

# Northgate Shopping Center

6906-7158 W. State St. | Boise, ID



Junior box, drive-thru, retail/  
restaurant spaces available

UNDER NEW OWNERSHIP



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# Property Profile



## PROPERTY DETAILS

### Space Available

Retail/Restaurant: 1,070 - 1,928 SF  
Drive-Thru: 1,500 - 2,500 SF  
Jr. Box: ± 20,000 - 40,000 SF

### Property Type

Drive-thru, junior box & restaurant/retail shop spaces available

### Tenant Improvement

Generous TI allowance available

## HIGHLIGHTS

- Albertson's anchored center at major retail intersection
- 39,000 VPD at the intersection of State St. and N. Glenwood
- Pylon and monument signage recently updated
- Rare Boise drive-thru spaces available
- Restaurant spaces with hood and grease trap

# Site Plan



| SUITE #      | TENANT                   |
|--------------|--------------------------|
| <b>Pad 2</b> |                          |
| 6940         | AVAILABLE - 1,500 SF     |
| 6942         | AVAILABLE - 954 SF       |
| 6944         | Boise Fry Company        |
| <b>Pad 8</b> |                          |
| 7150         | Martinizing Dry Cleaning |
| 7154         | UPS Store                |
| 7156         | AVAILABLE - 1,070 SF     |
| 7158         | H&R Block                |
| <b>Pad 9</b> |                          |
| 7040         | Mo' Bettahs              |

| SUITE #           | TENANT                   |
|-------------------|--------------------------|
| <b>Building 3</b> |                          |
| 6910              | Idaho State Liquor Store |
| 6916              | Instant Imprints         |
| 6920              | AVAILABLE - 3,210 SF     |
| 6928              | AVAILABLE - 1,928 SF     |
| 6930              | Madhuban Indian Cuisine  |
| 6932              | Happy Boba               |
| <b>Building 4</b> |                          |
| 6968              | Ambitions Nail & Hair    |
| 6970              | Vincenzo's Trattoria     |
| 6976              | AVAILABLE - 1,486 SF     |
| 6978              | Scenthound               |
| 6980              | Elite Barbershop         |
| 6982              | Pop's Apparel            |
| 7000              | Goodwill                 |

| SUITE # | TENANT |
|---------|--------|
| 6950    | NAP    |

| SUITE #           | TENANT                           |
|-------------------|----------------------------------|
| <b>Building 6</b> |                                  |
| 7020 & 7030       | AVAILABLE - ± 20,000-40,000 SF   |
| 7048              | Workout Anytime                  |
| 7052              | Master Yang's Tae Kwon Do        |
| 7054              | Phenix Salon                     |
| <b>Building 7</b> |                                  |
| 7064              | Early Learning Children's Center |
| 7068              | Café de Vapor                    |
| 7070              | Idaho Gold & Gem                 |
| 7074              | Magpie Play Cafe                 |
| 7080              | Active H2O                       |
| 7084              | Studio 3 Nail Salon              |
| 7088              | PLUNJ Boise                      |

