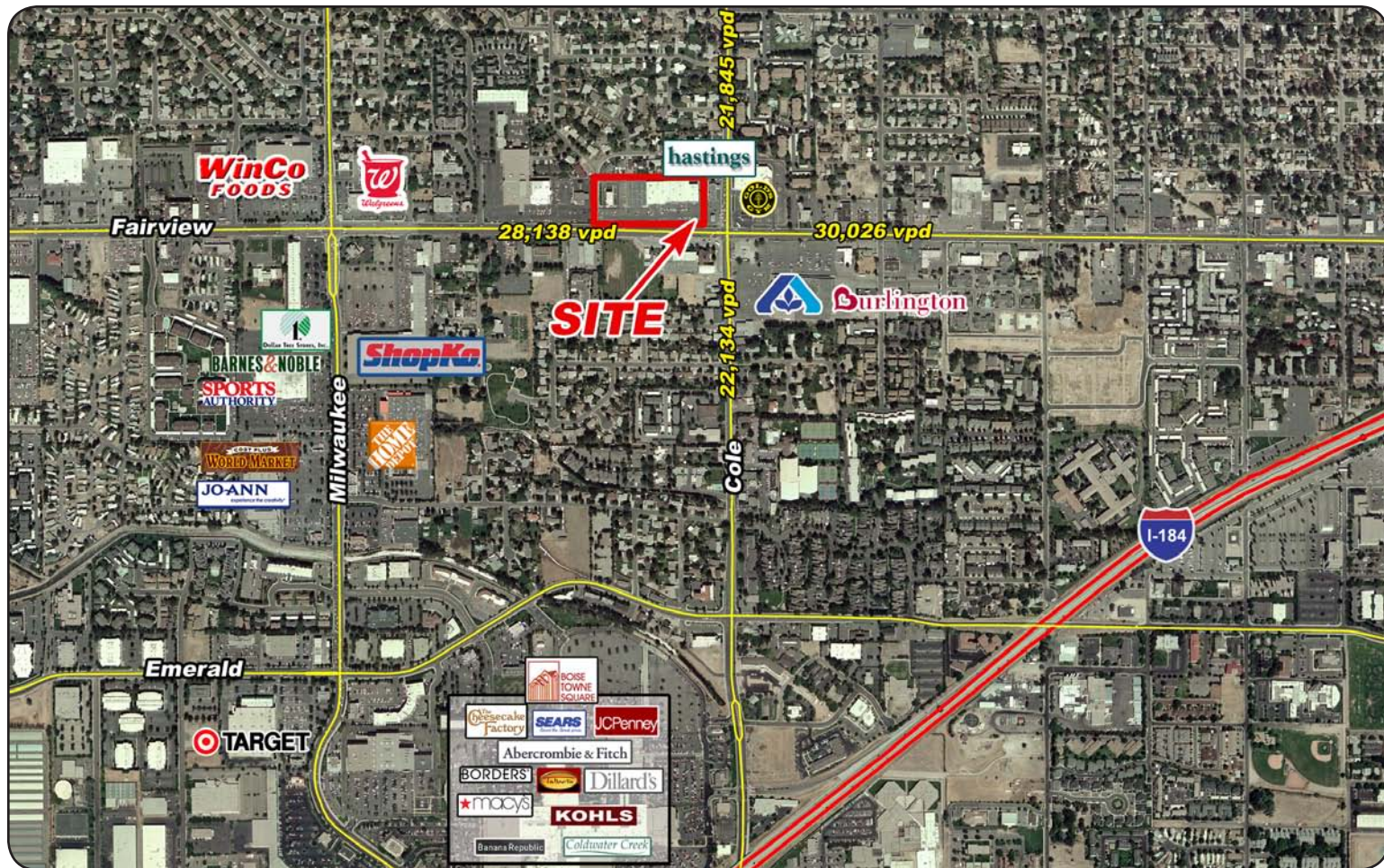


# Westgate Shopping Center

7500 W. Fairview - Boise, ID

**RETAIL ANCHOR SPACE FOR LEASE**



### Demographics:

**Population:** 106,223 (3 mi.)  
**HH Income:** \$64,409 (3 mi.)  
2010

### Key Tenants:

Anchored by Hastings.

### Listing Comments:

Tenant improvements negotiable.

Average traffic count of 51,990 vpd.

Below market asking rates in mall area.

Pylon signage available.

Outstanding opportunity in Mall Vicinity.

Exterior remodel underway.

### Available Space:

SPACE:	RSF:	RATE/SF:
Ste 7670 - Anchor	22,290 SF	Contact Agent

### Contact:

**Mark Schalg, CCIM**  
Ph: 208.947.0817  
Fx: 208.947.0869  
marks@tokcommercial.com  
www.tokcommercial.com



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RETAIL ANCHOR SPACE FOR LEASE

## Property Information:

Submarket: West  
Shopping Center Size: 78,023 SF  
Parking: 4.5/1,000

## Lease Terms:

Lease Term: 5 - 10 years  
Lease Type: NNN  
Est. NNN: \$2.75



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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