



RETAIL FOR SALE - \$1,750,000

SEC W State St & 28th St

2727 - 2717 W STATE ST, BOISE, ID 83706

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Kidder Mathews is excited to present an opportunity to acquire a rare high-visibility commercial property at a strategic hard corner on West State Street in Boise, Idaho.

PROPERTY DETAILS

- \$1,750,000 sale price
- 5,305 SF building on a 0.34 acre lot
- On-site parking

PROPERTY HIGHLIGHTS

- Excellent owner/user, investor, or future development opportunity
- Outstanding visibility with traffic counts exceeding 20,000 vehicles per day.
- The property offers prime access from State St and 28th St.
- All tenants are on month-to-month leases
- Zoning MX-3 district is intended to provide opportunities for office, commercial, institutional, and residential

→ [VIEW CODE](#)



2727 W STATE ST

NORTH VIEW



FIRESIDE INN



LOWELL ELEMENTARY SCHOOL



OLD FAMILY DOLLAR



ST. MARY'S SCHOOL

SITE



ST. MARY'S CROSSING OFFICE CONDO AND FITNESS



KIDDER MATHEWS

AVAILABLE FOR SALE

N 28TH ST 1,200+ VPD

W STATE ST
N 28TH ST 1,800+ VPD
20,000+ VPD

N 27TH ST 5,800+ VPD

2727 W STATE ST

EAST VIEW

DOWNTOWN BOISE

 8 Min | 2.4 Miles



ST. MARY'S
CROSSING OFFICE
CONDO AND FITNESS



ST. MARY'S SCHOOL

ST. LUKE'S CENTER
FOR ORTHOPEDICS

NEW CWI CAMPUS

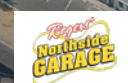


27TH STREET CROSSING

N 27TH ST 5,800+ VPD

N 28TH ST 1,200+ VPD

20,000+ VPD



KIDDER MATHEWS

AVAILABLE FOR SALE

BOISE MARKET OVERVIEW

WHO ARE WE?

The Boise Valley is strategically located in the Mountain Time Zone and Southwestern Idaho, providing easy non-stop access to all major cities on the West Coast, the Pacific Northwest and Intermountain West.

The Southwest Region is home to 942,676 people (Community Planning Association of Southwest Idaho) and a workforce of 388,815 within a 45-minute draw of Boise. The average commute time is 22 minutes.

Commuting in the Valley: The major interstate serving the Boise Valley is I-84, running through the metro area's major cities Boise, Meridian, Nampa and Caldwell, and I-184 branches toward the northeast into downtown Boise. Daily commutes are easy for the Boise Valley's population with federal highways 20, 26, and 30 and state highways 21, 44 and 55 providing access. ValleyRide offers public transportation throughout the Boise Valley.

942,676

SW REGION POPULATION

3.3%

UNEMPLOYMENT

38.8

MEDIAN AGE

\$93,839

MEDIAN HOUSEHOLD INCOME

\$23.10

AVERAGE HOURLY WAGE

\$46,544

MEDIAN ANNUAL WAGE

\$63,943

AVERAGE ANNUAL WAGE

Source: Idaho Department of Labor, Occupational Employment Statistics, Esri Population Calculations, Community Planning Association of Southwest Idaho



BOISE DEMOGRAPHICS

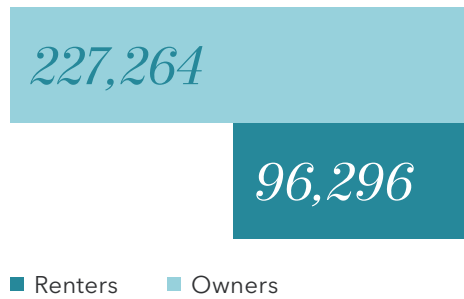
848,553
POPULATION

2.6
AVG HH SIZE

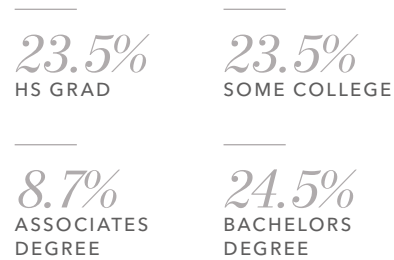
\$119,161
AVG HH INCOME

37.1
MEDIAN AGE

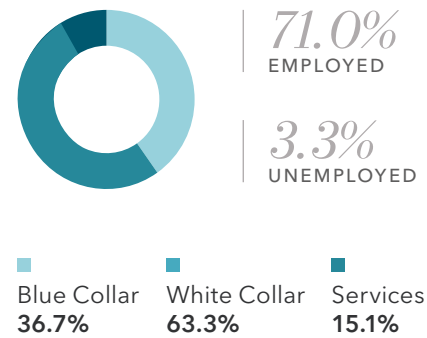
HOME OWNERSHIP



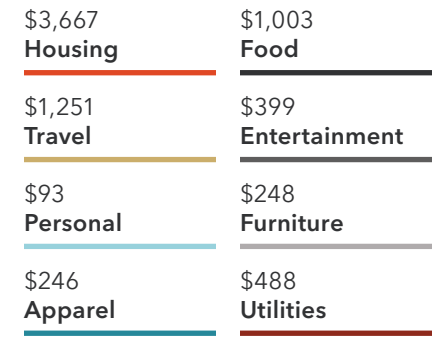
EDUCATION



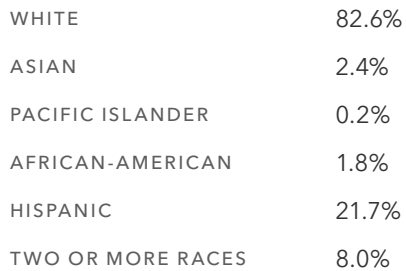
EMPLOYMENT



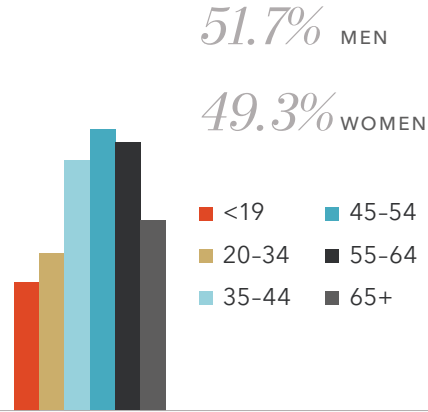
HOUSEHOLD SPENDING



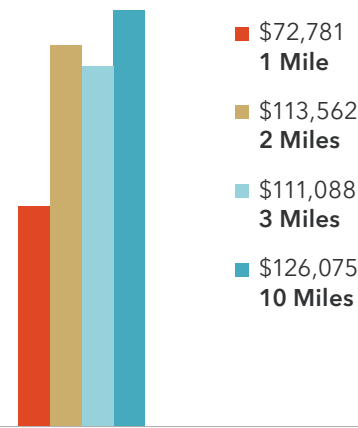
RACE & ETHNICITY



GENDER & AGE



HOUSEHOLD INCOME



Source: Sites USA



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*For more information on
this property, please contact*

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Mathews