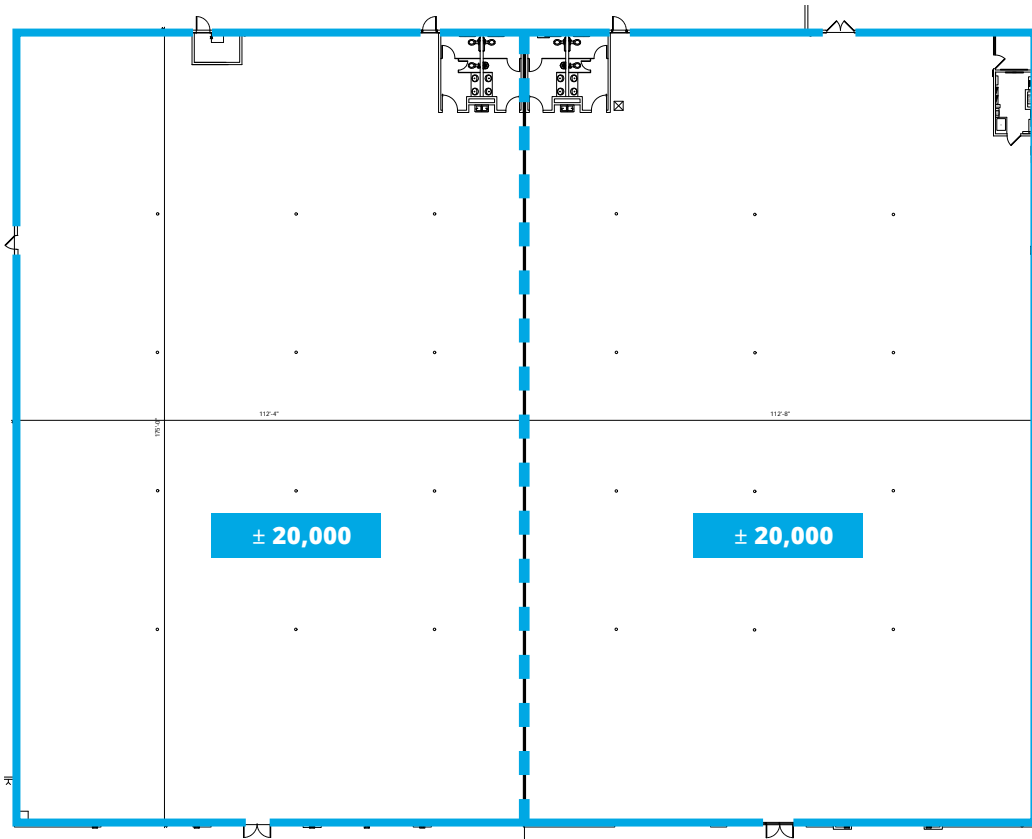
# Suite 7020 & 7030

Junior box space

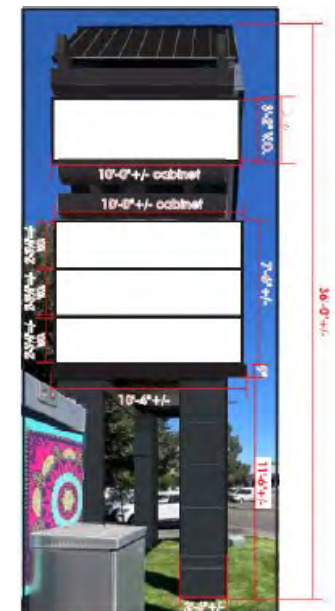
## SUITE DETAILS

**Size** ± 20,000-40,000 SF (demisable space)

**Rate** Contact agent



EAST & WEST ELEVATIONS



