

DOWNTOWN RETAIL SPACE

WWW.THENORTHENDLOFTS.COM

1522 W STATE ST, BOISE, IDAHO



STREET LEVEL - 1,726 SF



1517 WEST HAYS STREET | BOISE, ID 83702
+1 208 975 4447 | SUMMITCREG.COM

NORTH END LOFTS - STREET LEVEL RETAIL SPACE

PRIME COMMERCIAL SPACE AT BOISE'S NORTH END GATEWAY
1,725 SF | 1522 W STATE STREET | BOISE, IDAHO



OFFERING HIGHLIGHTS



AVAILABLE
1,726 SF



RESTROOM & 4 TON HVAC
Included With Space



LEASE TERM
5 - 10 Years



LEASE RATE
\$28.00/SF NNN

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LOCATION HIGHLIGHTS



PRIME VISIBILITY

Signalized Intersection With
Surrounding Street Parking



HIGH TRAFFIC

Counts Exceed
32,300 ADT



STRONG GROWTH

Thousands of New Apartments
& Business in the Area



DOWNTOWN CORE

Draws From Downtown & the
Surrounding Neighborhoods

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PUT YOUR BUSINESS WHERE BOISE IS GOING

POSITION YOUR BUSINESS at one of Boise's most dynamic neighborhood crossroads. North End Lofts places your business at 16th & State Street, connecting the energy of Downtown Boise with the highly desirable North End.

HIGH VISIBILITY with a prominent 22-foot glass storefront the space provides excellent street presence and an opportunity to showcase your brand to passing customers.

BUILT-IN CUSTOMER BASE, the North End Lofts is a new mixed-use development with 104 high-end residential units, putting potential customers right outside your door.

CONNECTED TO THE NORTH END & DOWNTOWN, the property captures customers from nearby neighborhoods, Downtown Boise, and the growing residential community surrounding State Street.

WALKABLE. BIKEABLE. ACCESSIBLE, this location offers exceptional pedestrian and bicycle connectivity, making it convenient for customers and employees arriving on foot, bike, or by car.

ESTABLISHED RETAIL TRAFFIC, the property benefits from proximity to Albertsons, providing additional daily-needs traffic and convenience for the surrounding neighborhood.

A GREAT FIT FOR Boutique retail — Coffee, bakery & specialty food — Fitness & wellness — Salon & personal services — Medical & professional services — Design studios & showrooms — Neighborhood-oriented businesses — Specialty concepts looking for a highly visible Boise location

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YOUR BUSINESS. YOUR STOREFRONT. YOUR NEIGHBORHOOD.

