

RETAIL FOR LEASE



2727 – 2717 W STATE STREET, BOISE, ID 83702



FOR MORE INFORMATION CONTACT US:

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High-Visibility Corner Retail
Flexible Layouts Drive-Thru
Potential

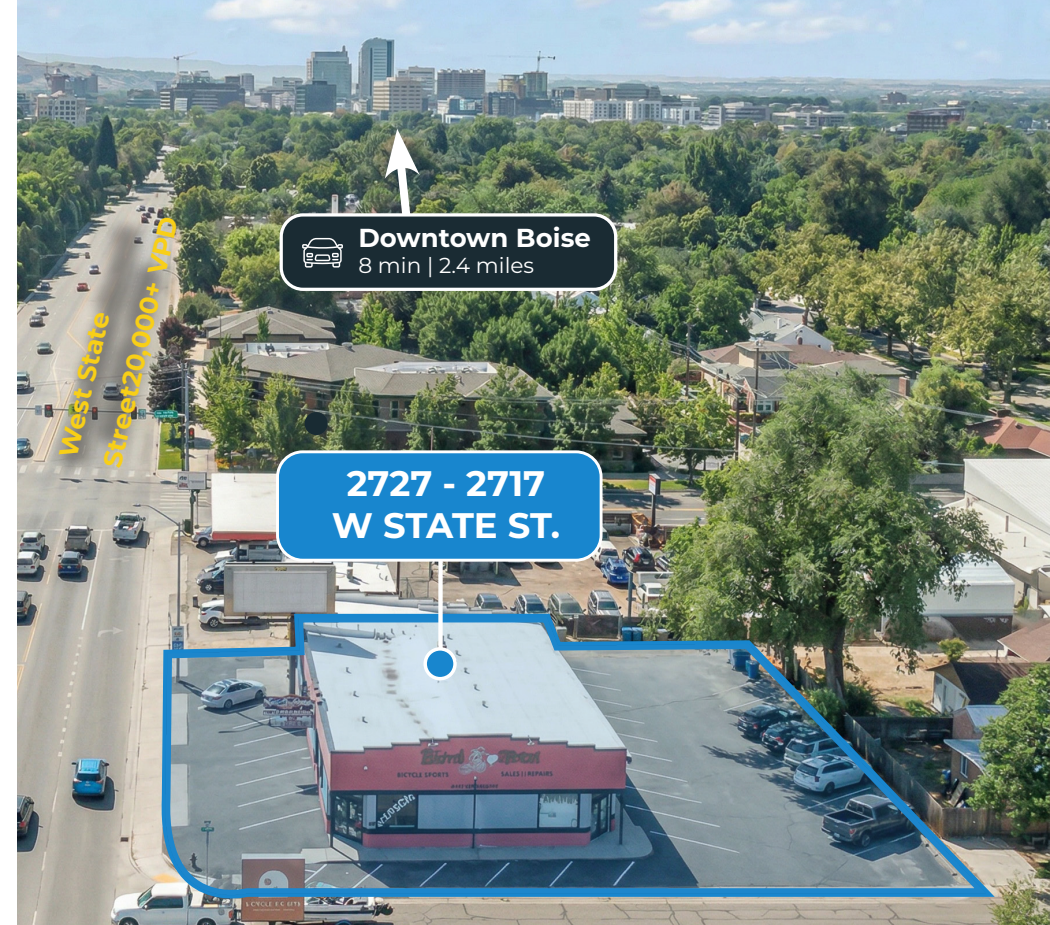
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CornerPoint Commercial Real Estate is pleased to present a premier hard-corner leasing opportunity along West State Street. Under new ownership, this property is being repositioned by an experienced developer and offers flexible configurations for retail, restaurant, or drive-thru users.

Located at the full access intersection of State Street and 28th Street, the site delivers exceptional exposure, strong access, and rare flexibility in one of Boise's premier infill corridors.

