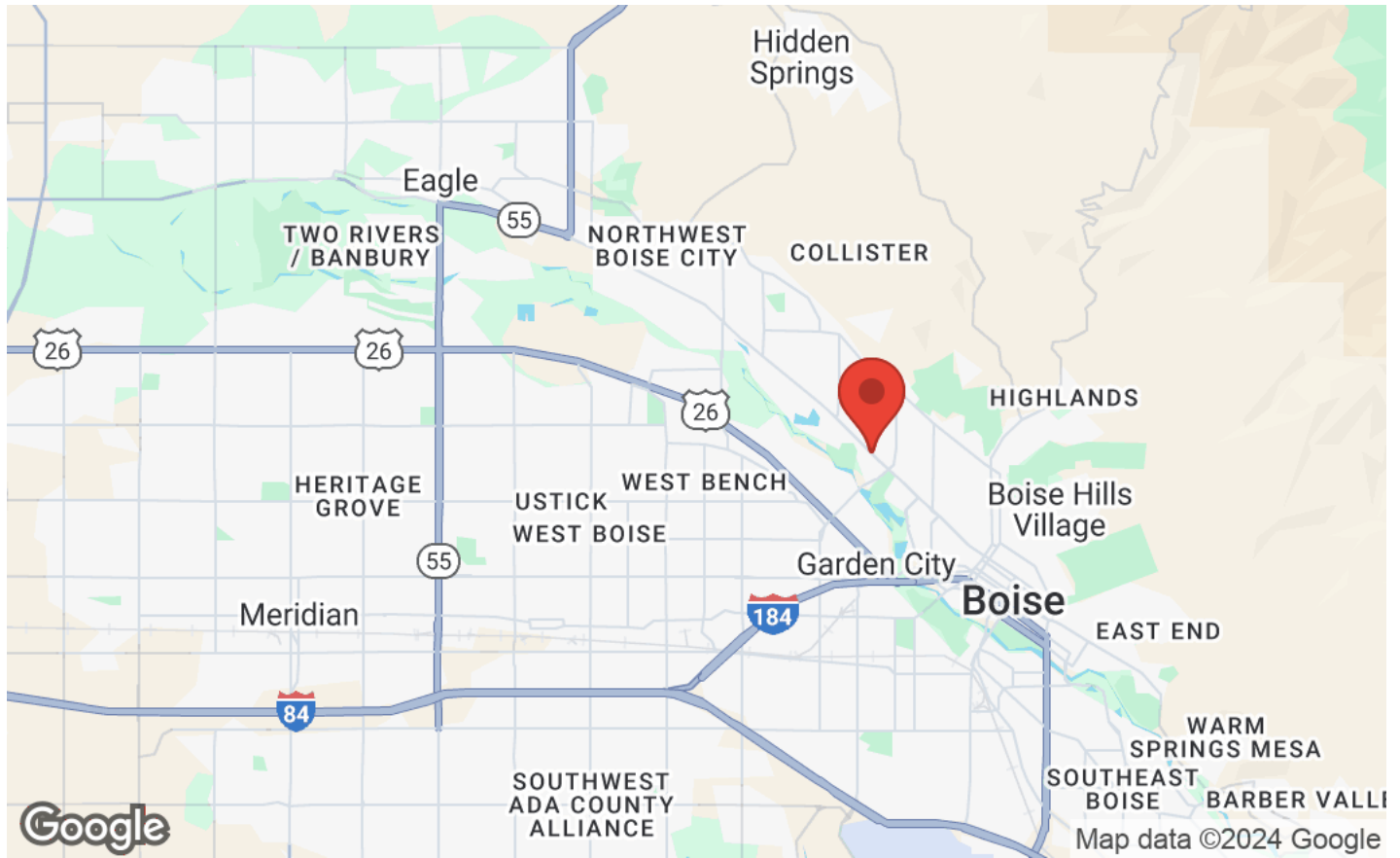


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# Location Maps

