

STAR TOWN CENTER

WEST JOSLYN LN
| FOR LEASE/ GROUND LEASE/ BTS



PROPERTY DETAILS

11646 W State Street, Star, ID 83669

- 22 Acre retail project- Phase 2 of Star Town Center
- Big Box, Mid Box, Shop Space Available
- Pads Available for Ground Lease
- Anchored by High Performing Albertson's Grocery
- Located in fast growing Star, ID, current population of 21,579 from 11,466 in 2020, an 8.48% growth rate
- Highway frontage
- Contact Agents for Pricing

SURROUNDING TENANTS



2025 DEMOS



EST. POPULATION

1 MILE » **9,268**
3 MILE » **21,316**
5 MILE » **57,912**



EST. HOUSEHOLDS

1 MILE » **3,478**
3 MILE » **7,901**
5 MILE » **20,312**



EST. AVERAGE HH INCOME

1 MILE » **\$111,508**
3 MILE » **\$142,082**
5 MILE » **\$148,625**

NEWMARK

MOUNTAIN WEST

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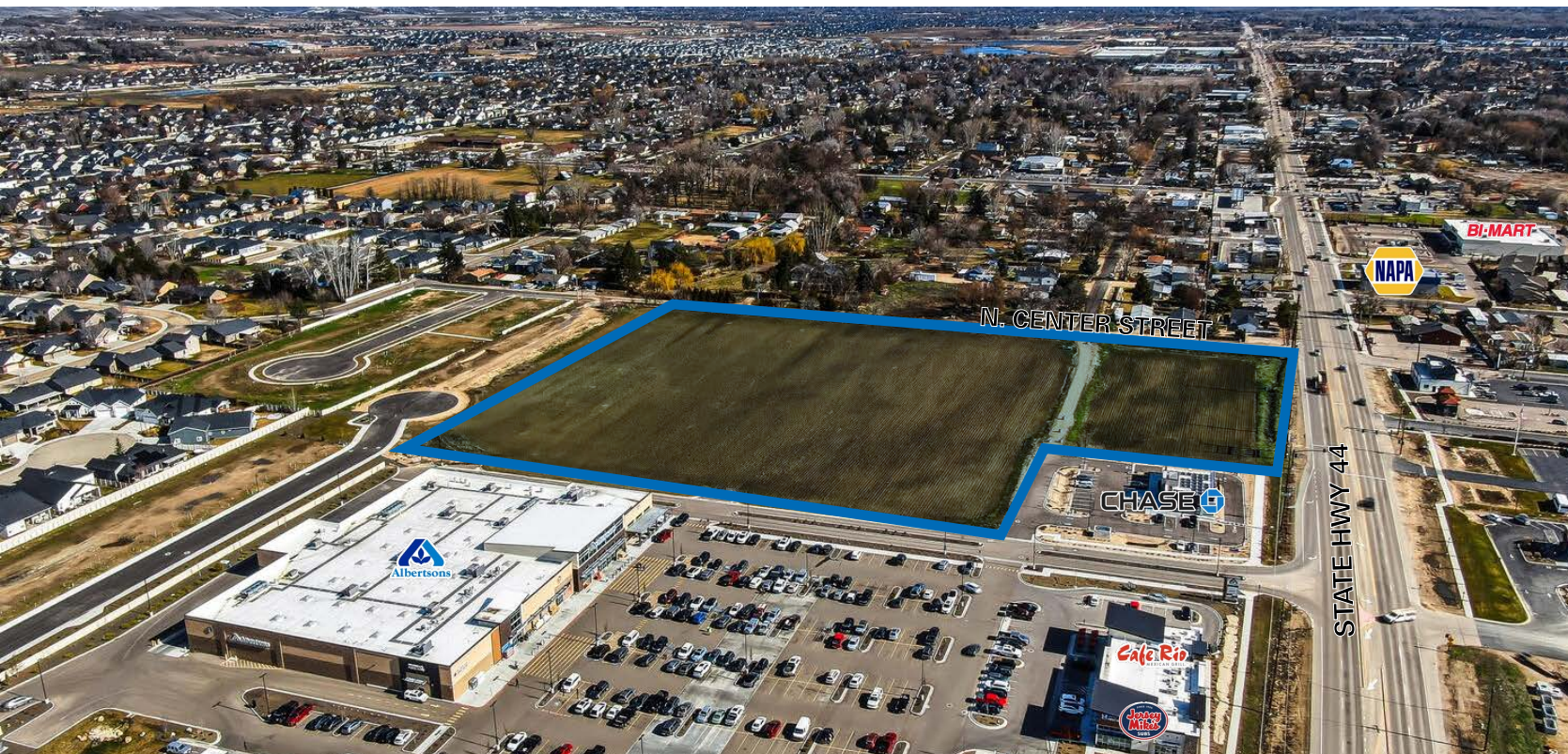
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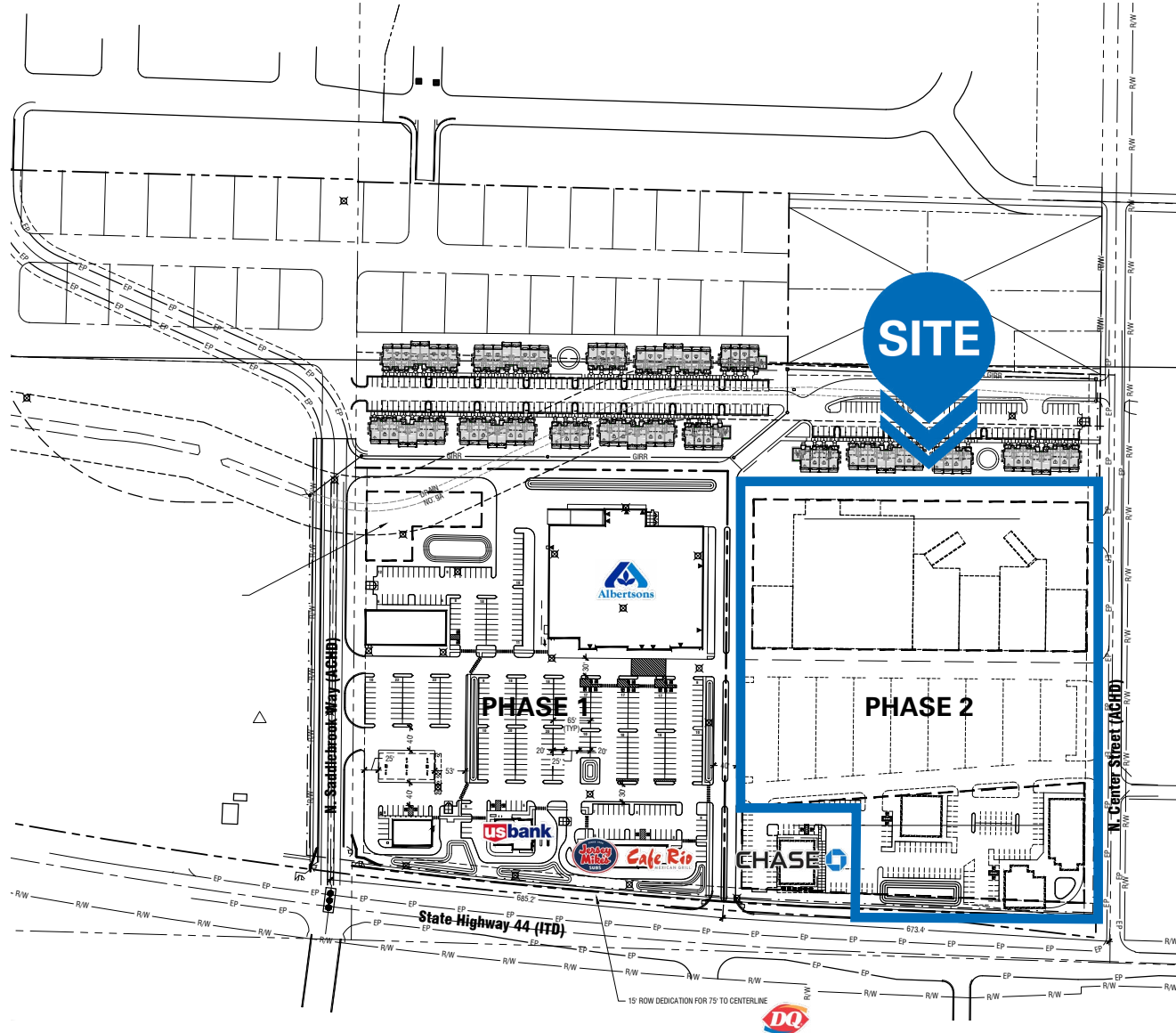
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SITE PLAN

