

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



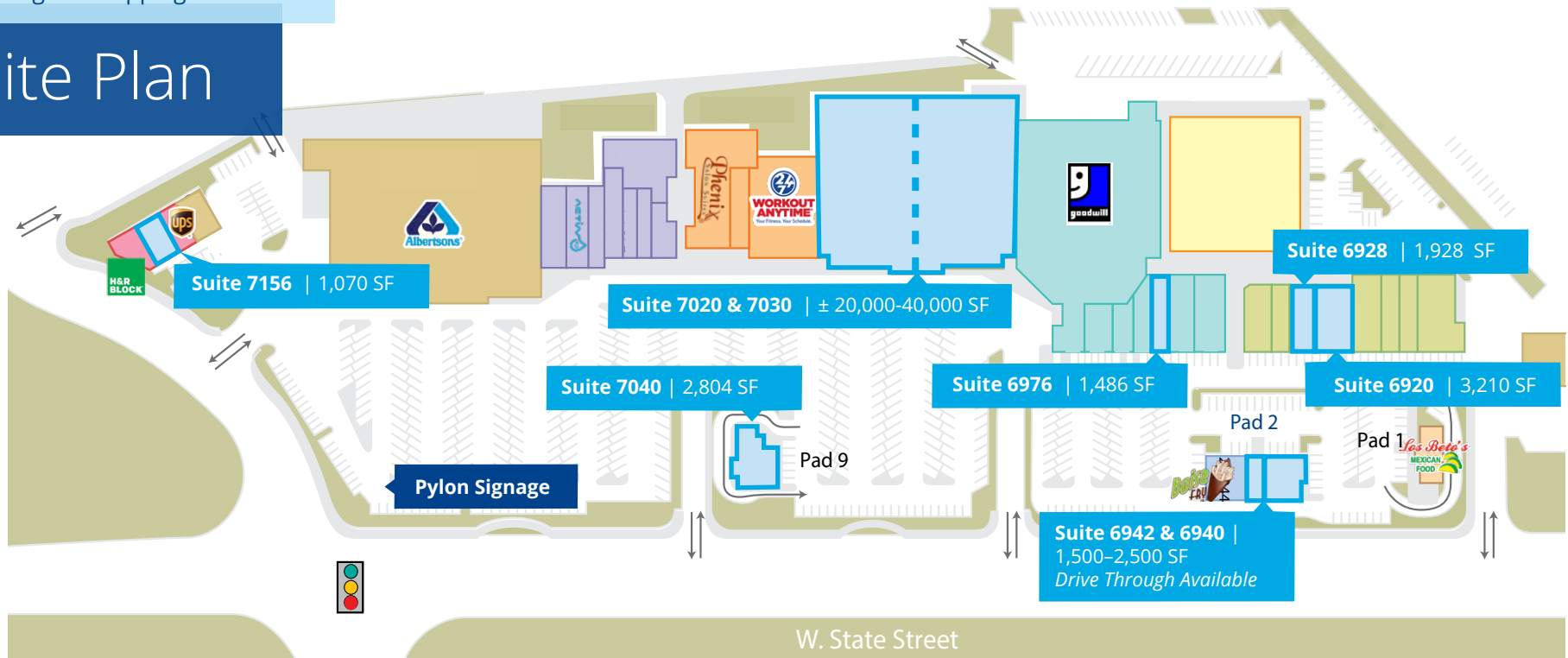
PROPERTY DETAILS

Space Available	Retail/Restaurant: 1,070 - 1,928 SF Drive-Thru: 1,844 - 2,804 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 available
- Rare Boise drive-thru spaces available
- Restaurant spaces with hood and grease trap

Site Plan



SUITE #	TENANT
Pad 2	
6940	AVAILABLE - 1,500 SF
6942	AVAILABLE - 954 SF
6944	Boise Fry Company
Pad 8	
7150	Martinizing Dry Cleaning
7154	UPS Store
7156	AVAILABLE - 1,070 SF
7158	H&R Block
Pad 9	
7040	AVAILABLE - 2,804 SF