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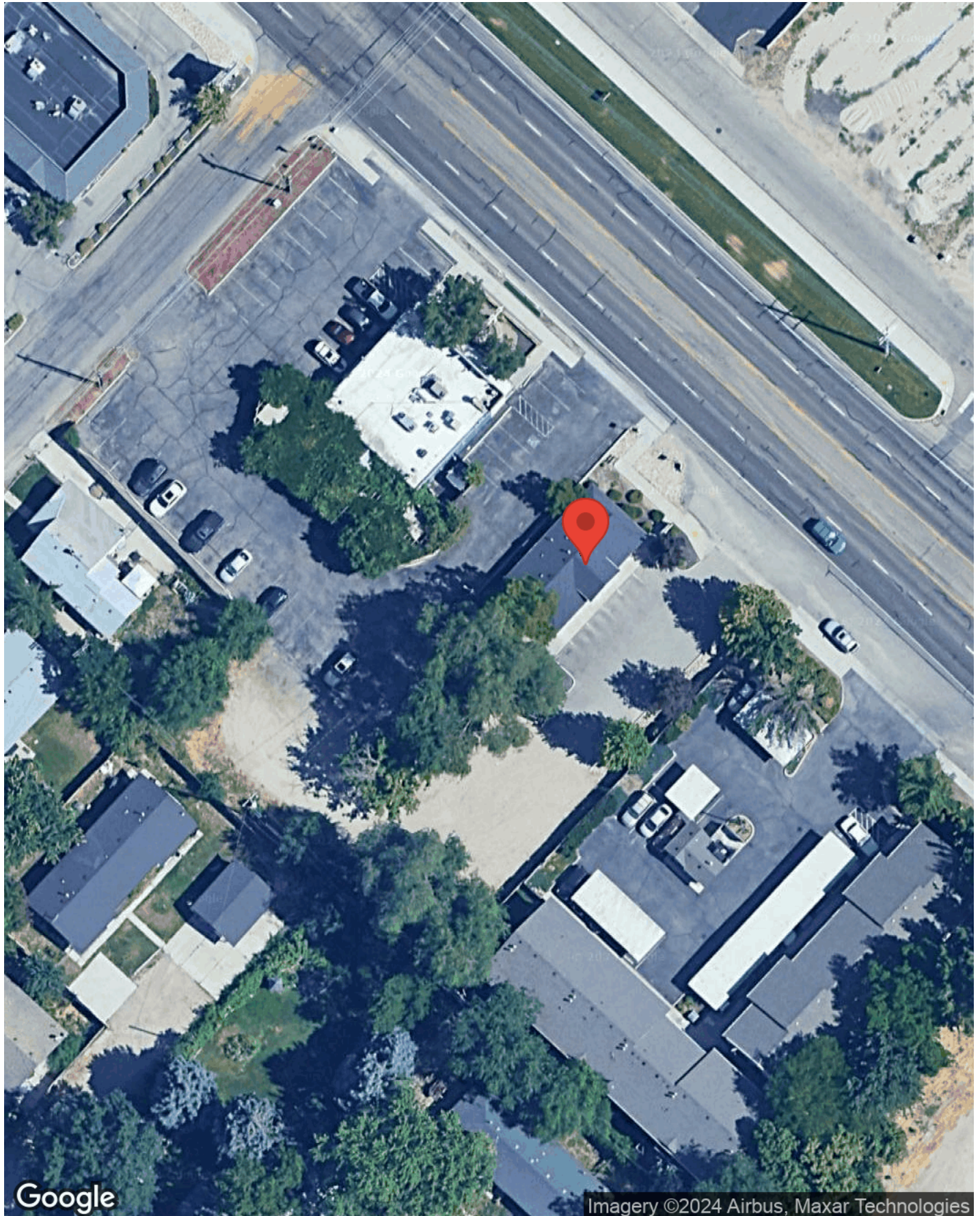


