



COLLISTER SHOPPING CENTER FOR LEASE

4630 W State Street, Boise, ID
SF AVAILABLE: 1,116 SF - 3,455 SF

PROPERTY HIGHLIGHTS

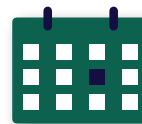
- **Both Suites Available October 2025**
- 35,500 VPD on State Street
- Drive Thru Availability
- Potential Multi-Tenant Configuration
- Strong Co-Tenants include Caffaina, Stella's Ice Cream, Treasure Valley Skate, Library! at Collister, St. Vincent de Paul Thrift Store, and Auto Zone.
- State Street is an East/West Corridor from Eagle to Downtown Boise



AVAILABLE SPACES
2,047 SF - Suite 4618
1,116 SF - 3,455 SF - Wells Fargo



ASKING RATE
Contact Agent



LEASE TERM
Negotiable



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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AVAILABLE - FOR LEASE



EXECUTIVE SUMMARY

Available SF: **1,116 SF - 3,455 SF**

Lease Rate: **Contact Agent**

Lease Type: **NNN**

Zoning: **MX-4**

Market: **Boise**

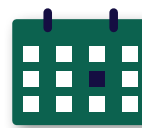
Cross Streets: **W State Street and
Collister Drive**



AVAILABLE SPACES
2,047 SF - Suite 4618
3,455 TOTAL SF - Wells Fargo
(1,116 SF/1170 SF/1,352 SF)



ASKING RATE
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Available SF: **1,116 SF - 3,455 SF**

Zoning: **MX-4**

Lease Rate: **Contact Agent**

Market: **NW Boise/ Collister**

Lease Type: **NNN**

DEMOGRAPHICS

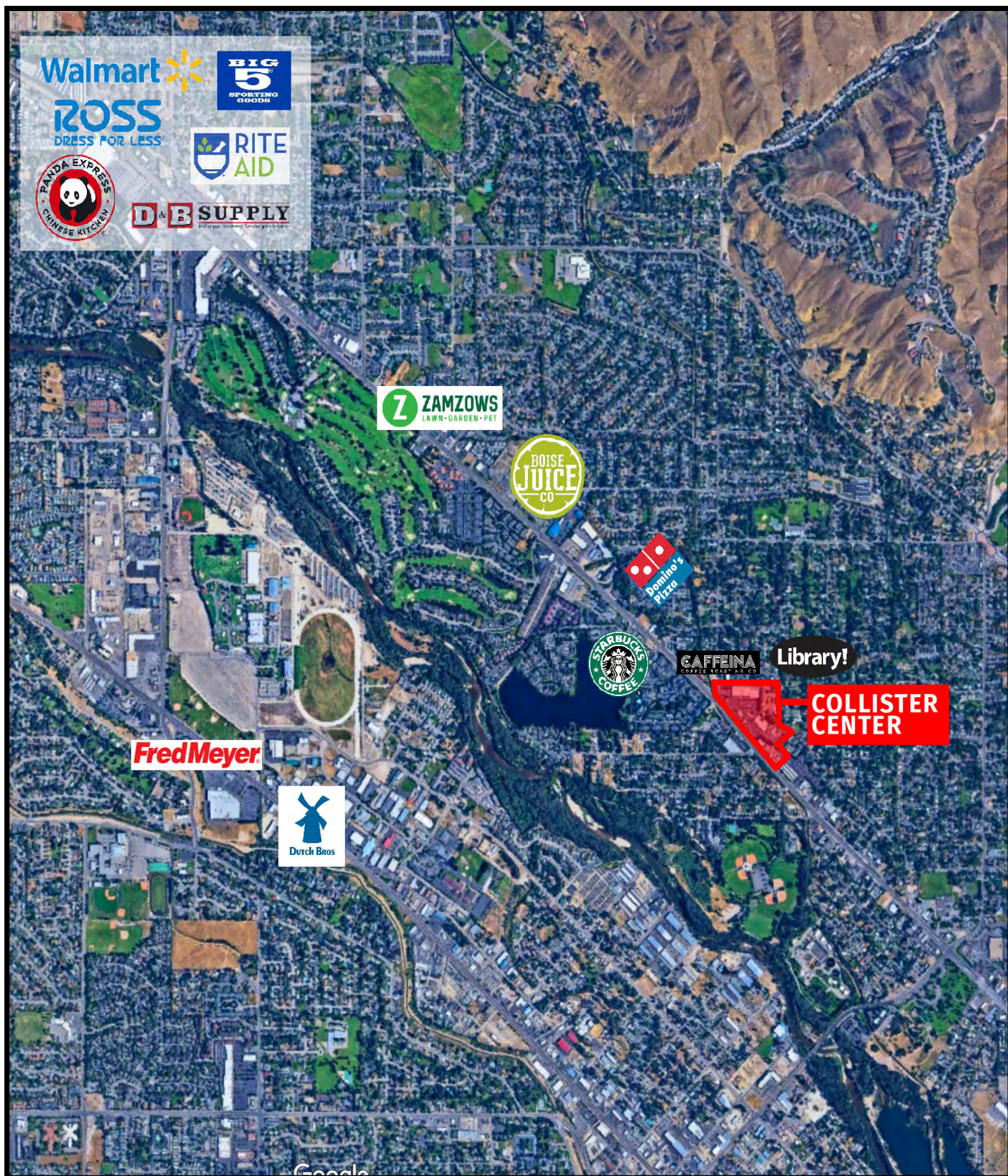
	1 Mile	2 Miles	3 Miles
Total Population:	13,063	40,369	87,717
Daytime Population:	5,021	17,831	56,938
Average House Hold Income:	\$90,172	\$114,302	\$107,407

