

INDUSTRIAL FOR LEASE

# SUITE 150

8536 WEST ELISA STREET, BOISE, ID 83709



FOR LEASE

**KW COMMERCIAL | BOISE**

1065 S. Allante Place  
Boise, ID 83709



Each Office Independently Owned and Operated

**PRESENTED BY:**

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# EXECUTIVE SUMMARY

8536 WEST ELISA STREET



## OFFERING SUMMARY

<b>AVAILABLE:</b>	9/1/2026
<b>LEASE RATE:</b>	\$1.35/SF/Mo.
<b>LEASE TERM:</b>	3+ years
<b>AVAILABLE SF:</b>	2,000 SF
<b>WAREHOUSE SF:</b>	1,640 SF
<b>GRADE DOORS:</b>	1 12' X 12'
<b>NNN:</b>	\$608/month
<b>POWER:</b>	200A 208 3-Phase

## PROPERTY HIGHLIGHTS

- 2,000 Total SF available
- 360 SF Office
- 1,640 SF Warehouse
- 1 12' X 12' grade-level door
- 2 miles to interstate 84
- 17'8" clearance height

## PROPERTY OVERVIEW

Industrial/Flex space for lease in South Boise.

2,000 total square feet available, 360 SF is office space and 1,640 is warehouse space.

This location is 2 miles to the Cole Rd interchange or 2.5 miles to the Orchard Rd interchange.

There are four 12' x 12' grade-level doors and a clearance height at 17' 8".