SUITE #	TENANT
Building 3	
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
Building 4	
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	22,500 SF

SUITE #	TENANT
Building 6	
7020 & 7030	AVAILABLE - ± 20,000-40,000 SF
7048	Workout Anytime
7052	Master Yang's Tae Kwon Do
7054	Phenix Salon
Building 7	
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

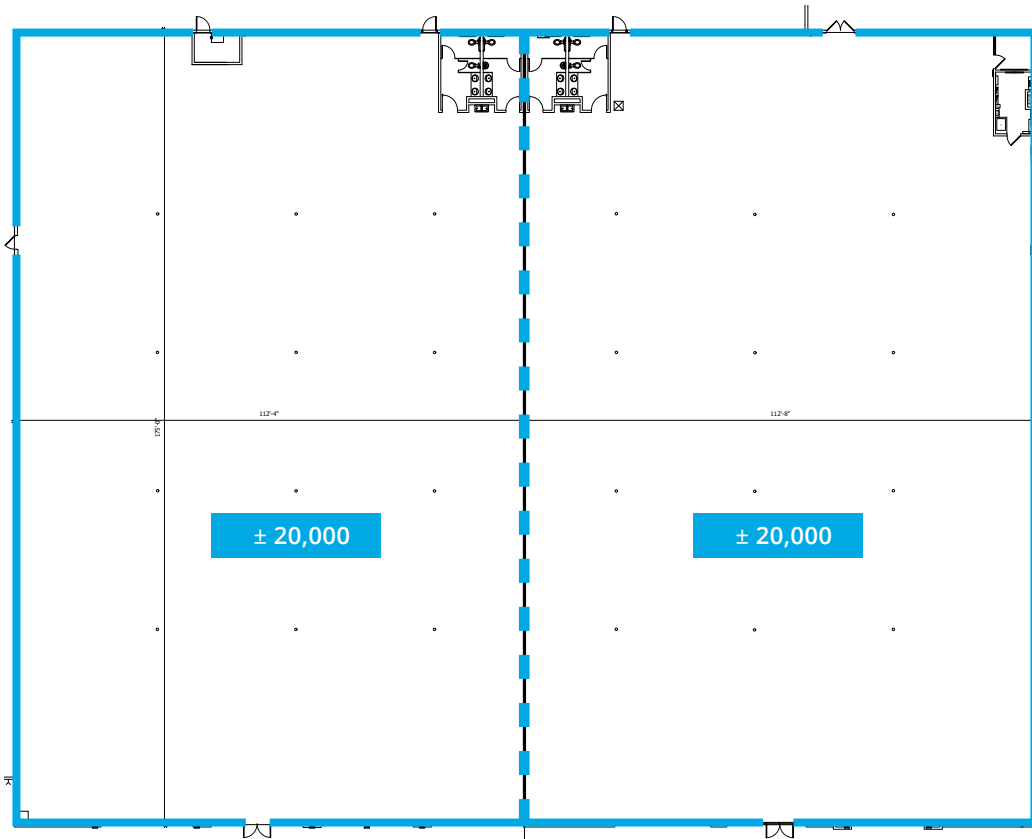
Suite 7020 & 7030

Junior box space

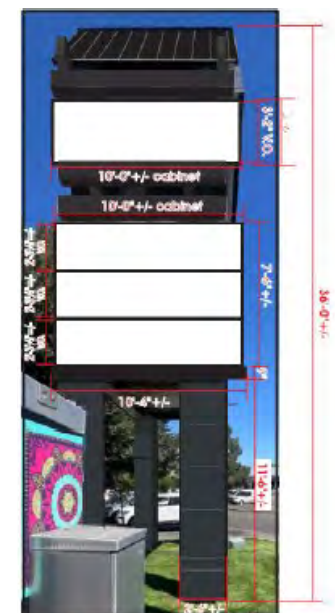
SUITE DETAILS

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

Rate Contact agent



EAST & WEST ELEVATIONS



SOUTH ELEVATION

Drive-Thru Spaces

SUITE DETAILS

Suite	Size	Notes
7040	2,804 SF	Hood & grease trap
6942-6940	954-2,500 SF	Can be combined