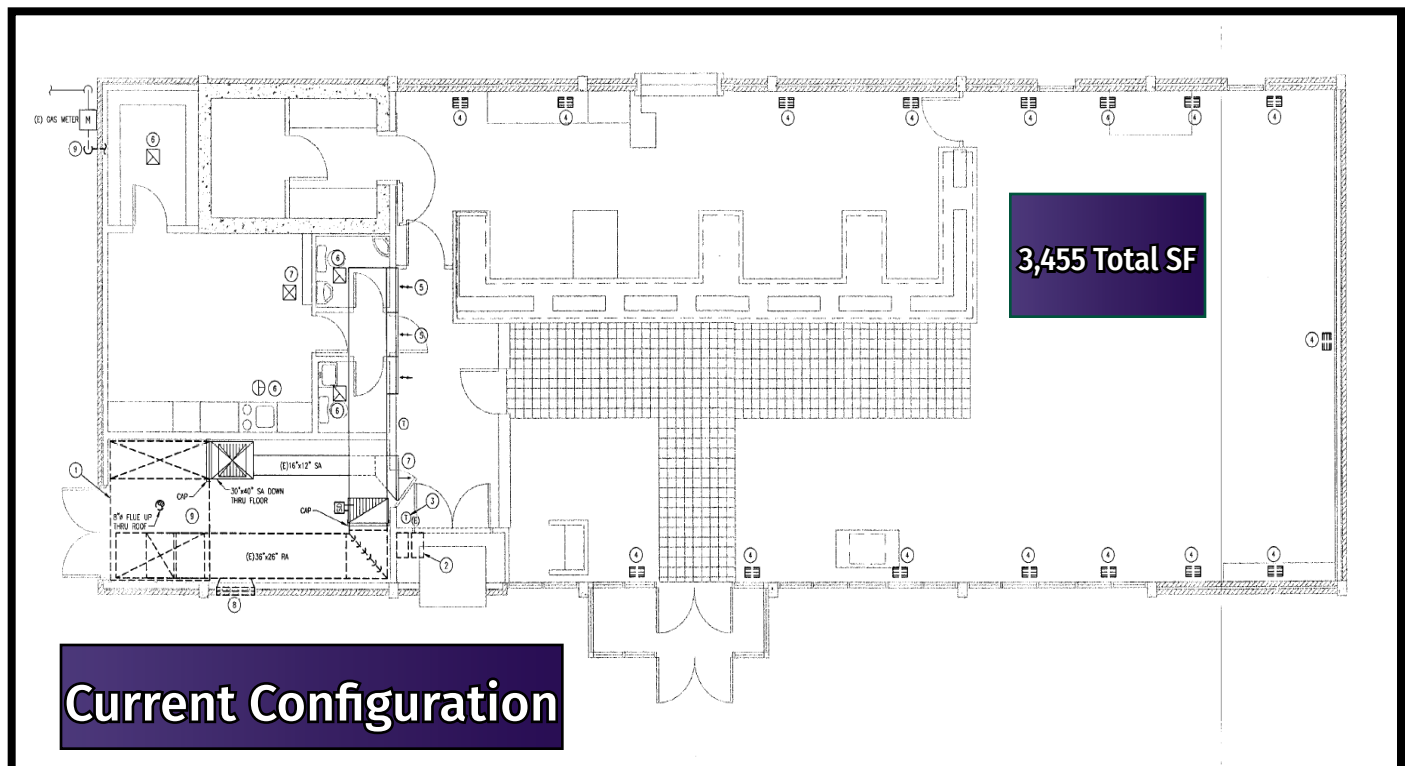
WHY BOISE?

