



AVAILABLE NOW!

SALE INFORMATION

SPACE	SIZE	PRICE/SF	SALE PRICE
Building	4,320 SF	\$323/SF	\$1,425,000

LEASE INFORMATION

SPACE	RSF	RATE	EST. NNN
7476	1,870 SF	\$16.00/SF	\$8.27 SF/ NNN

Excellent visibility with frontage and signage on State Street.

33,000+ vehicles per day on State Street.

Directly off of one of the busiest intersections in the valley.

Dense retail - Shopping hub for North and North West Boise Markets.

Close to amenities.

New apartment development in the vicinity.

HIGHLIGHTS



CONTACT



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MOSES MUKENGEZI

208.947.0836

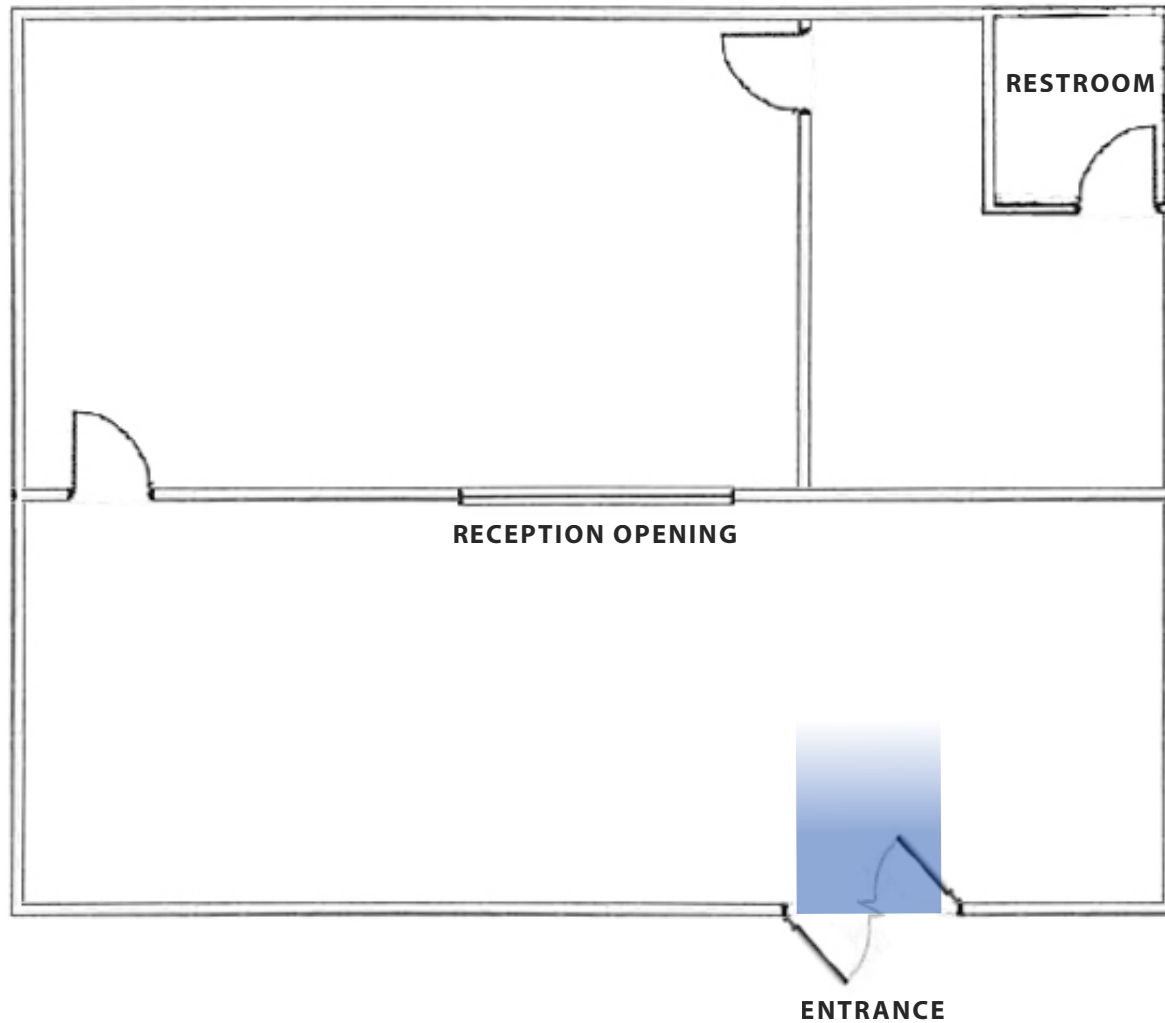
moses@tokcommercial.com

DETAILS



FLOOR PLAN

SPACE	RSF	RATE	EST. NNN
7476	1,870 SF	\$16.00/SF	\$8.27 SF/ NNN



7476 STATE ST

UPDATED: 4.10.2026 THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

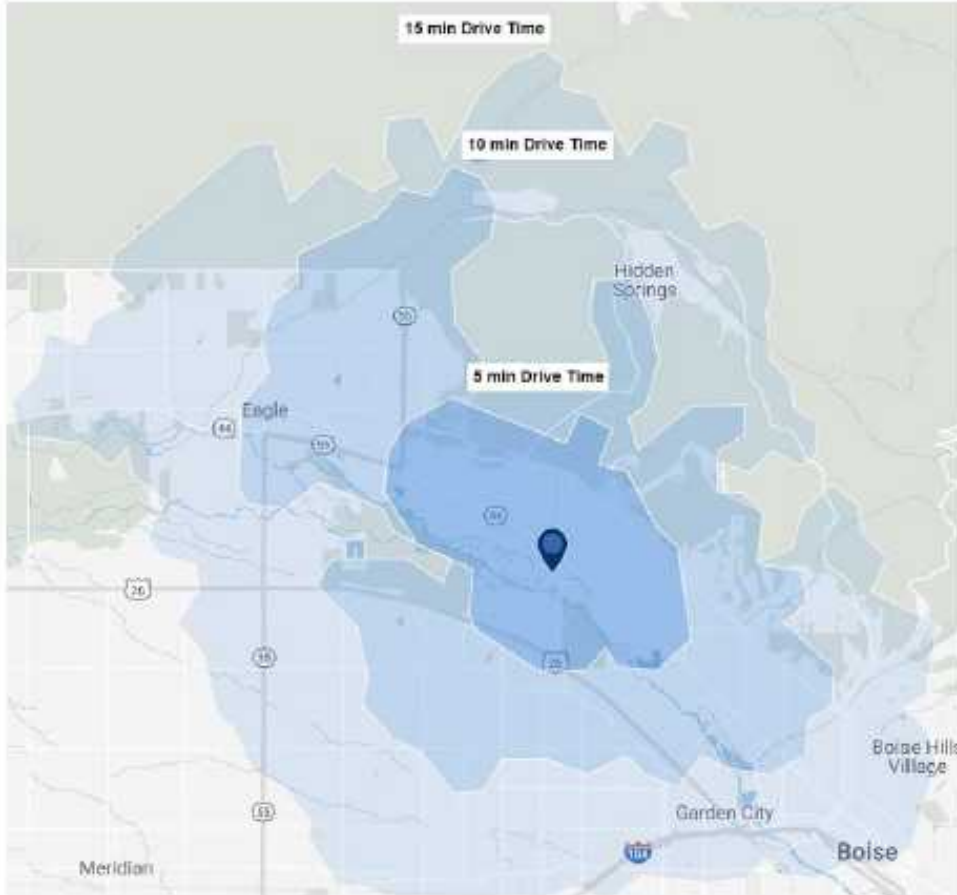
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DEMOGRAPHICS



2023	5 MIN	10 MIN	15 MIN
Estimated Population	23,200	74,953	164,304
