

# TOK

COMMERCIAL

# GATEWAY SHOPPING CENTER

RETAIL SPACE FOR LEASE / S BROADWAY AVENUE / BOISE, ID 83687



Desirable SE Boise center seeing **221,294 visits** per year!

Fully built-out second generation restaurant space.

Multitenant retail center off of Broadway Avenue with excellent parking and visibility.

High traffic location with over 26,893 VPD!

Competitive rent rate for the low-vacancy SE Boise sub-market.

Surrounded by traffic drivers including Scandinavian Designs, Jimmy John's, Jack In The Box, Chevron and Dutch Bros!

Current tenant in operation - Do not disturb; showings by appointment only.

SPACE	SIZE	RATE	AVAILABILITY
Suite 2775	2,112 SF	\$19.00/SF	7/31/2026

## HIGHLIGHTS



## DETAILS



<b>BLDG. SIZE</b>	20,100 SF
<b>EST. NNN</b>	\$5.98/SF
<b>LEASE TERM</b>	3-5 Years
<b>BLDG. TYPE</b>	Multitenant Retail Center

## CONTACT

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**GATEWAY SHOPPING CENTER**

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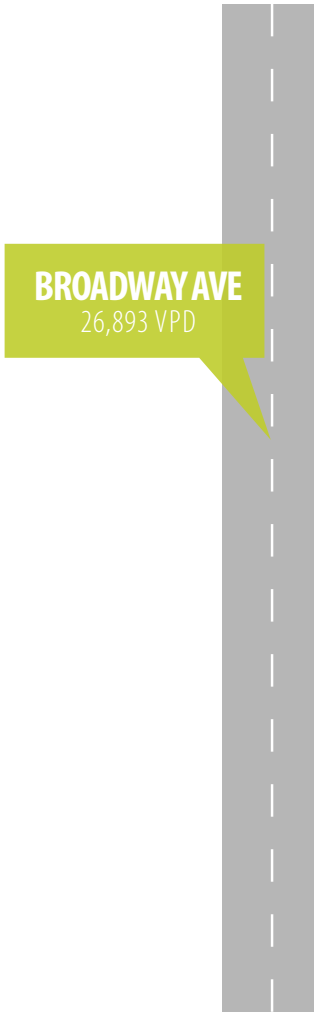
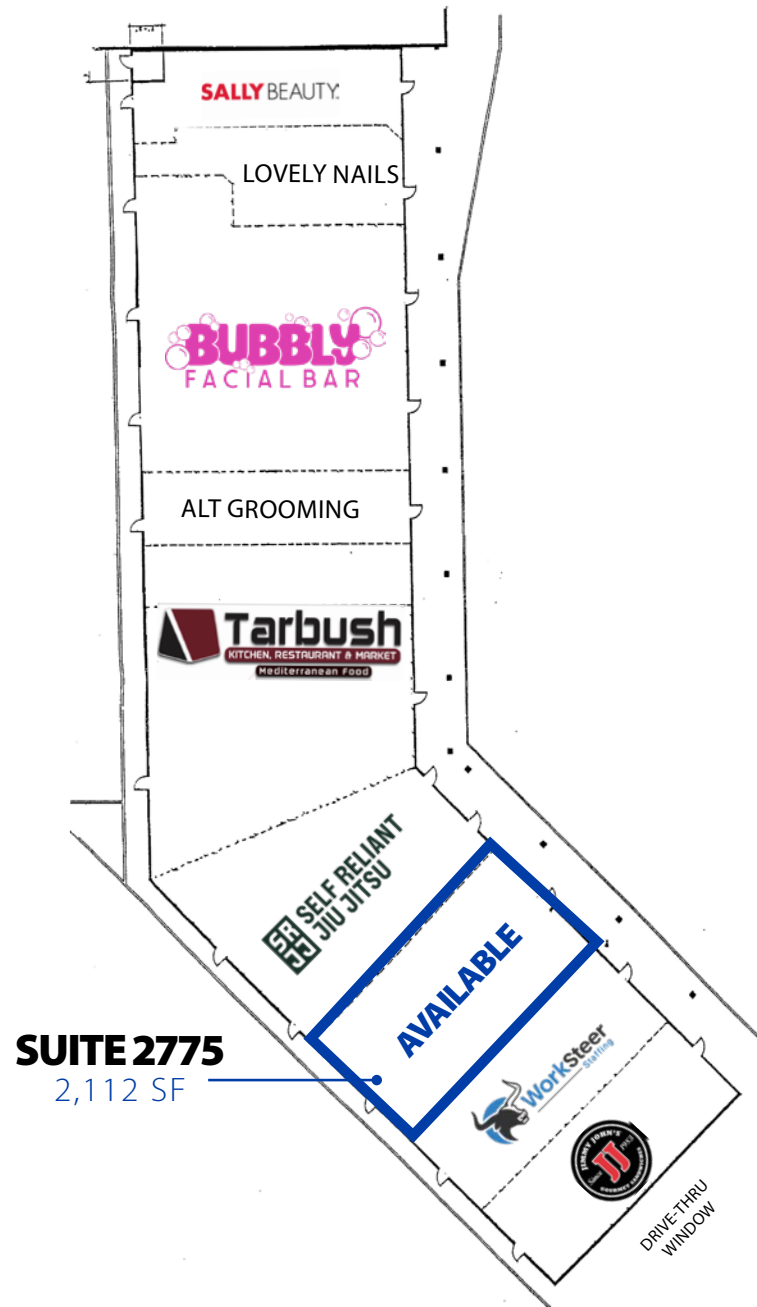
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# AVAILABLE SPACE

SPACE	SIZE	RATE	AVAILABILITY
Suite 2775	2,112 SF	\$19.00/SF	7/31/2026

# FLOOR PLAN







**AREA DEMOGRAPHIC SUMMARY**

**POPULATION**

5 MIN | 28,051  
10 MIN | 79,854  
15 MIN | 130,063

**HOUSEHOLDS**

5 MIN | 12,991  
10 MIN | 36,737  
15 MIN | 59,239

**MED. INCOME**

5 MIN | \$69,198  
10 MIN | \$67,198  
15 MIN | \$66,539

**EMPLOYEES**

5 MIN | 10,945  
10 MIN | 49,875  
15 MIN | 109,017