Boise Valley Economic Partnership

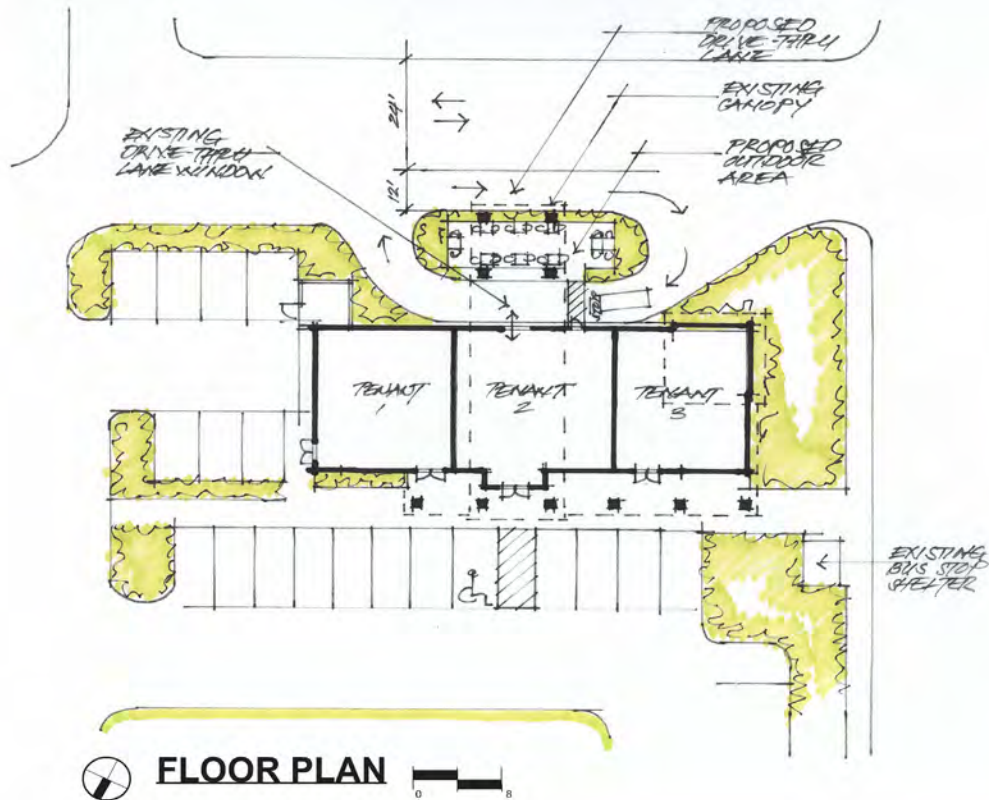
Boise Metro Chamber of Commerce

2024





Proposed Multi-Tenant Configuration



Baysinger Platform Architecture
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www.BaysingerPlatform.com