STAR TOWN CENTER



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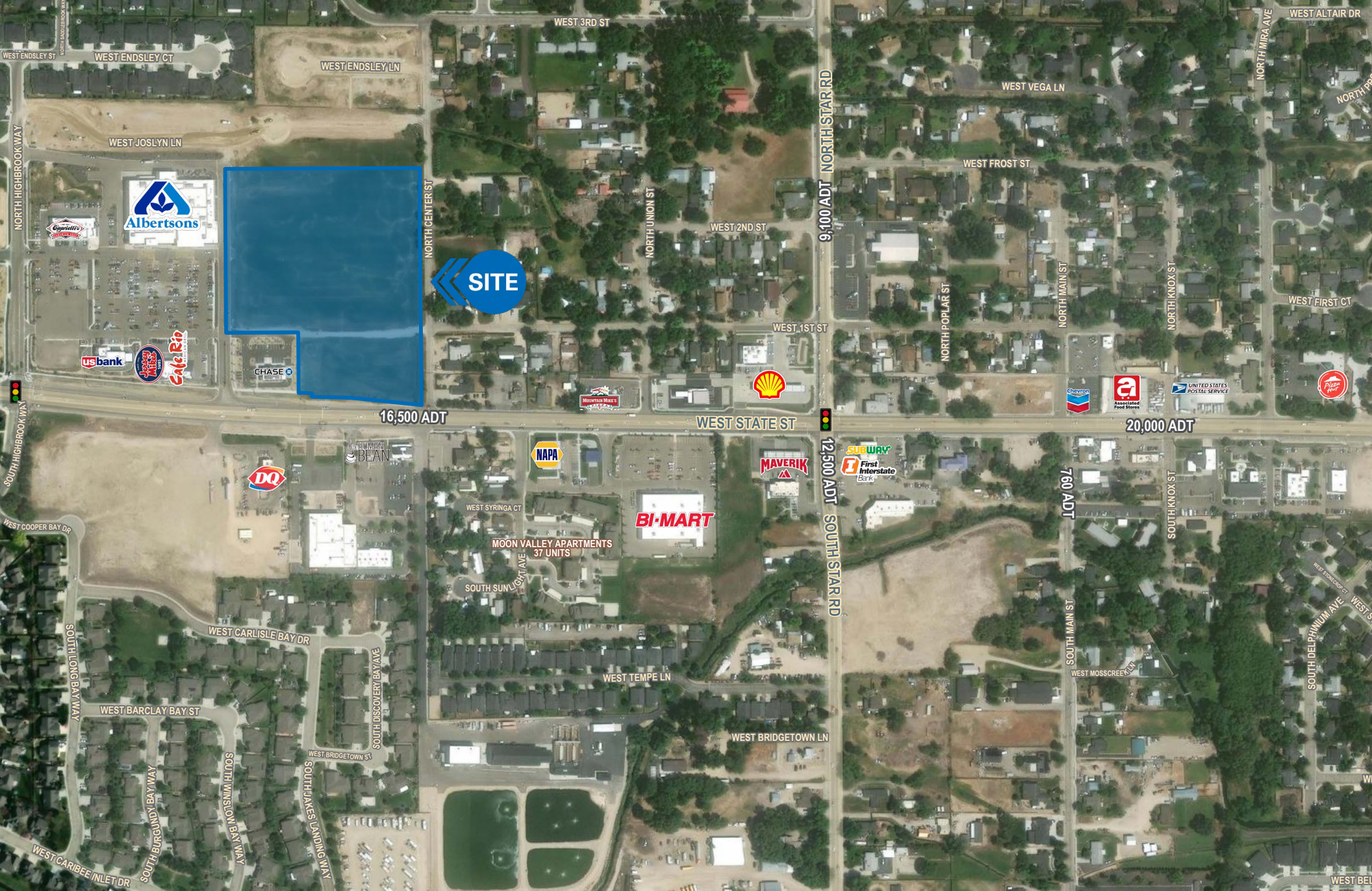
