

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



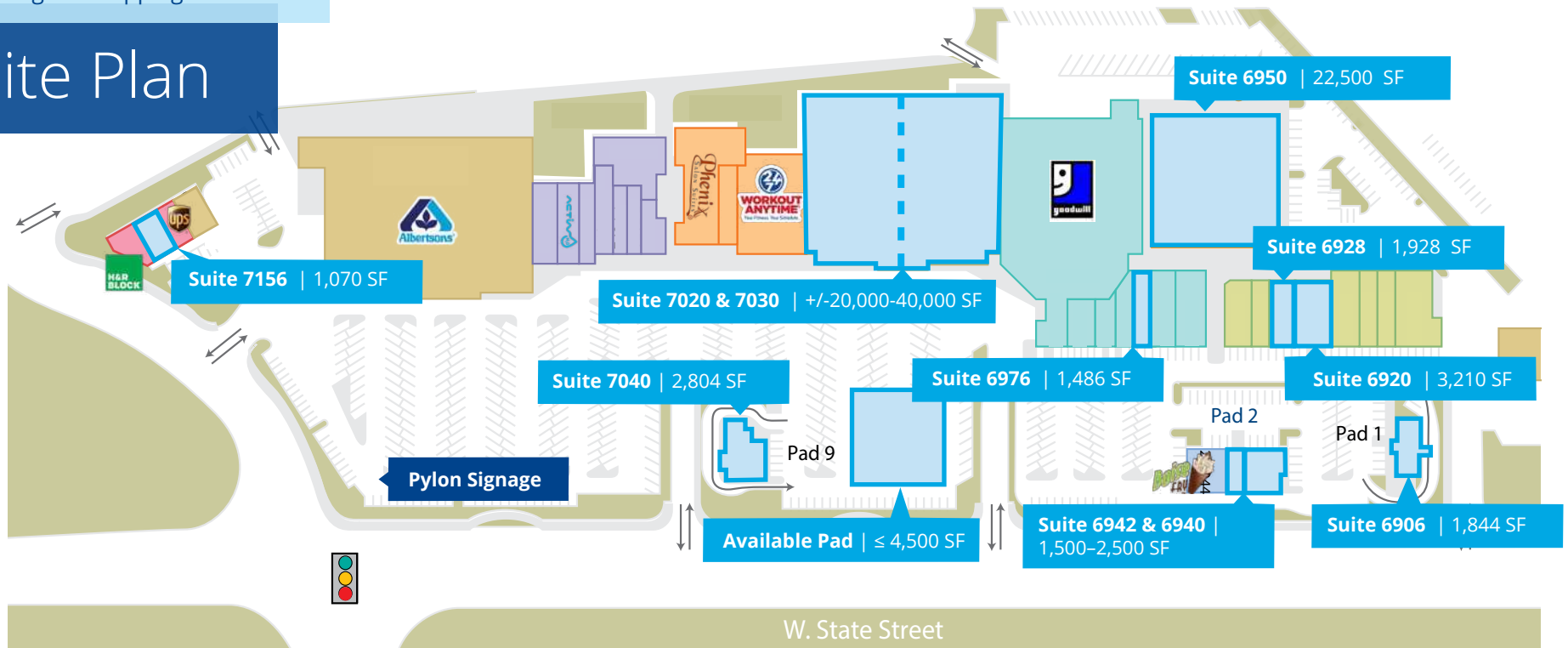
PROPERTY DETAILS

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 1

6906	AVAILABLE - 1,844 SF
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Pad 2

6940	AVAILABLE - 1,500 SF
6942	AVAILABLE - 954 SF
6944	Boise Fry Company

New Outparcel

tbd	AVAILABLE - ≤4,500 SF
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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
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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

Building 5

6950	AVAILABLE - 22,500 SF
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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