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# Aerial Map

4029 W State Street



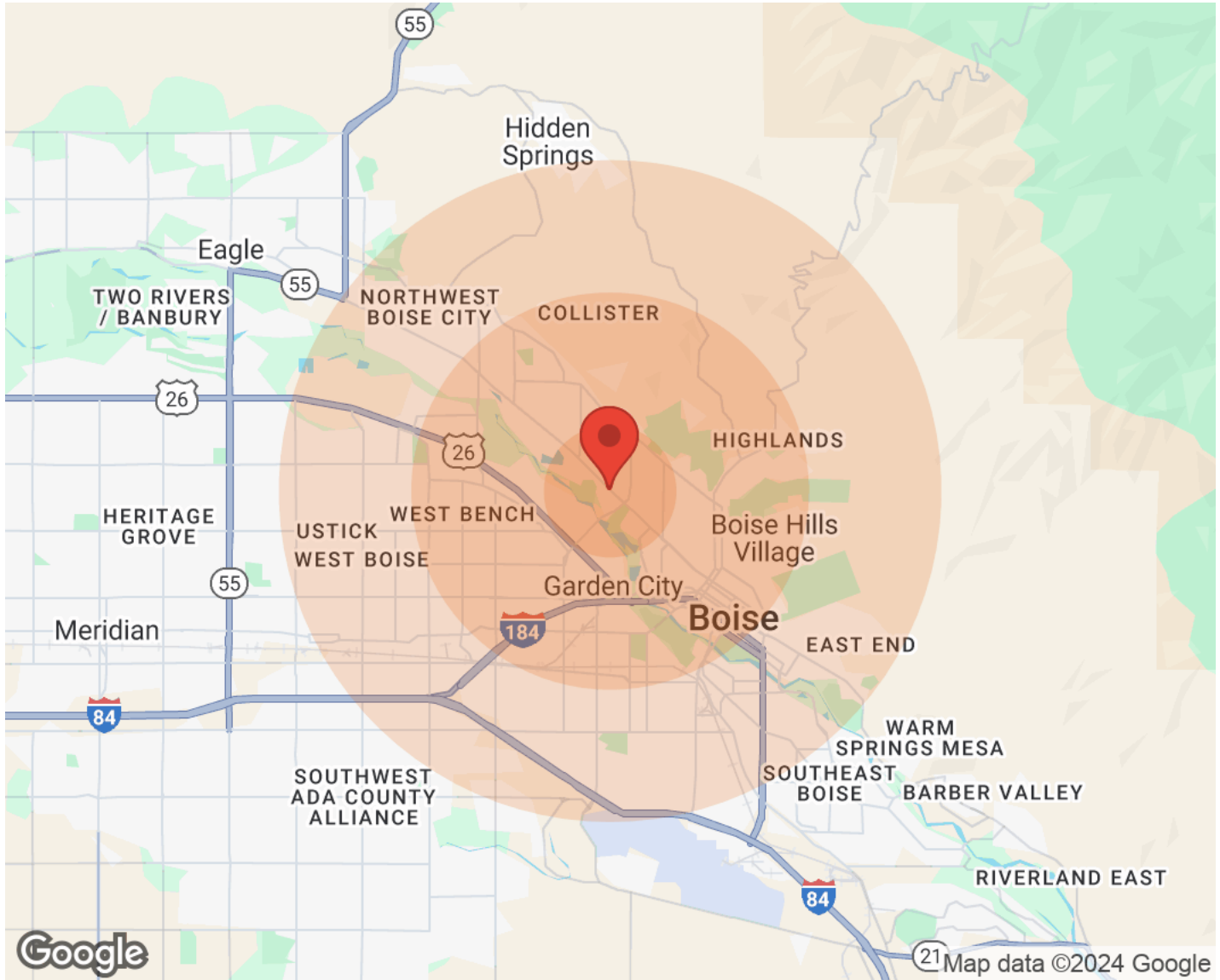
Imagery ©2024 Airbus, Maxar Technologies

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# Demographics

4029 W State Street



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	6,074	40,442	89,391	Median	\$35,939	\$41,889	\$42,664
Female	5,761	41,156	91,335	< \$15,000	964	6,428	10,972
Total Population	11,835	81,598	180,726	\$15,000-\$24,999	648	4,338	9,119
				\$25,000-\$34,999	643	4,670	10,686
				\$35,000-\$49,999	1,193	5,854	12,935
				\$50,000-\$74,999	742	6,803	15,187
				\$75,000-\$99,999	425	3,513	8,045
				\$100,000-\$149,999	416	3,425	7,424
				\$150,000-\$199,999	95	903	2,007
				> \$200,000	31	660	1,851
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	2,372	14,931	33,674	Total Units	5,683	40,223	85,422
Ages 15-24	1,466	9,026	20,892	Occupied	5,271	36,841	78,332
Ages 25-54	5,307	35,686	77,109	Owner Occupied	2,343	19,485	44,103
Ages 55-64	1,291	10,035	22,141	Renter Occupied	2,928	17,356	34,229
Ages 65+	1,399	11,920	26,910	Vacant	412	3,382	7,090
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>				
White	10,280	74,820	165,491				
Black	311	1,287	2,067				
Am In/AK Nat	12	122	263				
Hawaiian	1	18	73				
Hispanic	1,144	5,835	13,715				
Multi-Racial	1,986	8,866	19,888				