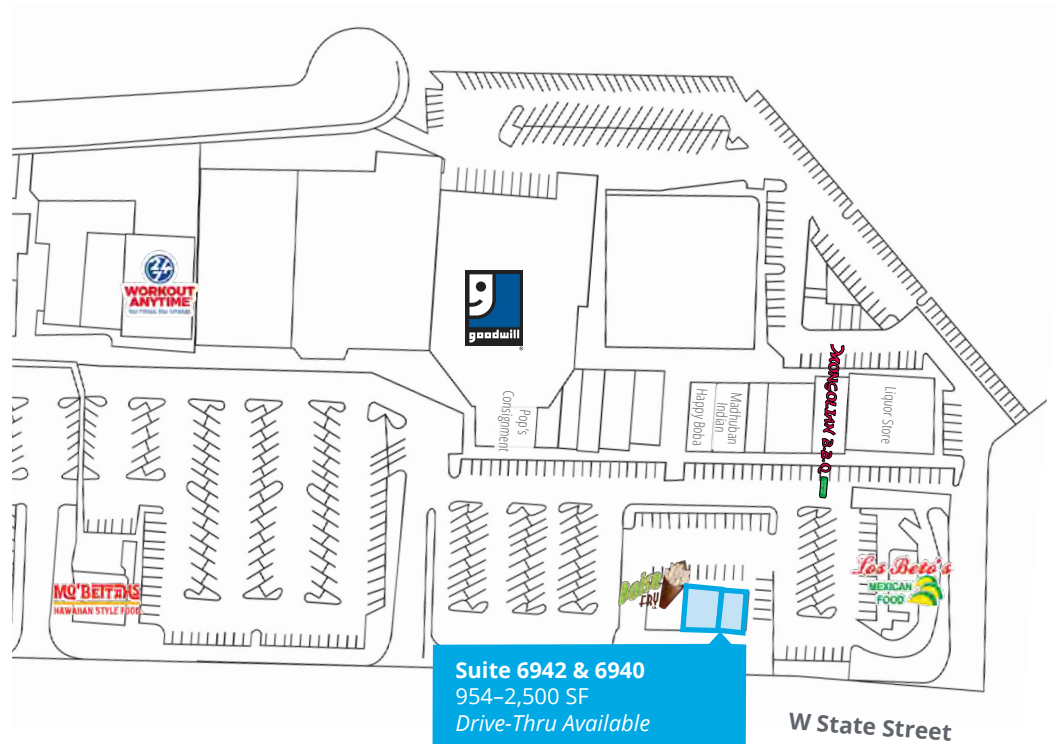
SOUTH ELEVATION

# Drive-Thru Spaces

## SUITE DETAILS

| Suite     | Size         | Notes           |
|-----------|--------------|-----------------|
| 6942-6940 | 954-2,500 SF | Can be combined |

