

FLEXIBLE COMMERCIAL SPACE IN GARDEN CITY 8707 W. STATE ST.

Boise, ID 83714



ECONOMIC DATA

LEASE RATE: \$3,700 per month (NNN)
LEASE TYPE: NNN est. \$1,260.48

BUILDING DATA

BUILDING SIZE: 11,445 SF
YEAR BUILT: 2000
ZONING: C-2

LISTING DATA

AVAILABLE: 2,254 SF | Suite D

PROPERTY OVERVIEW

Lee & Associates is pleased to present this exceptional sublease opportunity on State Street in one of Garden City's most active commercial corridors. Offering outstanding visibility, convenient access, and a flexible layout that can be leased in whole or in part, the space is well suited for office, retail, service, educational, or creative users. Surrounded by established businesses, restaurants, and a growing residential population, the property benefits from strong customer traffic, ample on-site parking, prominent monument signage, and quick access to downtown Boise and major transportation routes, making it an ideal location for businesses looking to establish or expand their presence in the Treasure Valley.

PROPERTY HIGHLIGHTS

- Landlord is open to doing a direct lease
- High-profile location along one of Garden City's busiest corridors
- Excellent visibility with signage opportunities facing State Street
- Easy access from major thoroughfares with convenient customer parking
- Positioned near retail, dining, and growing residential developments
- Flexible layout designed to support a variety of business operations
- Strong surrounding demographics and established customer base
- Rare sublease opportunity in a highly desirable location

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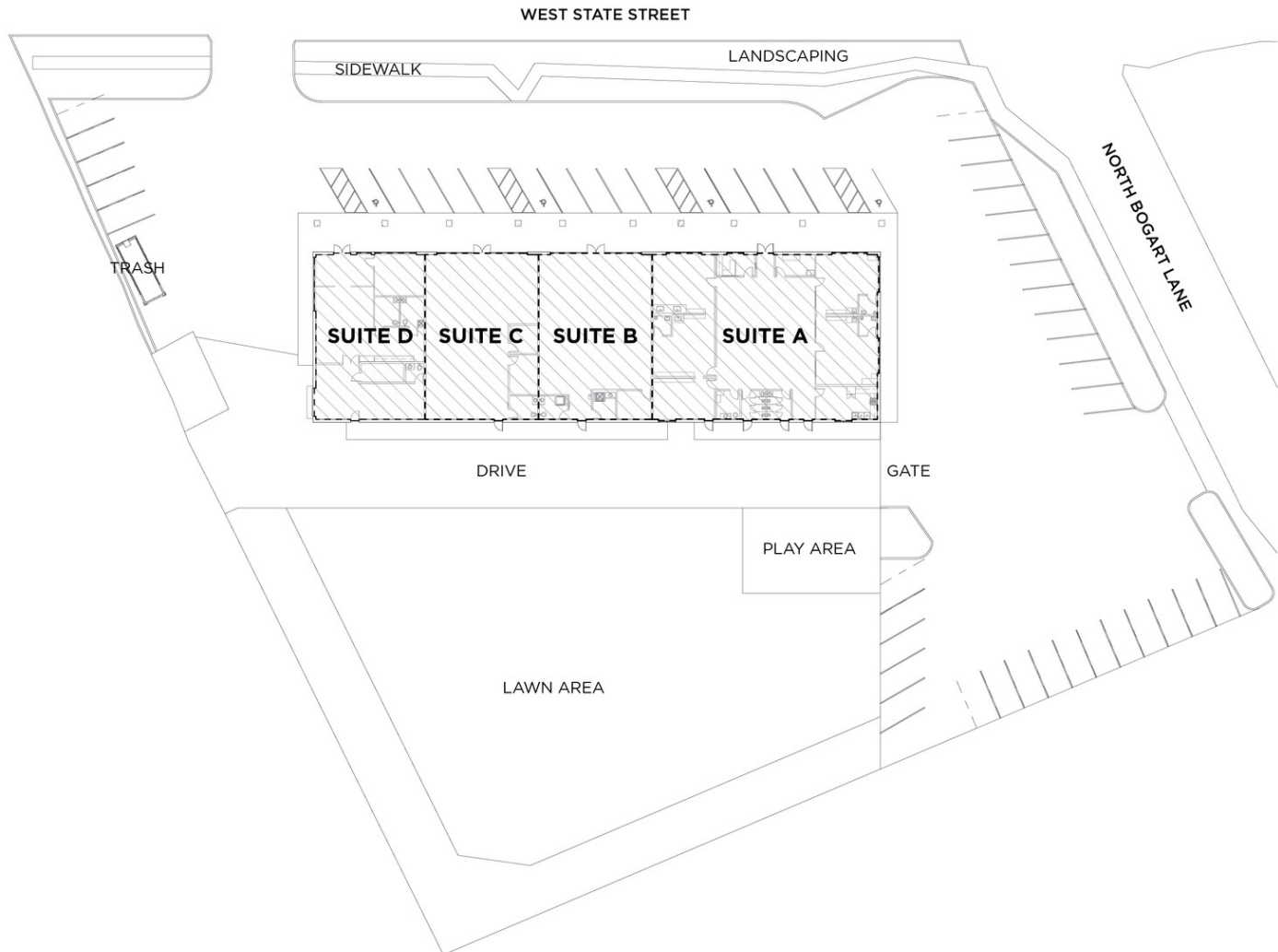
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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AVAILABLE SPACE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite D	2,254 SF	NNN	\$3,700 per month

