



RETAIL SPACE FOR LEASE  
**4022 W. STATE STREET**  
 BOISE, IDAHO 83703

COMMERCIAL

**PRIME STATE STREET EXPOSURE!**



**CONTACT**

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**LISTING COMMENTS**

Iconic former Turner’s Sports Bar location.  
 Building to be remodeled per rendering above.  
 Ample parking.  
 Excellent exposure and easy access on State Street, with heavy midday to evening traffic.  
 Great location for many retail and/or office uses.

**LEASE INFORMATION**

**Building Size:** 3,500 SF [Divisible to 1,144 SF]  
**Rate:** \$18.00/SF, NNN  
**Submarket:** North Boise  
**Lot Size:** 1.07 AC  
**Zoning:** C-2D, General





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EASILY ACCESSIBLE LOCATION WITH HIGH AFTERNOON TRAFFIC COUNTS





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MINUTES FROM DOWNTOWN ON BOISE'S MAIN WEST-EAST ARTERIAL



**DEMOGRAPHICS:**

2020	1 Mi.	3 Mi.	5 Mi.
<b>Population:</b>	12,052	84,333	187,114
<b>Avg HH Income:</b>	\$73,613	\$82,340	\$78,043
<b>Total Households:</b>	5,613	39,763	84,915