



NORTH END LOFTS

FOR LEASE

RETAIL

1522 W STATE ST, BOISE, IDAHO 83702

BRIANNA MILLER, CCIM, CLS • 208.761.9373 • briannam@tokcommercial.com
HOLLY CHETWOOD, CCIM • 208.947.0827 • holly@tokcommercial.com





NORTH END LOFTS

PROPERTY DETAILS



AVAILABLE SPACE

SPACE	SIZE	RATE
Suite 101	1,725 SF	\$28.00/SF, NNN

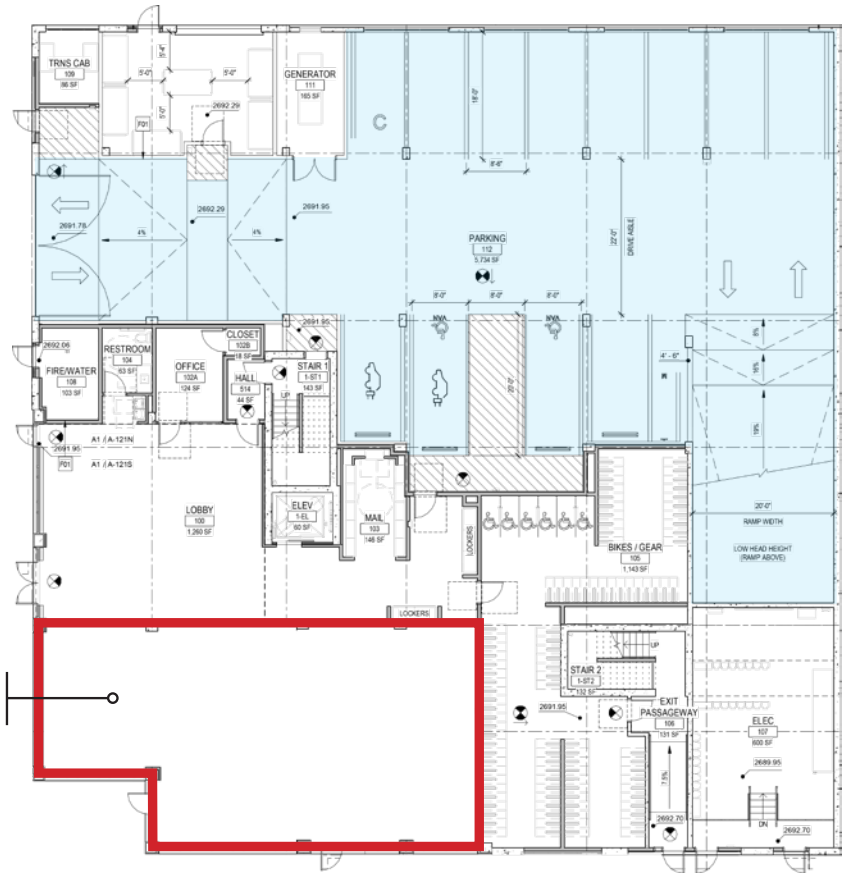
LEASE TERM	5-10 Years	PARKING	Street
LEASE TYPE	NNN	DELIVERY	Q2 2026
EST. NNN'S	TBD		



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



NORTH END LOFTS



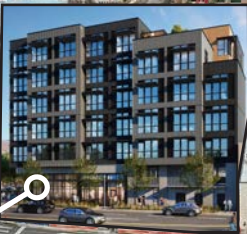
↓ **HYDE PARK / NORTH END**
4 MINUTES / 0.9 MILES AWAY