*\*Contact agent for pricing details*



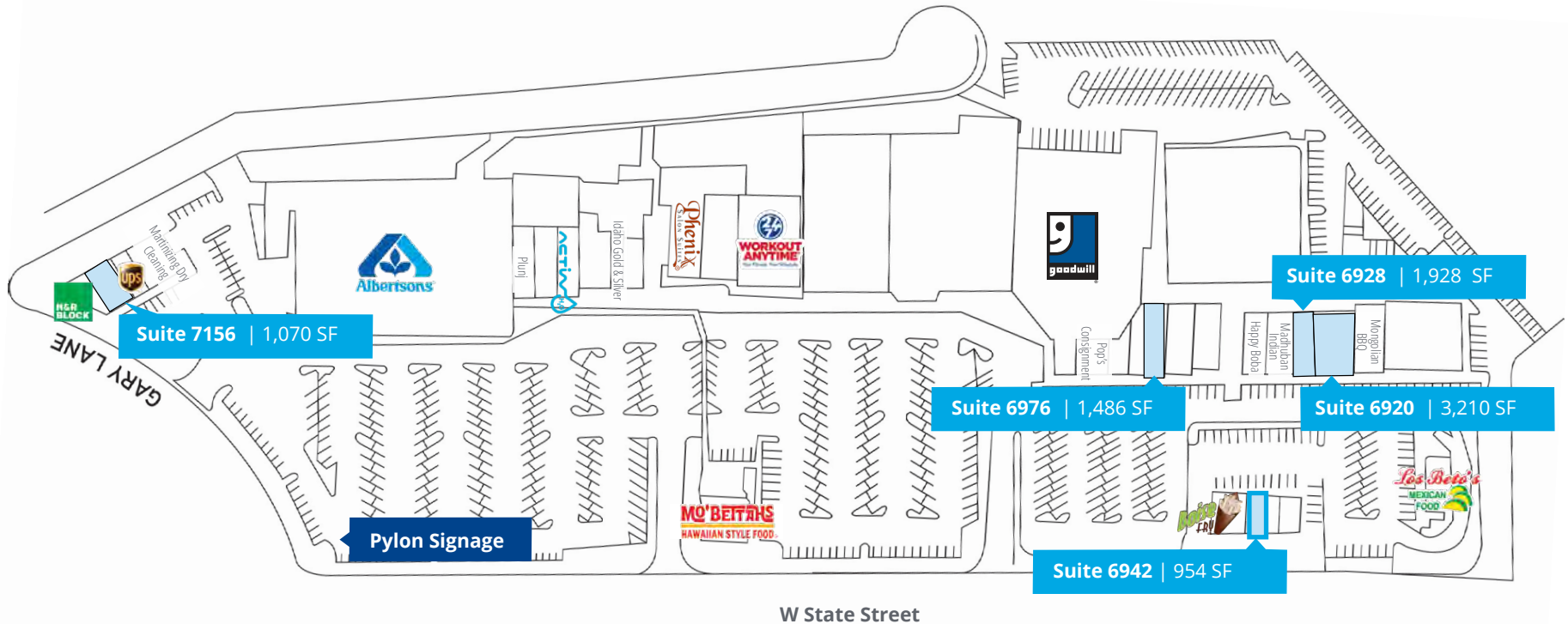
# Restaurant/Retail Spaces

Tenant improvement allowance available

## SUITE DETAILS

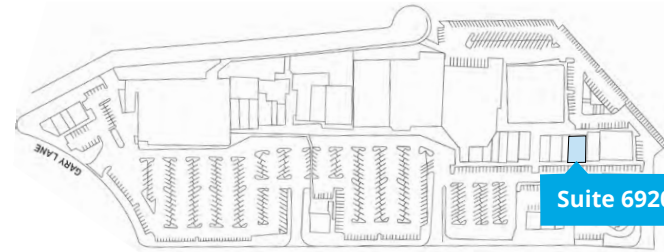
| Suite | Size         | Rate         |
|-------|--------------|--------------|