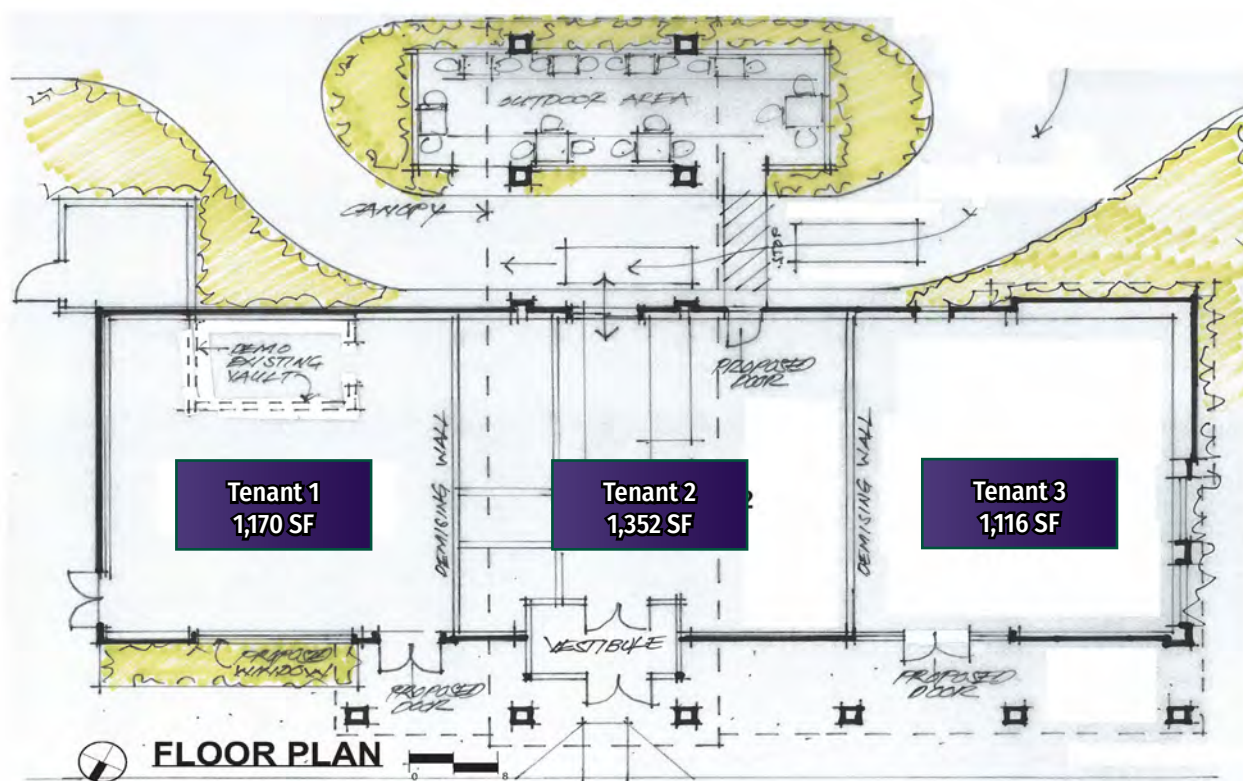
Web created: 10/10/2020

ARGONAUT INVESTMENT

COLLISTER CENTER

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SITE PLAN
01



Baysinger Platform Architecture
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FLOOR PLAN
02