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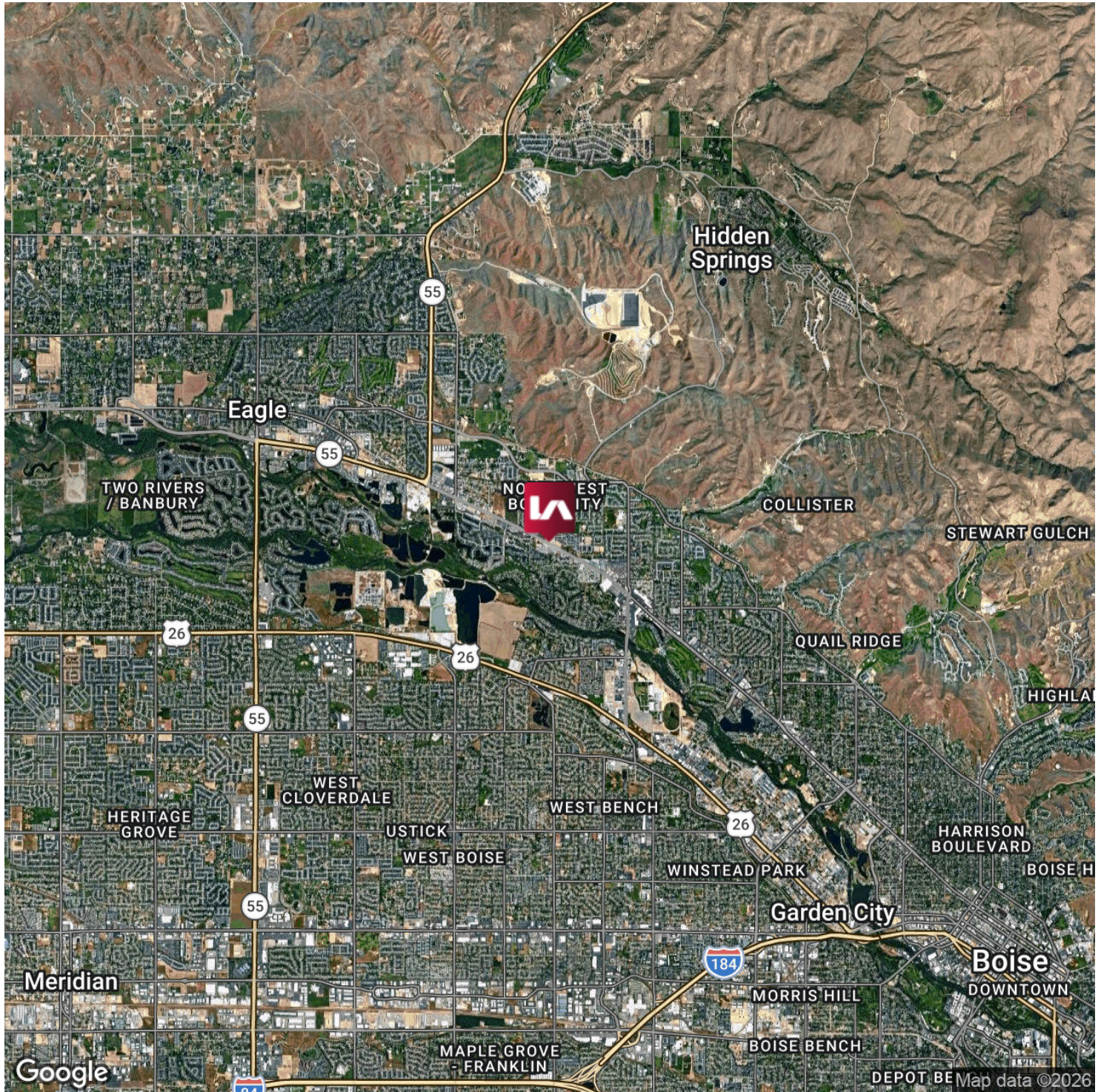
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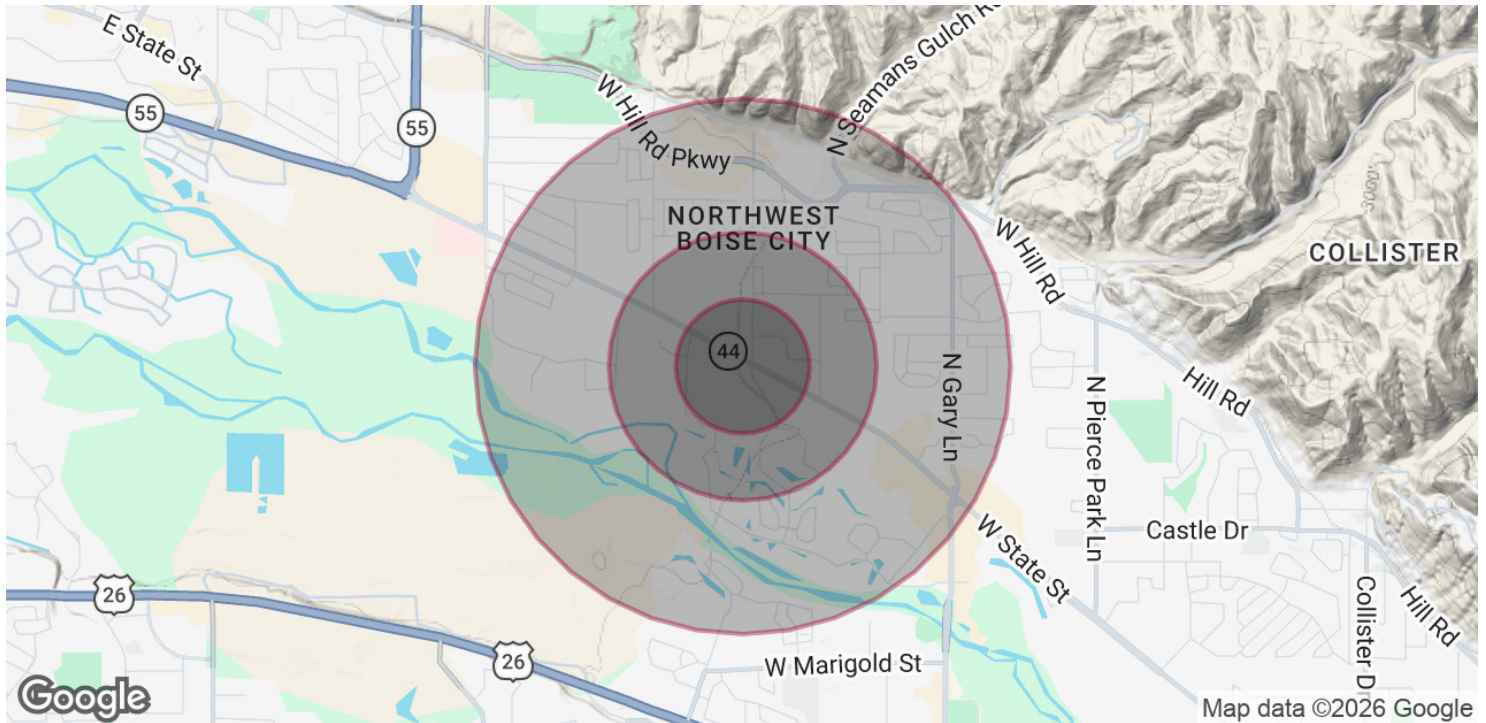
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	717	2,840	9,906
Average Age	47.0	46.2	44.7
Average Age (Male)	44.8	43.2	41.0
Average Age (Female)	48.0	47.8	47.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	327	1,267	4,298
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$113,157	\$113,842	\$114,864
Average House Value	\$577,872	\$555,595	\$527,490

2023 American Community Survey (ACS)

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