STATE CAPITOL

BOISE HIGH SCHOOL

verizon LIQUOR STORE
SUPERCUTS
MURPHY'S
Kwik Bowls
Cafe de la

Albert Heijn



SITE

Saint Alphonsus

24,142 VPD

Dutch Bros

LEON'S TOWER

BOJAB

8,075 VPD

STATE ST

9th St

JEFFERSON ST

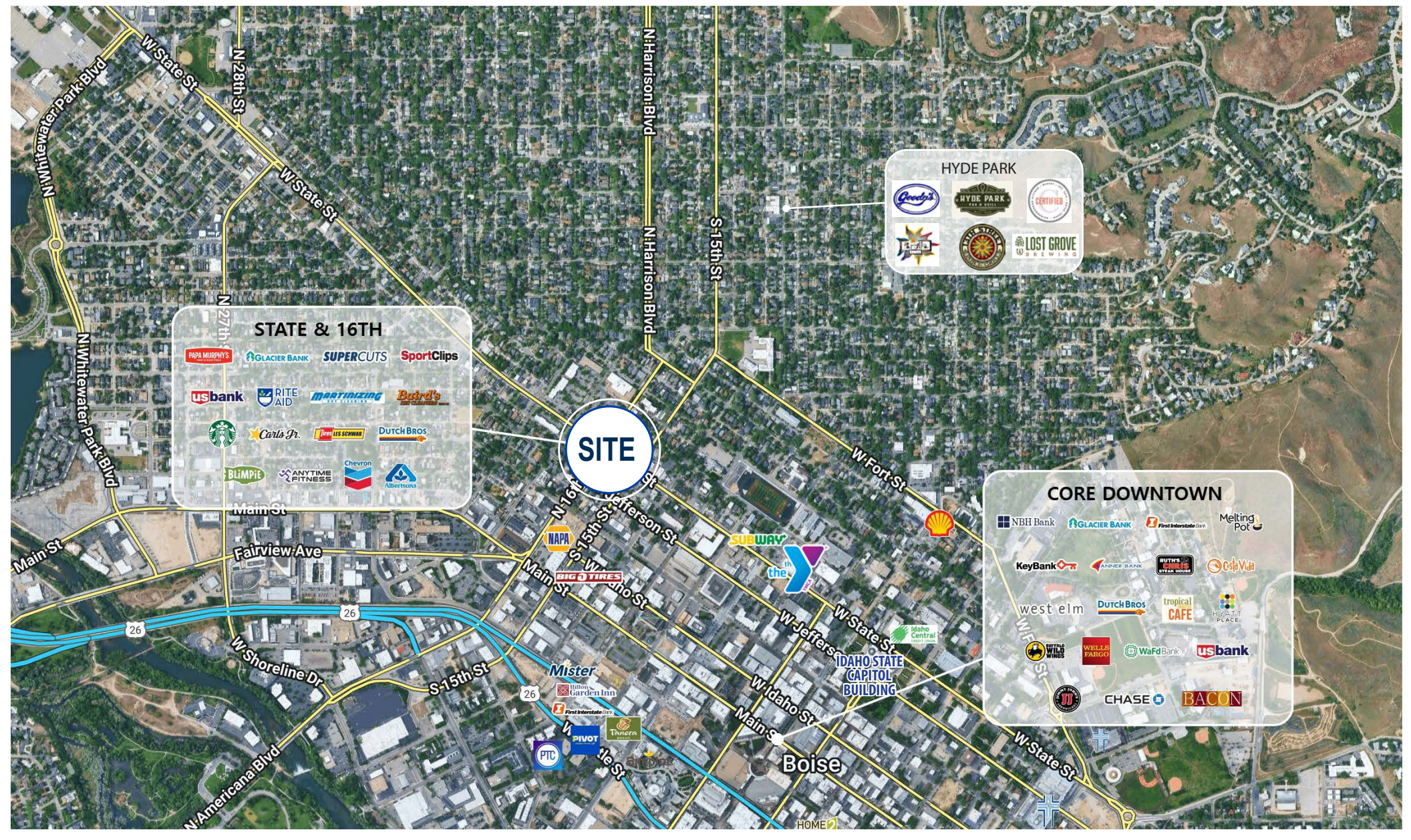


NORTH END LOFTS





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

- Good's
- HYDE PARK PAU & BALL
- CERTIFIED
- BEER
- THE STILES
- 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

**IDAHO STATE
CAPITOL
BUILDING**

Boise



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: 3.31.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.