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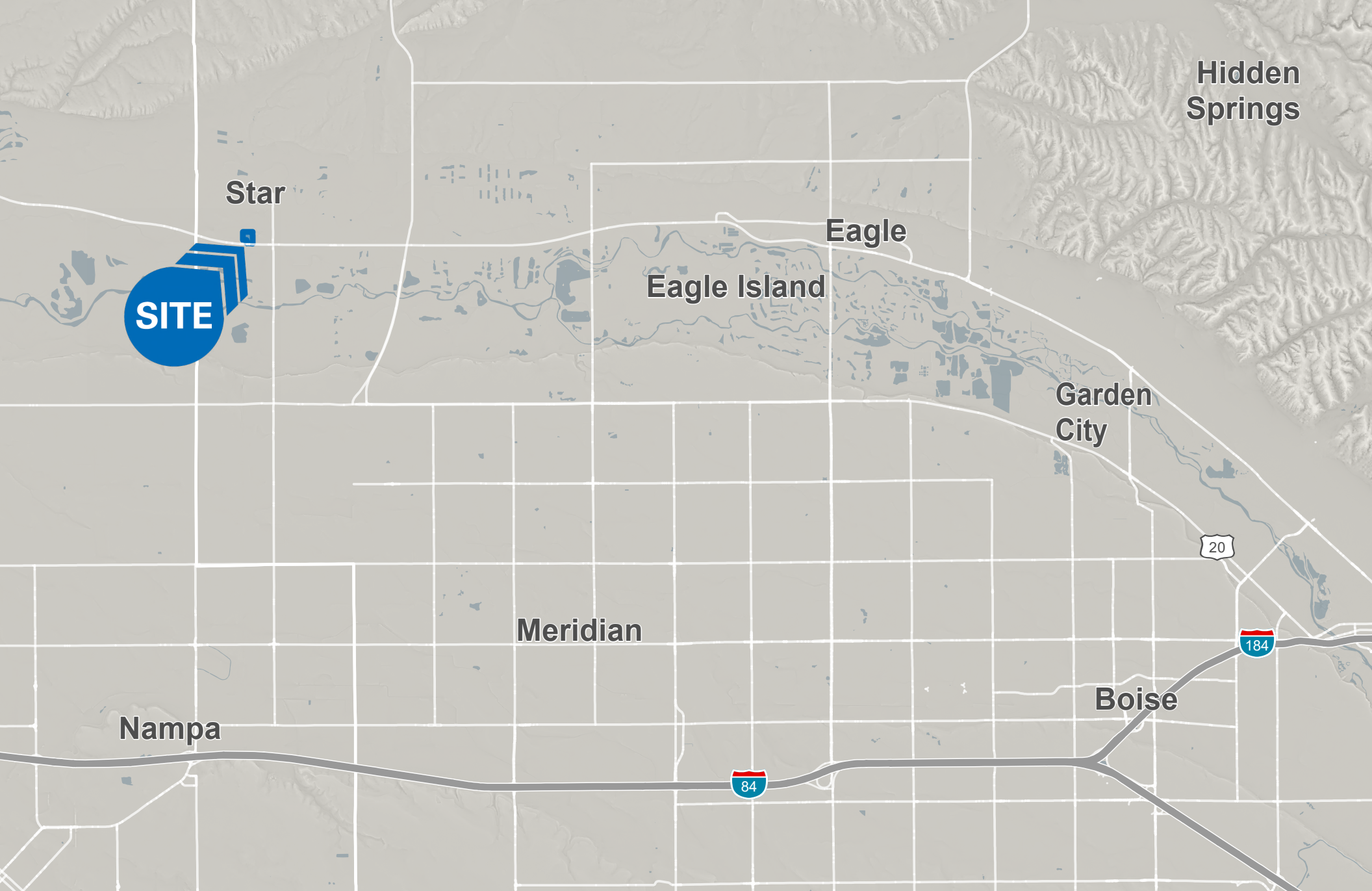