Projected Population	24,779	80,829	177,335
Census Population (2020)	21,914	62,696	136,174
Projected Change [5YR]	1.4%	1.6%	1.6%
Estimated Households	10,151	31,132	67,547
Projected Households	11,647	36,047	78,285
Census Households (2020)	9,528	28,530	62,613
Projected Change [5YR]	2.9%	3.2%	3.2%
Est. Average Income	\$103,001	\$110,357	\$116,462
Est. Median Income	\$77,477	\$81,415	84,754
Median Home Value	\$456,851	\$471,331	\$490,743
Median Gross Rent Total	\$1,225	\$1,209	\$1,216
Employees	6,148	22,564	74,479

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State St

33,950 VPD

NORTHGATE SHOPPING CENTER

Albertsons RITE AID 24 WORKOUT ANYTIME
goodwill Boise FRY Papa Murphy's PIZZA
Jack in the box MADHUBAN AUTHENTIC INDIAN CUISINE Los Beto's MEXICAN FOOD OPEN 24 HOURS



Glenwood St

48,535 VPD

PLANTATION SHOPPING CENTER

BIG LOTS! D & B SUPPLY ROSS DRESS FOR LESS
SUBWAY DICKEY'S BARBECUE PIT
Idaho PIZZA Walgreens
PANDA EXPRESS BURGER KING TIRE CHOICE
BIG 5 SPORTING GOODS

7476 STATE ST