**Contact agent for pricing details*



Suite 7040



Suite 6940



Suite 7040

Suite 6942-6940

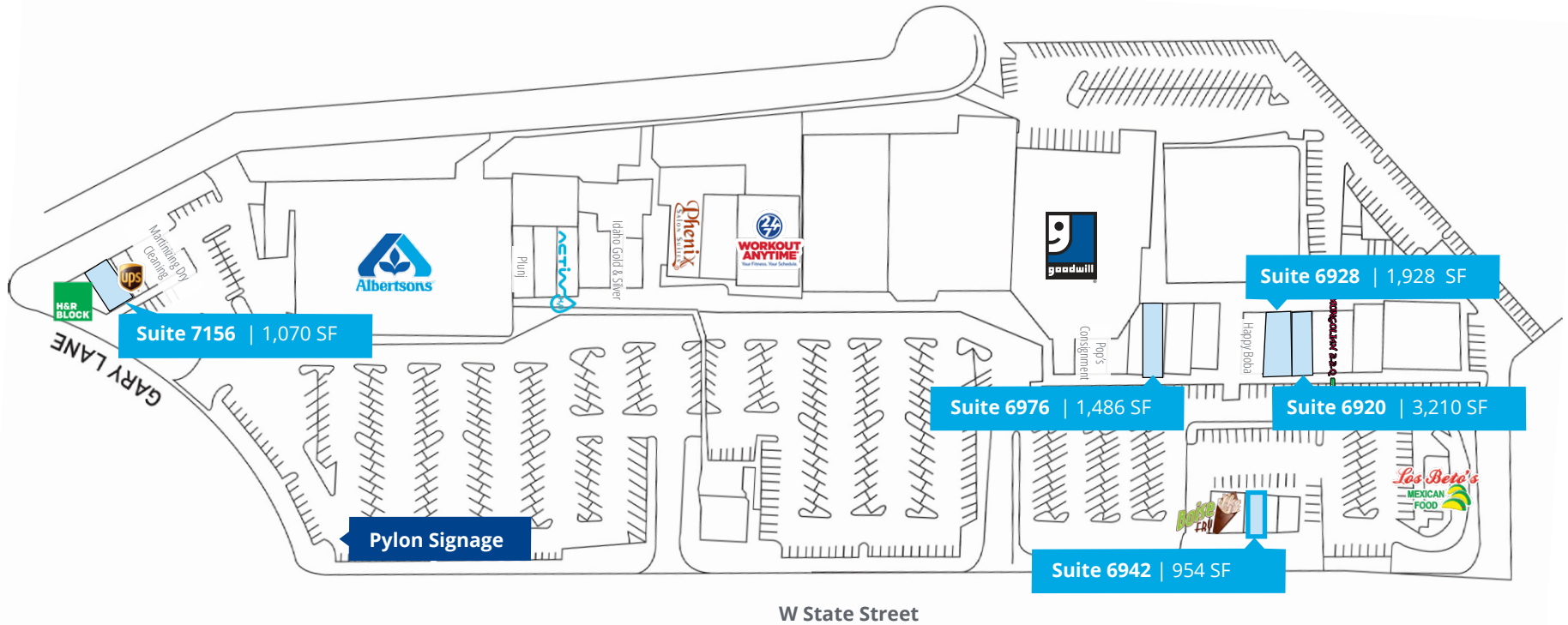
Restaurant/Retail Spaces

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



Property Aerial

 [Google Map](#)

 [Street View](#)