| 7156  | 1,070 SF     | \$24 PSF NNN |
| 6920  | 3,210 SF     | \$24 PSF NNN |
| 6928  | 1,928 SF     | \$24 PSF NNN |
| 6942* | 954-2,500 SF | \$30 PSF NNN |
| 6976  | 1,486 SF     | \$24 PSF NNN |

\*Can be combined with suite 6940

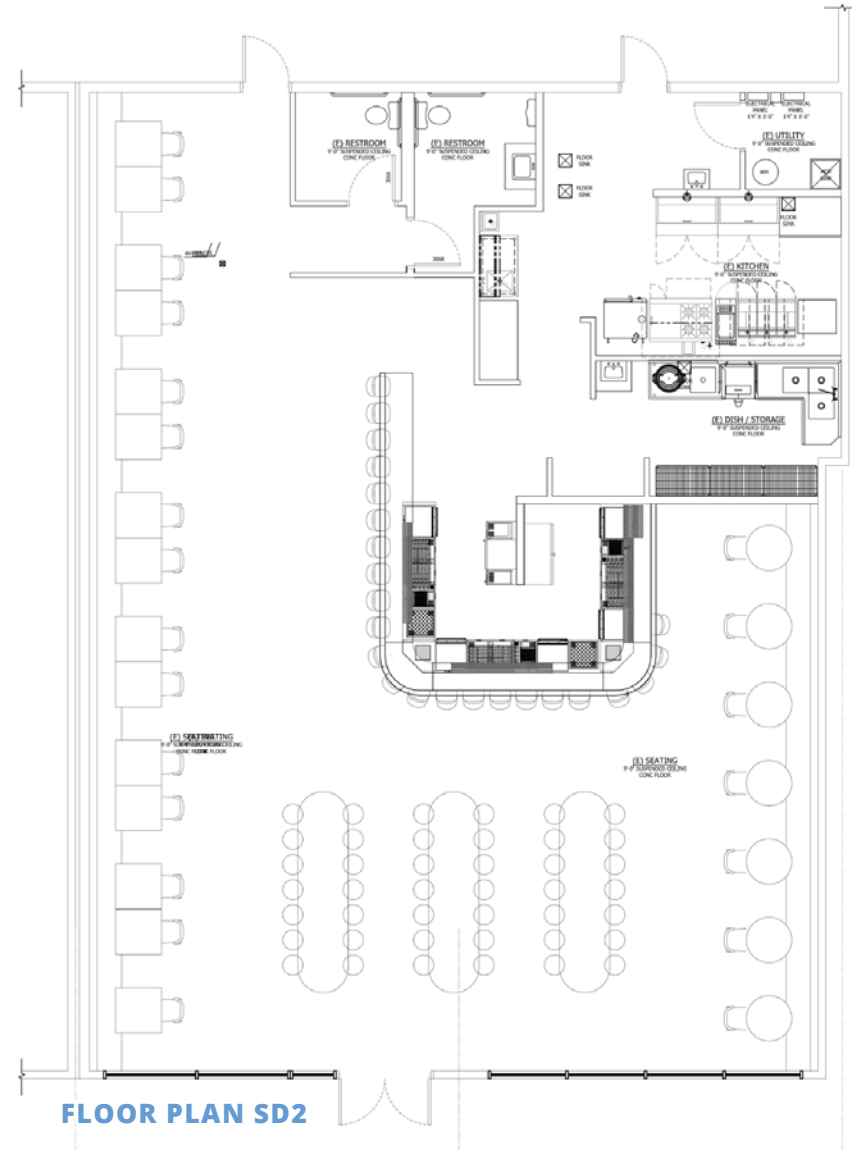
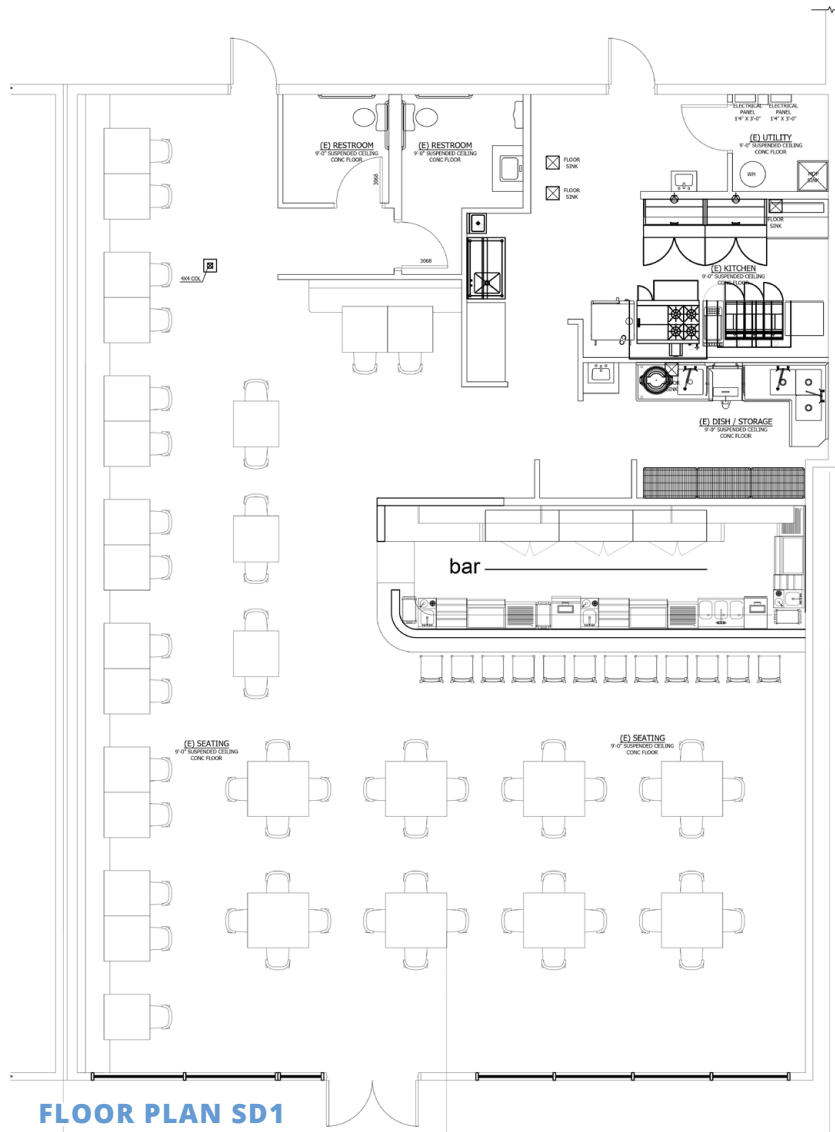