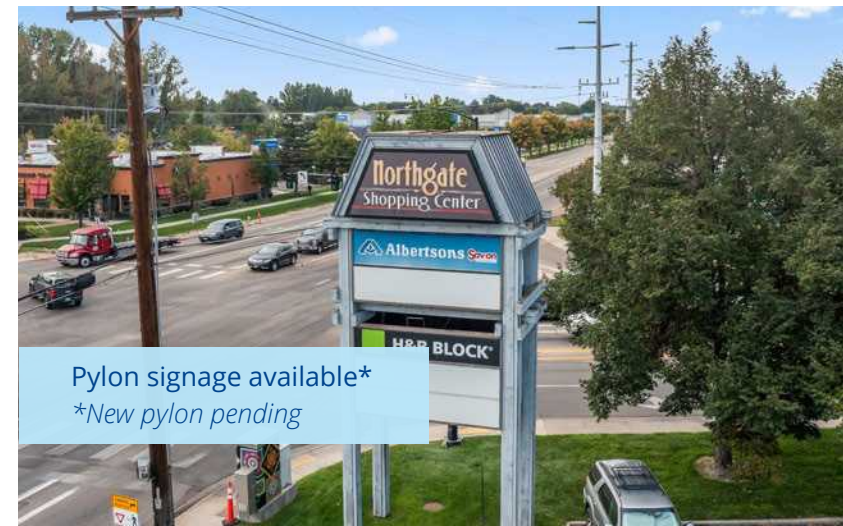
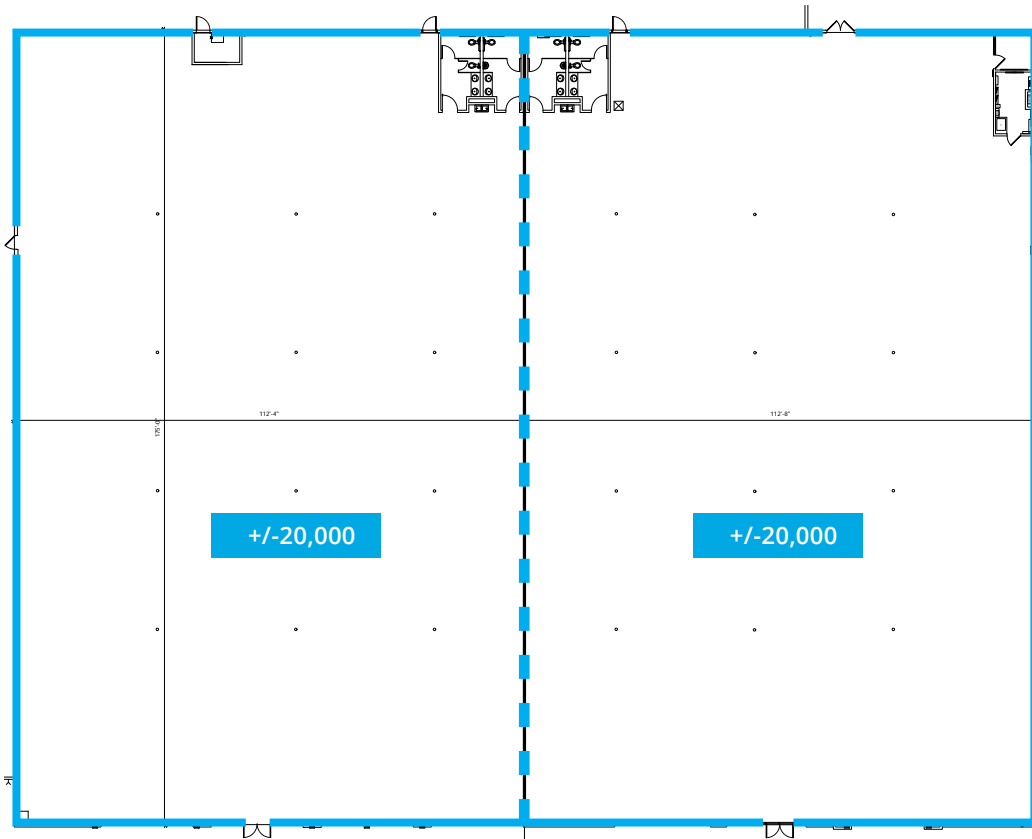
Suite 7020 & 7030

Junior box space

SUITE DETAILS

Size +/-20,000-40,000 SF (demisable space)

Rate Contact agent



Pylon signage available*
*New pylon pending

Drive-Thru Spaces

SUITE DETAILS

Suite	Size	Notes
7040	2,804 SF	Hood & grease trap
6942-6940	954-2,500 SF	Can be combined
6906	1,844	Hood & grease trap