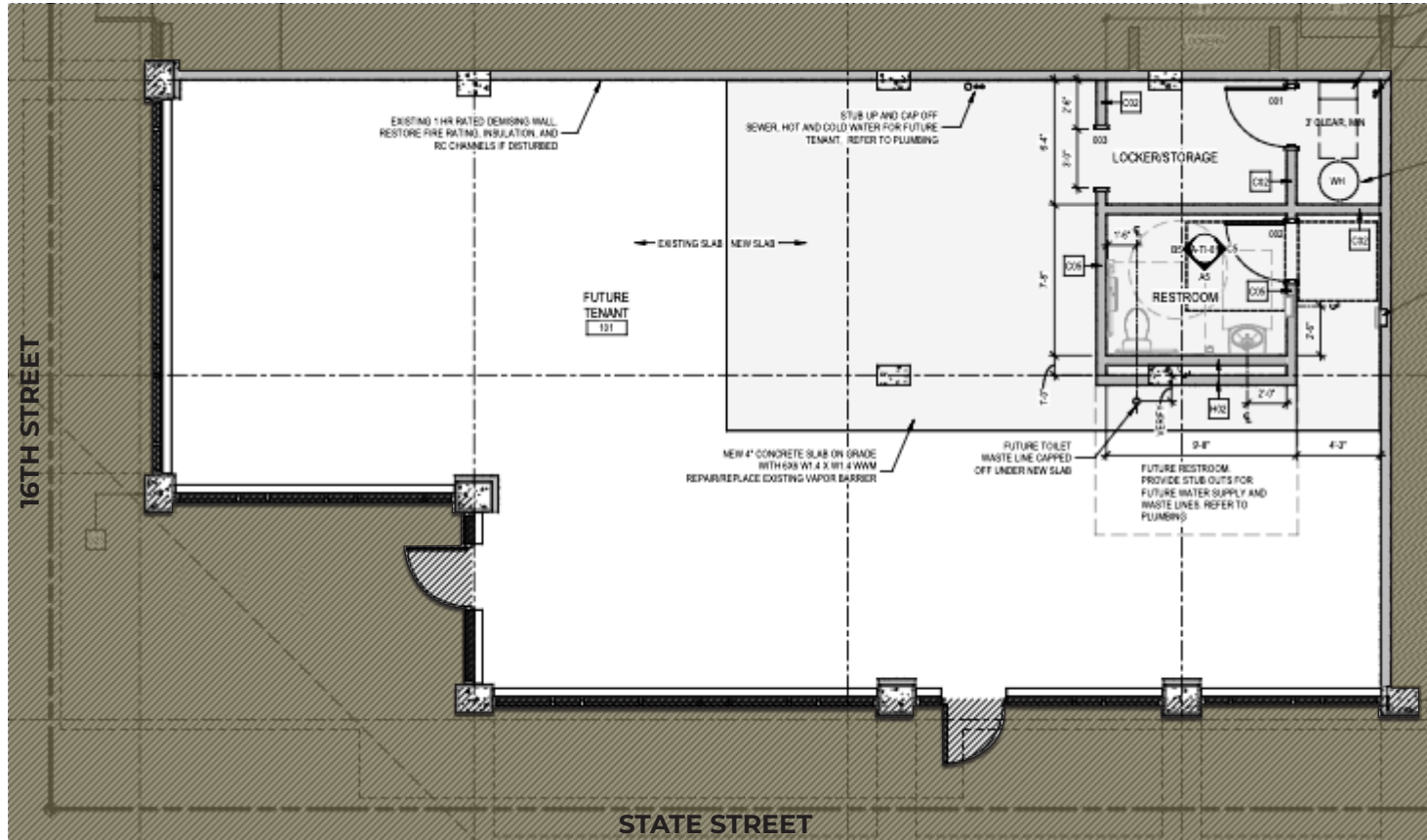
THIS ISN'T JUST COMMERCIAL SPACE, it's an opportunity to become part of a new mixed-use community in one of Boise's most established and desirable areas.

COME BE A PART OF THIS GROWING AREA, with modern construction, residential density, excellent visibility, and access to both the North End and Downtown, North End Lofts offers the location and exposure to help your business stand out.

LET'S GET YOU MOVED IN, discover what your business could look like at North End Lofts. Contact our leasing agents for availability, lease terms, and a private tour today.

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EXPLORE THE AREA

USE THE LINK BELOW, to view the surrounding area retailers, restaurants, businesses, & the historic North End neighborhood - [Google Map Click Here](#) -

THE HISTORIC
NORTH END

HARRISON BLVD



FRANKLIN STREET

WASHINGTON STREET

BOISE HIGH
SCHOOL

11TH STREET

12TH STREET

13TH STREET

STATE STREET

15TH STREET

16TH STREET

17TH STREET

18TH STREET

19TH STREET

STATE STREET

21ST STREET

22ST STREET

23ST STREET

MARKET DATA LINKS

0.5, 1 & 1.5 MILE DEMOS

- [Click Here to View](#) -

RETAIL DEMAND OUTLOOK

- [Click Here to View](#) -

5, 10 & 15 MINUTE WALK-TIME DEMOS

- [Click Here to View](#) -

BOISE DEV PROJECT TRACKER SITE

- [Click Here to View](#) -

1.5 MILE SNAPSHOT



29,926 - 2026
33,045 - 2031

POPULATION



14,948 - 2026
17,074 - 2031

HOUSEHOLDS



\$75,119 - 2026
\$88,502 - 2031

MEDIAN HH INCOME



38 - 1 MILE
36 - 1.5 MILES

MEDIAN AGE

Source: U.S. Census Bureau. Esri forecasts for 2026 & 2031. Esri converted Census 2010 into 2020 geography & Census 2020 data.

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Come be a part of this high-end mixed-use neighborhood development

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