# Suite 6920

Proposed Floorplan Layouts



Suite 6920 | 3,210 SF



# Property Aerial

 [Google Map](#)

 [Street View](#)



|                                     |                                 |
|-------------------------------------|---------------------------------|
| <b>ROSS</b><br>DRESS FOR LESS       | <b>D &amp; B</b><br>SUPPLY      |
| <b>MATTRESS FIRM</b>                |                                 |
| <b>BIG 5</b><br>SPORTING GOODS      | <b>DICKEY'S</b><br>BARBECUE PIT |
| <b>DISCOUNT TIRE</b><br>Great Clips | <b>Idaho PIZZA</b>              |
| <b>BURGER KING</b>                  | <b>VISTA PAWN</b>               |
| <b>WELLS FARGO</b>                  | <b>GOODYEAR</b>                 |



Pylon Signage

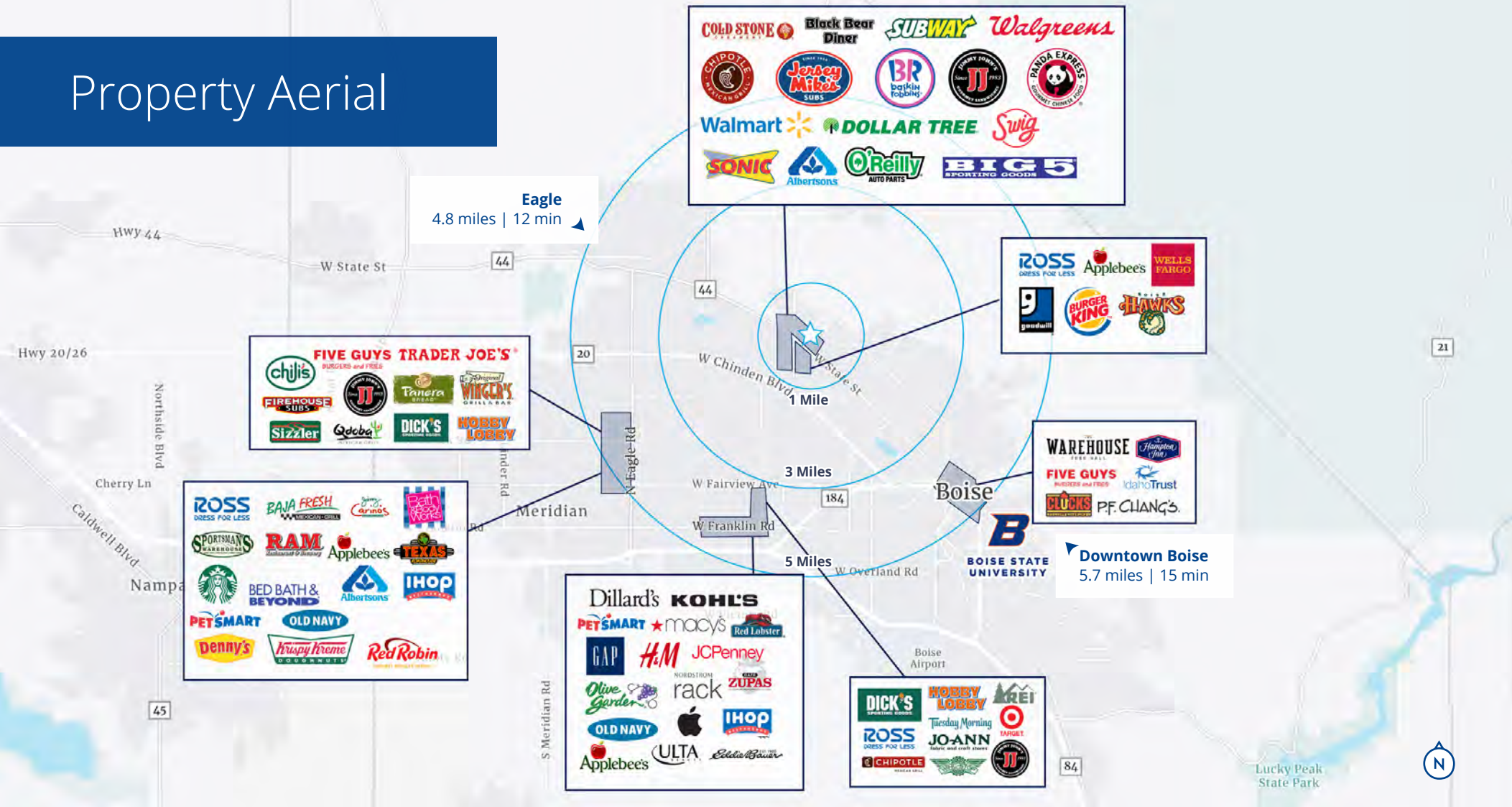
N Gary Lane

W State Street 36,000 VPD

N Glenwood Street 39,000 VPD



# Property Aerial



## DEMOGRAPHICS

|             | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------|-----------|-----------|-----------|
| Population  | 11,253    | 67,075    | 181,261   |
| Households  | 5,194     | 28,242    | 74,844    |
| Avg. Income | \$123,292 | \$109,520 | \$115,940 |

1.6m visits

to the Northgate Shopping Center  
in the past 12 months.

Visits are impacted by pay cycle,  
and spike on the first of the month.

29 min.

Average dwell time of patrons at  
the Northgate Shopping Center



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## CONTACT

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