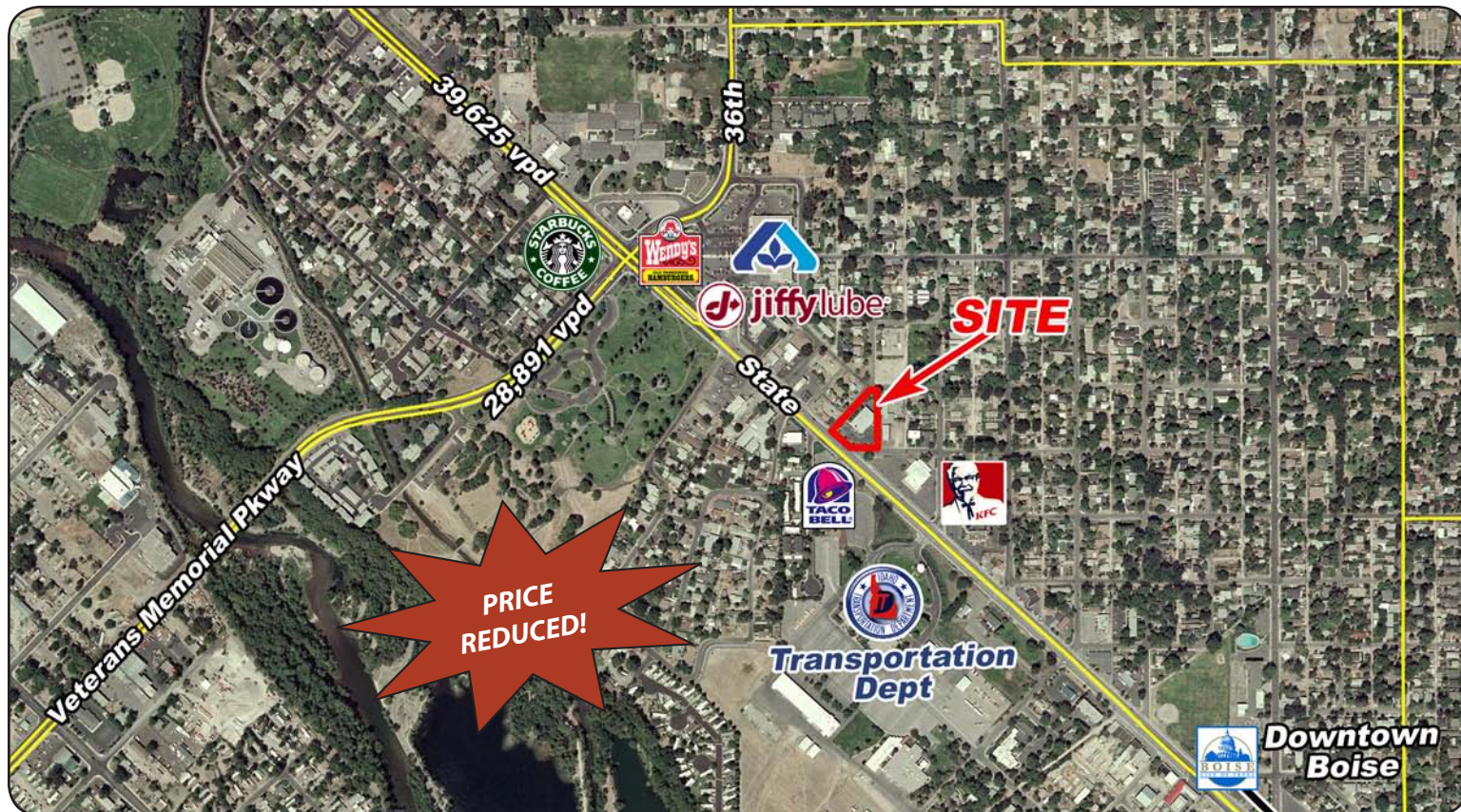


# 3344 W. State Street

Boise, ID

**RETAIL BUILDING FOR SUBLEASE**



### Demographics:

**Population:** 85,257 (3 mi.)  
**HH Income:** \$67,135 (3 mi.)  
 2010

### Available Space:

RSF:	RATE:
7,920 SF	\$7.95/SF

Sublease thru 11/2013 - longer terms possible.

### Listing Comments:

Ideal State Street location near Veteran's Memorial Pkwy.

Great visibility and signage.

Average traffic counts of 55,399 vpd at Veteran's Memorial Parkway and State St.

Full access; going home side of State Street.

