



AVAILABLE NOW!

SALE INFORMATION

SPACE	SIZE	PRICE/SF	SALE PRICE
Building	4,320 SF	\$323/SF	\$1,425,000
*2450 SF LEASED THROUGH 11/2028 WITH \$49,392 ANNUAL RENT			

LEASE INFORMATION

SPACE	RSF	RATE	EST. NNN
7476	1,870 SF	\$16.00/SF	\$8.27 SF/ NNN

CONTACT

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HIGHLIGHTS

Excellent visibility with frontage and signage on State Street.

33,000+ vehicles per day on State Street.

Directly off of one of the busiest intersections in the valley.

Dense retail - Shopping hub for North and North West Boise Markets.

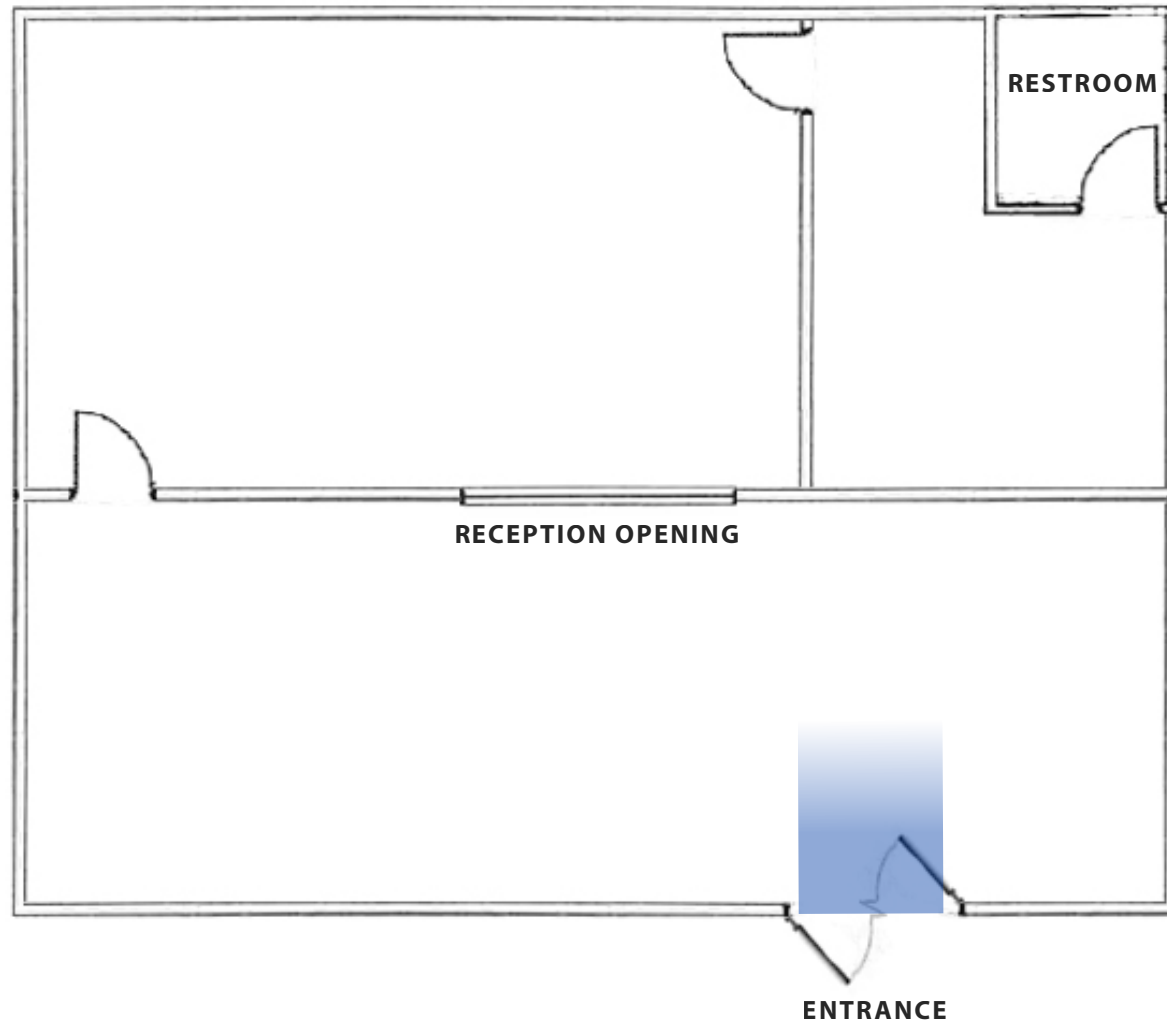
Close to amenities.