**Contact agent for pricing details*



Suite 7040



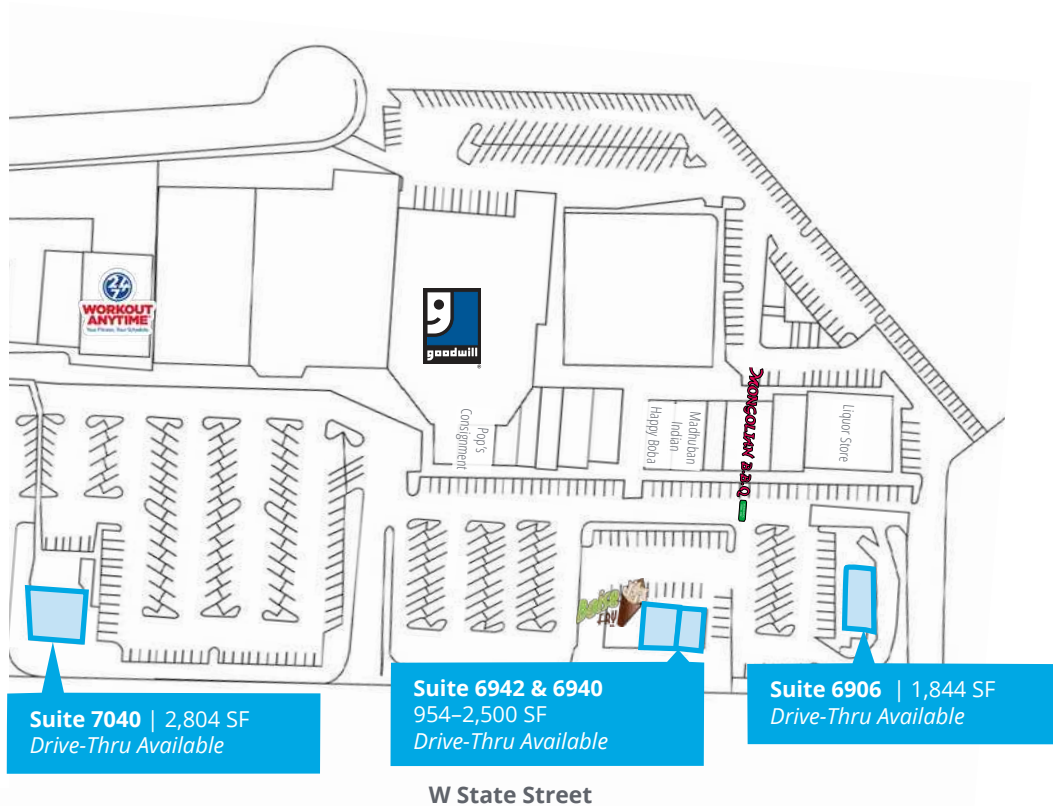
Suite 6940



Suite 7040

Suite 6942-6940

Suite 6906



Restaurant/Retail Spaces

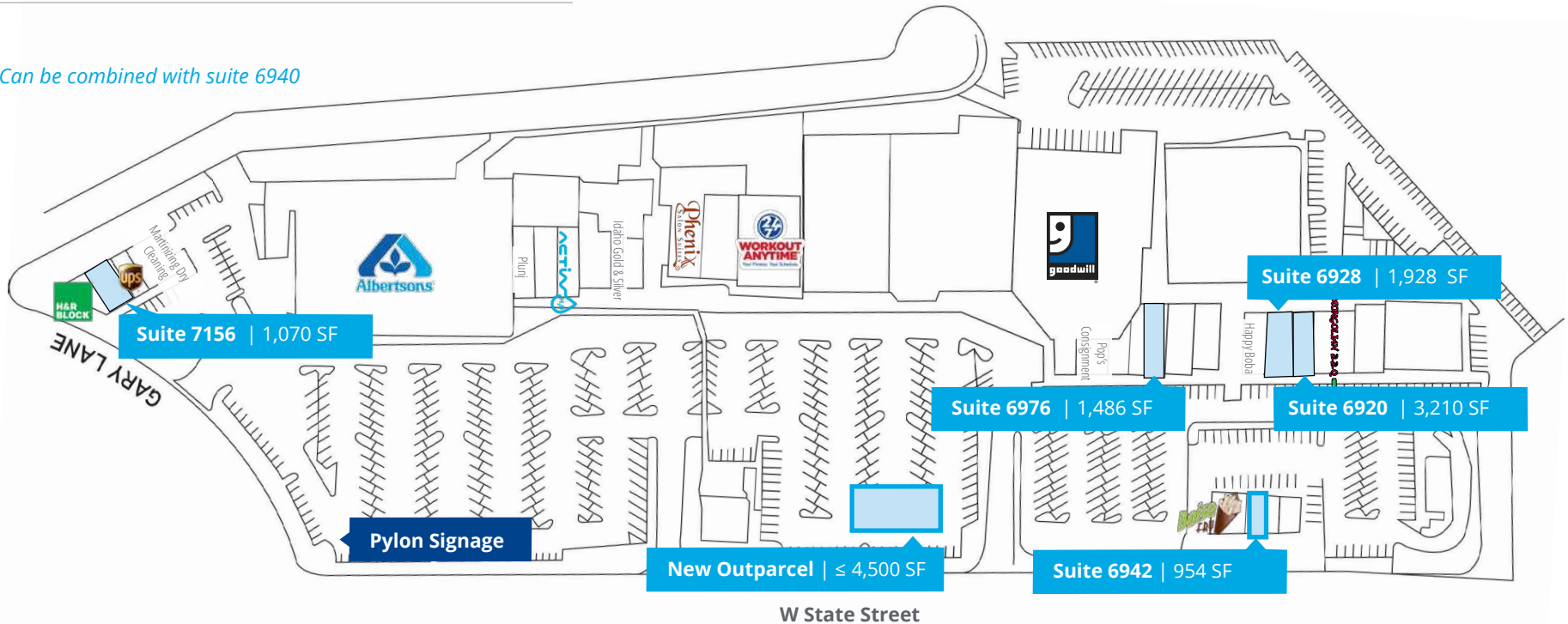
Tenant improvement allowance available



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
New Outparcel	≤ 4,500 SF	Contact Agent