Roll-up door access for shipping and receiving.

### Contact:

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www.tokcommercial.com



# 3344 W. State Street

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## Property Information:

**Building Type:** Freestanding Retail  
**Building Size:** 7,920 SF  
**Parcel Size:** 0.799 Acres  
**Zoning:** C-2D  
**Year Built:** 1997  
**Parking:** 35 Stalls

## Lease Terms:

**Lease Type:** NNN  
**Est. NNN's:** \$3.00/SF



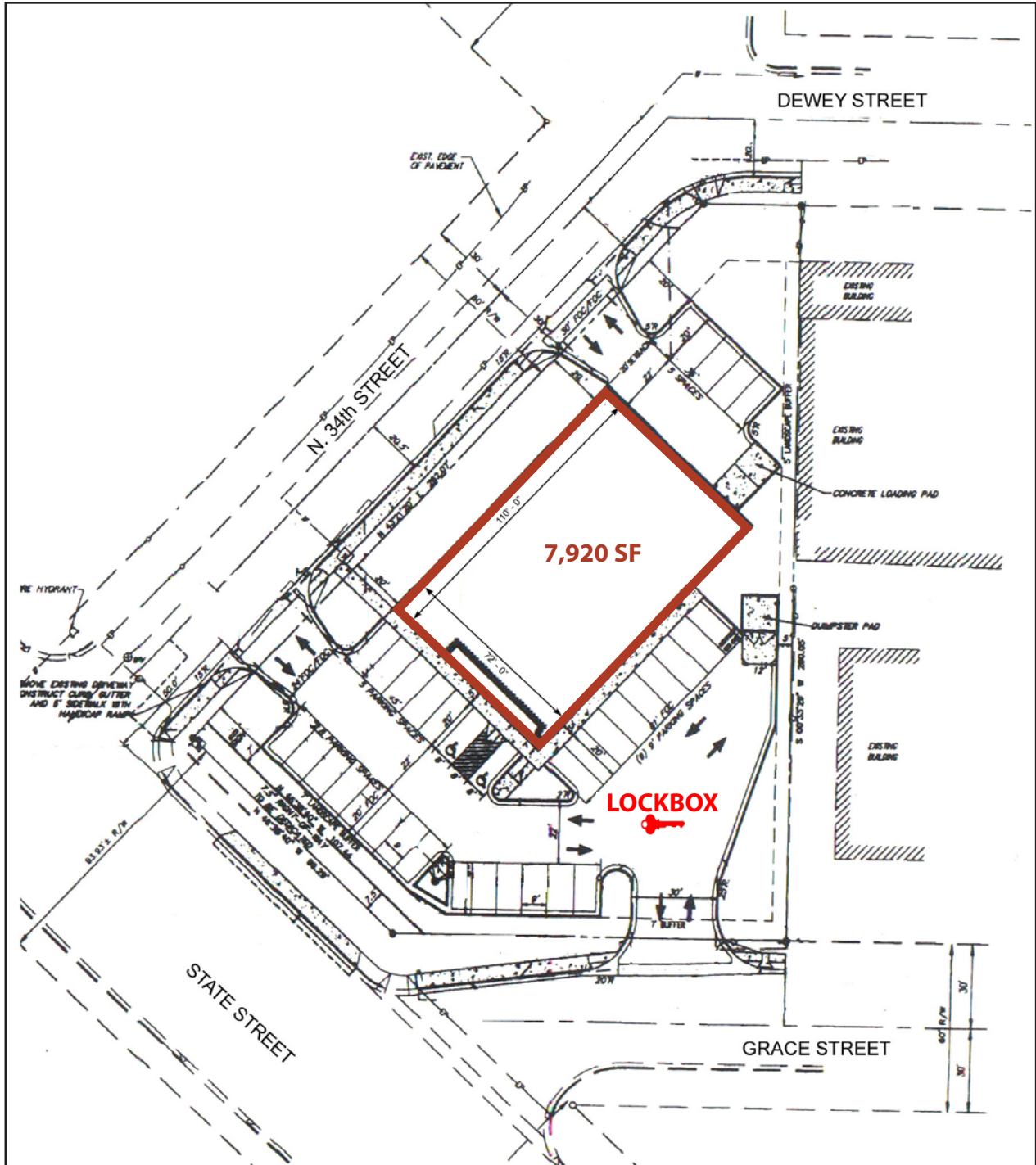
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# 3344 W. State Street

Boise, ID

RETAIL BUILDING FOR SUBLEASE

## SITE PLAN



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