ROSS
DRESS FOR LESS

D & B
SUPPLY

MATTRESS FIRM

BIG 5
SPORTING GOODS

DICKEY'S
BARBECUE PIT

Idaho PIZZA

DISCOUNT
TIRE
Great Clips

BURGER KING

WELLS FARGO

VISTA PAWN

GOODYEAR



Pylon Signage

N Gary Lane

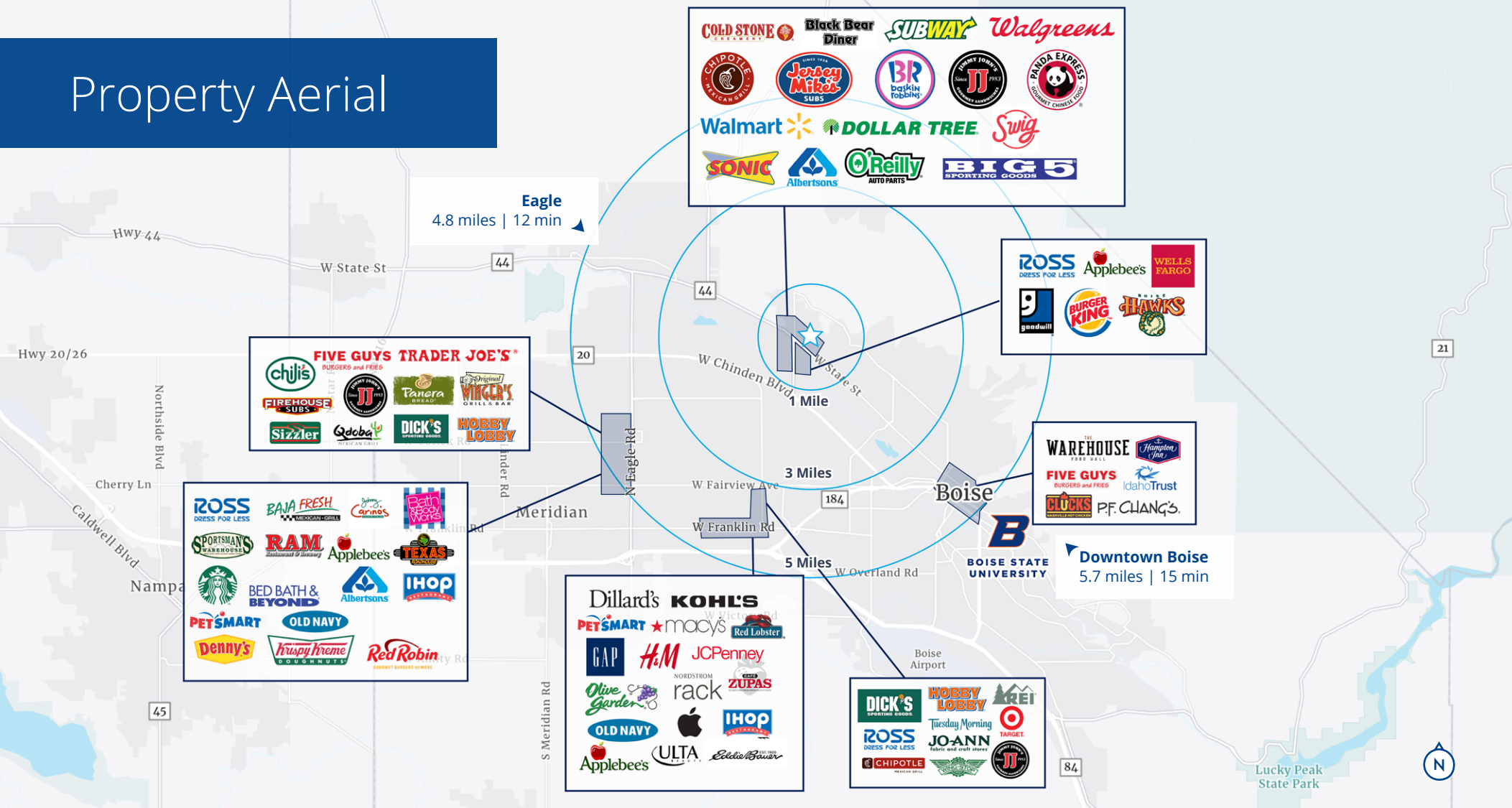


N Glenwood Street 39,000 VPD

W State Street 36,000 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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