*Can be combined with suite 6940



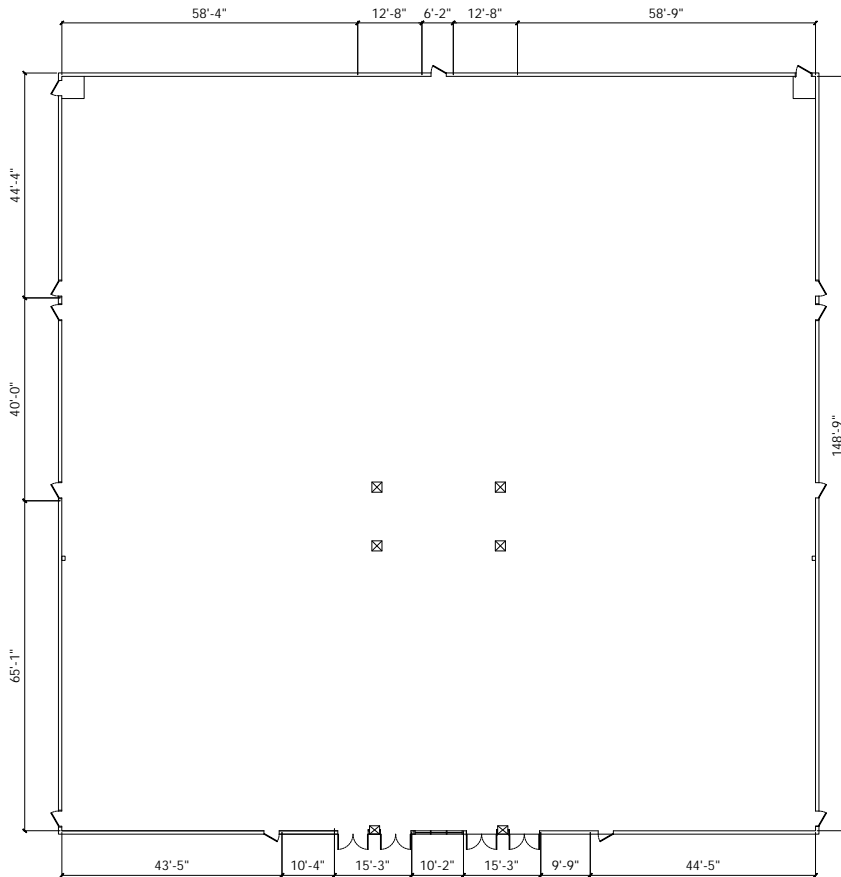
Suite 6950

Junior box space

SUITE DETAILS

Size 22,500 SF

Rate Contact agent



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