PROPERTY DETAILS

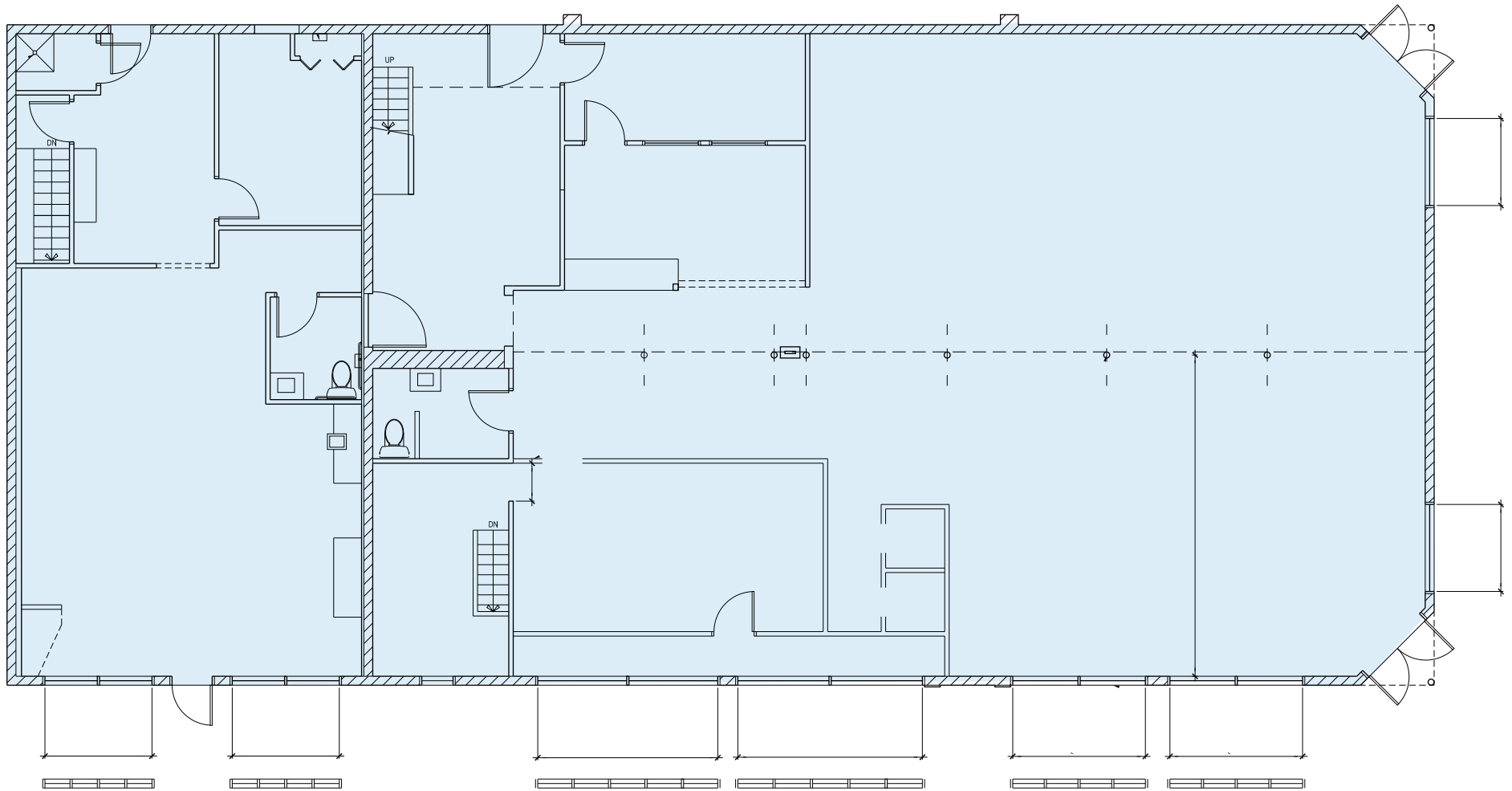
- ▶ Lease Rate: Contact Broker
- ▶ ±5,305 SF existing building
- ▶ 0.34-acre corner lot
- ▶ Single-tenant or multi-tenant configurations available
- ▶ Drive-thru potential (subject to approvals)
- ▶ Renovation or build-to-suit scenarios considered
- ▶ Plenty of on-site parking
- ▶ Multiple points of ingress/egress



PROPERTY HIGHLIGHTS

- ▶ Signalized hard corner location
- ▶ 20,000+ vehicles per day on State Street
- ▶ Excellent frontage and visibility
- ▶ Strong access from State St & 28th St
- ▶ Ample parking ratio uncommon for State St infill sites
- ▶ MX-3 zoning allows retail, restaurant, office, medical, and service uses
- ▶ Ideal for QSR, café, retail, medical, or specialty operators

FLOOR PLAN



NORTH VIEW



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EAST VIEW





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- ▶ HIGH-VISIBILITY CORNER RETAIL
- ▶ FLEXIBLE LAYOUTS
- ▶ DRIVE-THRU POTENTIAL