



# COLLISTER SHOPPING CENTER FOR LEASE

4614 W State Street, Boise, ID  
**SF AVAILABLE: 11,696 SF**

## PROPERTY HIGHLIGHTS

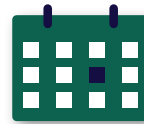
- **Suite 4614 Available June 1, 2024.**
- Over 35,000 VPD.
- Contact Agent for Showing Instructions, Do Not Disturb Tenant.
- Great Visibility from State Street.
- Strong Co-Tenants include Caffaina, Stella's Ice Cream, Treasure Valley Skate, Library! at Collister, and Auto Zone.
- State Street is a East/West Corridor from Eagle to Downtown Boise.



AVAILABLE SPACE  
**SUITE AVAILABLE!**  
11,696 SF



ASKING RATE  
Contact Agent



LEASE TERM  
Negotiable



**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

**DARIN BURRELL**  
darin@icreboise.com  
(208) 286-2260 office  
(208) 860-0332 cell

**SETH MCCORMACK**  
seth@icreboise.com  
(208) 286-2272 office  
(208) 918-1030 cell

[www.icreboise.com](http://www.icreboise.com) | 380 E. Parkcenter Boulevard Suite 290, Boise, ID 83706 | (208) 429-8603 office

The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



# EXECUTIVE SUMMARY

Available SF: **11,696 SF**

Lot Size: **5.56 Acres**

Lease Rate: **Contact Agent**

Zoning: **MX-4**

Lease Type: **NNN**  
**(Estimate \$2.97/SF - Annual)**

Market: **NW Boise/ Collister**

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Total Population:</b>	12,776	85,430	195,619
<b>Daytime Population:</b>	3,696	57,007	158,746
<b>Average House Hold Income:</b>	\$82,910	\$100,420	\$99,002

2023