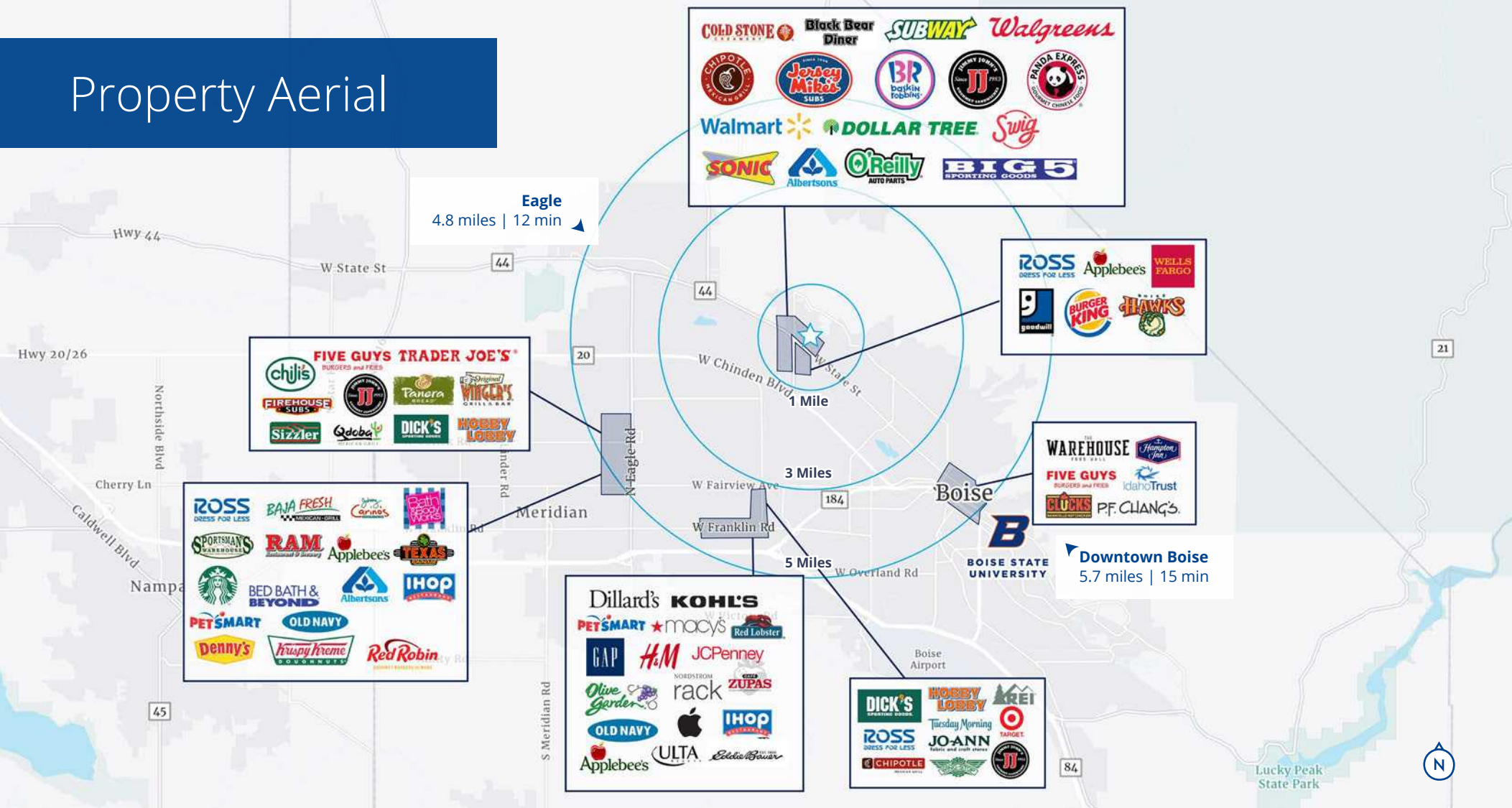
N Glenwood Street 39,000 VPD

Walmart 



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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