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Hidden Springs

Star



Eagle

Eagle Island

Garden City

20

Meridian

184

Boise

Nampa

84

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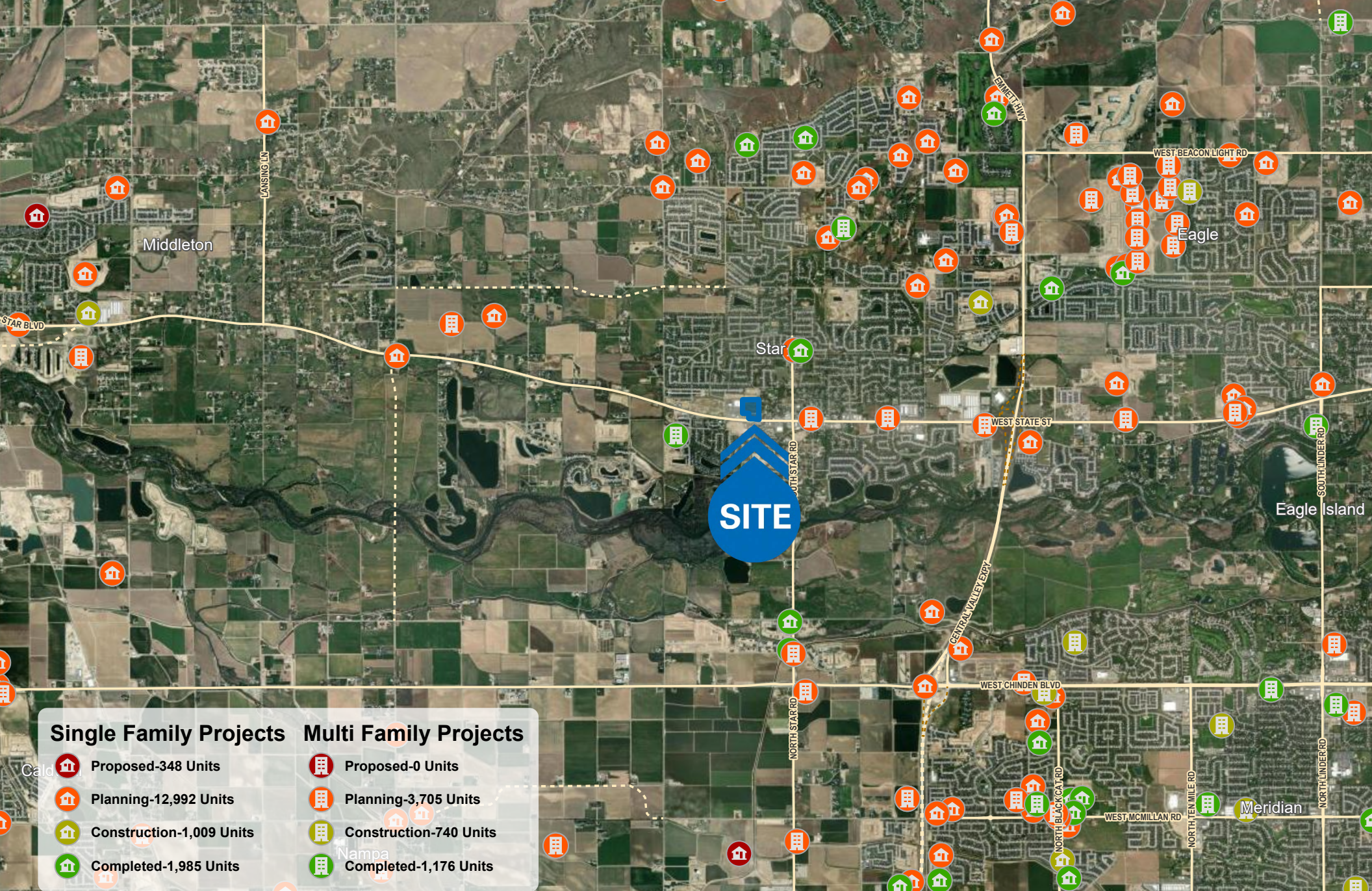
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Single Family Projects

Multi Family Projects

- Proposed-348 Units
- Planning-12,992 Units
- Construction-1,009 Units
- Completed-1,985 Units

- Proposed-0 Units
- Planning-3,705 Units
- Construction-740 Units
- Completed-1,176 Units



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MSA SNAPSHOT

BOISE, ID & STAR, ID

The Boise Metropolitan Statistical Area (MSA) has experienced a remarkable surge in economic growth, positioning itself as a vibrant hub of opportunity and innovation in the region. Over recent years, Boise has emerged as a hotspot for various industries, including technology, healthcare, and advanced manufacturing, fostering a diverse and resilient economy. This growth is fueled by factors such as a business-friendly environment, a skilled workforce, and strategic investments in infrastructure and education. Additionally, Boise's

strategic location and connectivity have attracted businesses and entrepreneurs, further propelling economic expansion. The city's thriving economy has not only created job opportunities but also spurred investments in real estate, infrastructure, and amenities, enhancing the overall quality of life for its residents. With a strong foundation for continued growth and innovation, Boise City's economic trajectory remains promising, solidifying its position as a dynamic economic powerhouse in the Mountain West region.