New apartment development in the vicinity.

DETAILS

FLOOR PLAN

SPACE	RSF	RATE	EST. NNN
7476	1,870 SF	\$16.00/SF	\$8.27 SF/ NNN



7476 STATE ST

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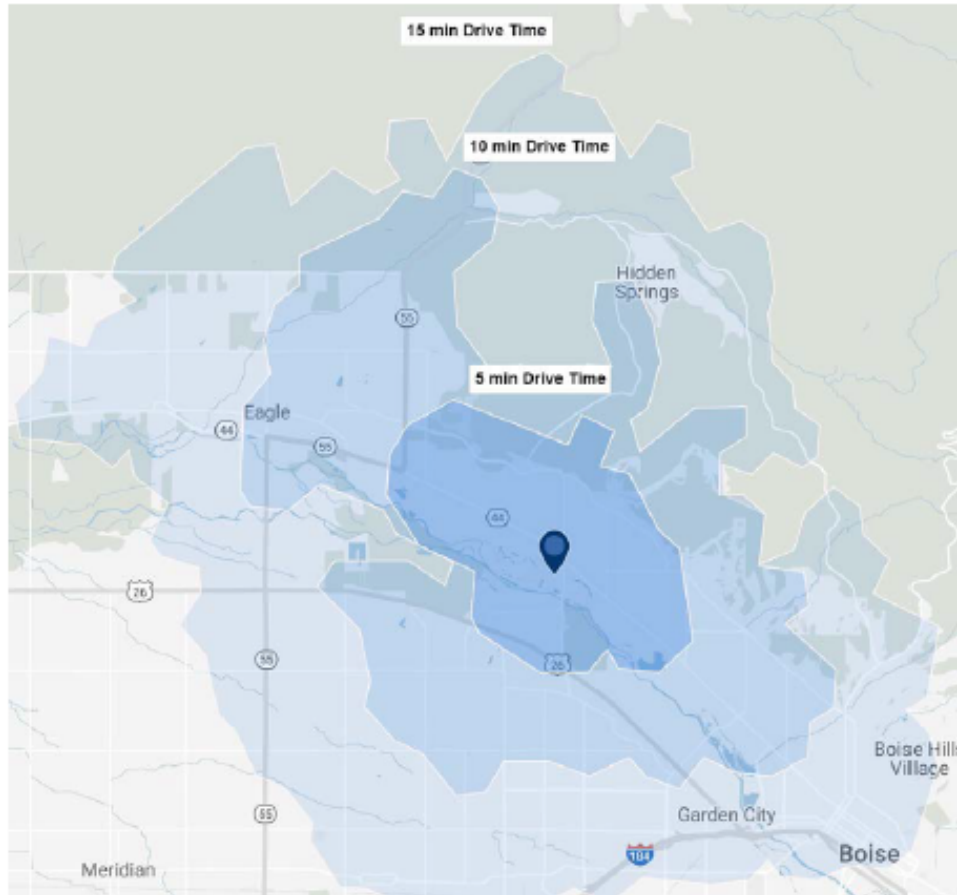
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DEMOGRAPHICS



2023	5 MIN	10 MIN	15 MIN
Estimated Population	23,200	74,953	164,304
Projected Population	24,779	80,829	177,335
Census Population (2020)	21,914	62,696	136,174
Projected Change [5YR]	1.4%	1.6%	1.6%
Estimated Households	10,151	31,132	67,547
Projected Households	11,647	36,047	78,285
Census Households (2020)	9,528	28,530	62,613
Projected Change [5YR]	2.9%	3.2%	3.2%
Est. Average Income	\$103,001	\$110,357	\$116,462
Est. Median Income	\$77,477	\$81,415	84,754
Median Home Value	\$456,851	\$471,331	\$490,743
Median Gross Rent Total	\$1,225	\$1,209	\$1,216
Employees	6,148	22,564	74,479

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NORTHGATE SHOPPING CENTER



State St

33,950 VPD

Glenwood St

48,535 VPD

PLANTATION SHOPPING CENTER



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