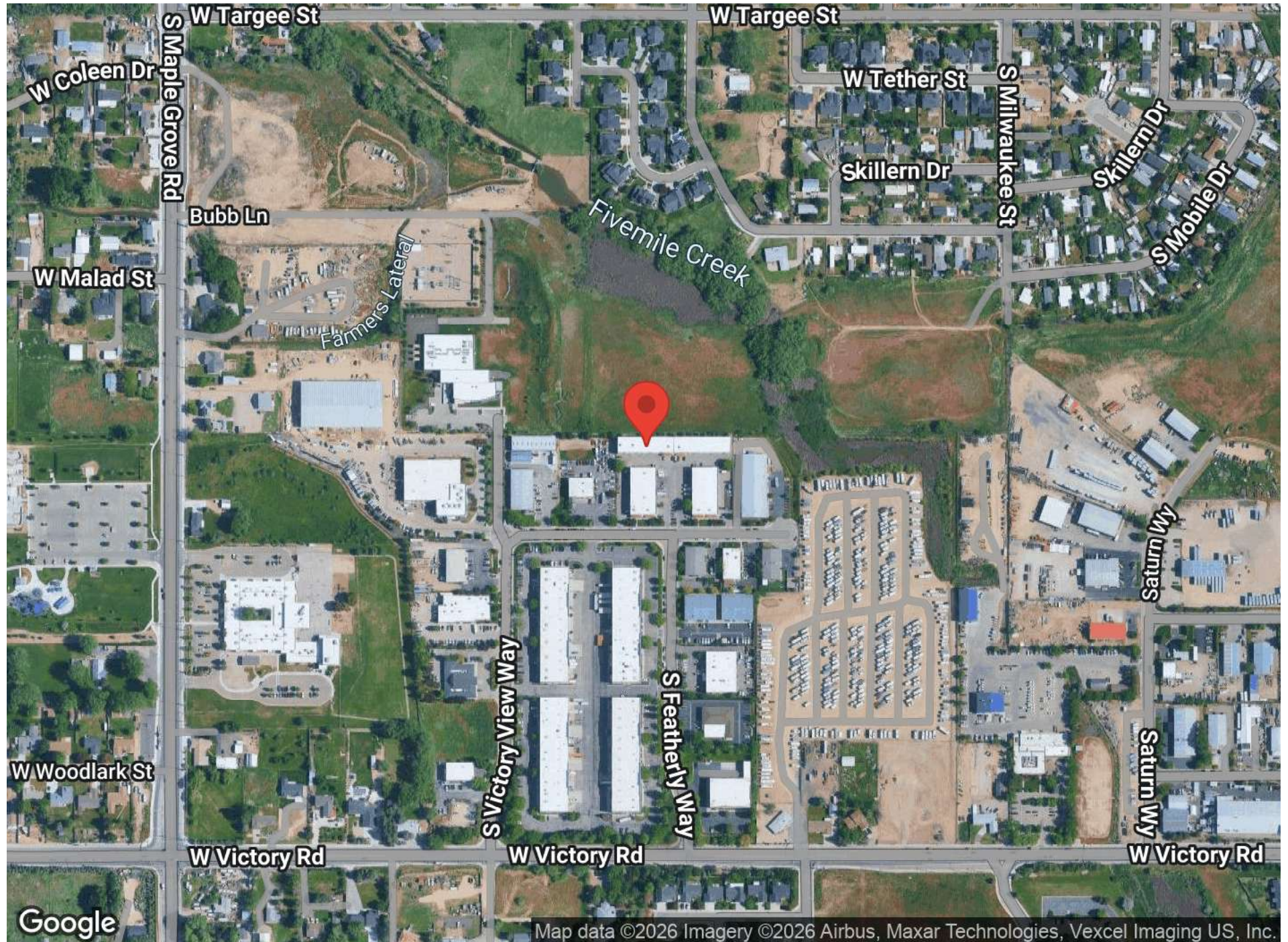
# PROPERTY PHOTOS

8536 WEST ELISA STREET



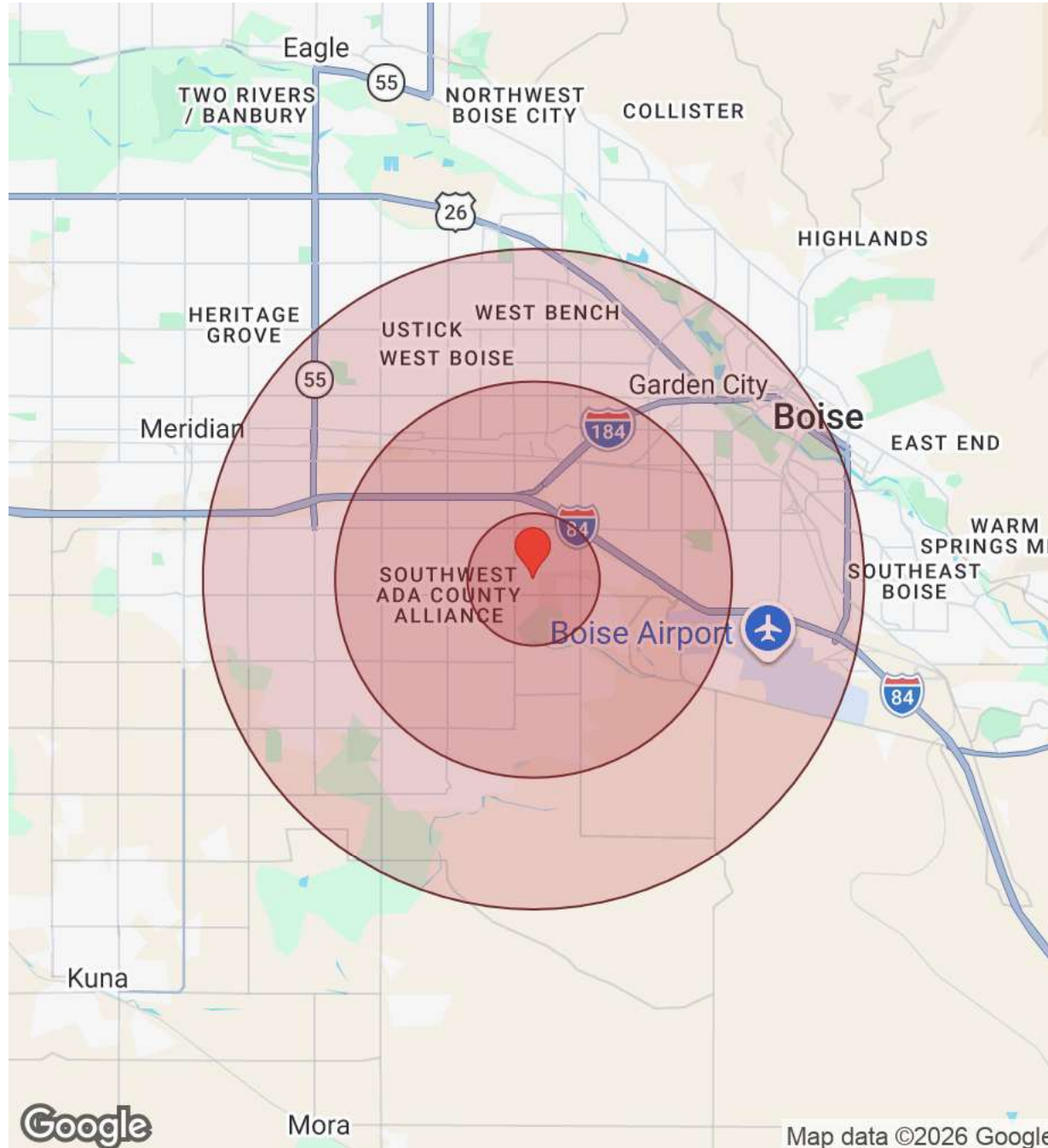
# AERIAL MAP

8536 WEST ELISA STREET



# DEMOGRAPHICS

8536 WEST ELISA STREET



Population	1 Mile	3 Miles	5 Miles
Male	2,923	40,699	107,781
Female	2,924	39,721	103,653
Total Population	5,847	80,420	211,434

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,700	63,122	167,477
Black	111	2,051	4,969
Am In/AK Nat	25	225	592
Hawaiian	6	169	381
Hispanic	540	9,272	23,765
Asian	267	3,169	7,696
Multiracial	181	2,324	6,132
Other	16	80	423

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,359	34,987	95,831
Occupied	2,183	32,430	88,478
Owner Occupied	1,709	21,151	52,994
Renter Occupied	474	11,279	35,484
Vacant	176	2,557	7,353

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,009	13,926	34,874
Ages 15 - 24	743	10,290	31,259
Ages 25 - 54	2,364	34,225	88,669
Ages 55 - 64	697	8,542	22,740
Ages 65+	1,035	13,437	33,890

Income	1 Mile	3 Miles	5 Miles
Median	\$97,286	\$88,876	\$86,233
Under \$15k	93	1,452	5,238
\$15k - \$25k	63	1,060	3,870
\$25k - \$35k	73	1,508	4,717
\$35k - \$50k	330	3,430	9,297
\$50k - \$75k	243	6,076	14,936
\$75k - \$100k	324	4,842	13,753
\$100k - \$150k	503	6,991	17,843
\$150k - \$200k	283	3,621	9,200
Over \$200k	270	3,450	9,623

Distance: ● 1 Mile ● 3 Miles ● 5 Miles



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