

FOR LEASE

RESTUARANT W/DRIVE-THRU

3680 West State St | Boise, Idaho 83703

**QUIETLY MARKETING
DO NOT DISTURB BUSINESS**



Property Highlights

- Size: 3,550 SF
- 0.84 Acres
- Lease Rate: \$42.00 PSF NNN
- Quietly Marketed
- 2nd Gen Restaurant
- Available November 1, 2027
- Located Along Major Thoroughfare
- Grocery Anchored Shopping Center
- Great Access/Visibility from State Street

TANNER OLSON

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JOE MILLS

801.930.6755

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2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER XTEAM
RETAIL ADVISORS



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	14,694	92,772	198,186
2031 PROJECTED POPULATION	15,506	98,326	206,519
2026 HOUSEHOLDS	6,724	43,971	90,904
2026 AVG HH INCOME	\$137,588	\$118,524	\$114,614
2026 BUSINESSES	622	7,245	12,568
2026 DAYTIME POPULATION	4,354	77,361	130,622



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