

# LAND FOR SUBLEASE 720 N. SUGAR ST.

Nampa, ID 83687



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



## ECONOMIC DATA

**LEASE RATE:** \$2,550.00 /monthly  
**LEASE TYPE:** NNN

## PROPERTY INFORMATION

**COUNTY:** Canyon  
**MARKET:** Nampa

## LISTING DATA

**LAND:** 0.65 Acres  
**OFFICE:** 280 SF

## PROPERTY OVERVIEW

Lee & Associates is pleased to present this property located in the heart of Nampa, ID. It is conveniently located 5 minutes from I-84 interstate access, making a terrific location for industrial users looking for secure yard space.

## PROPERTY HIGHLIGHTS

- Fully fenced and gated industrial yard
- 28 months remaining on sublease term (as of Jan. '25)
- Extended term available, but not mandatory
- 14' x 20' insulated office/storage building is included with the land lease

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No liability of any kind is to be imposed on the broker herein.



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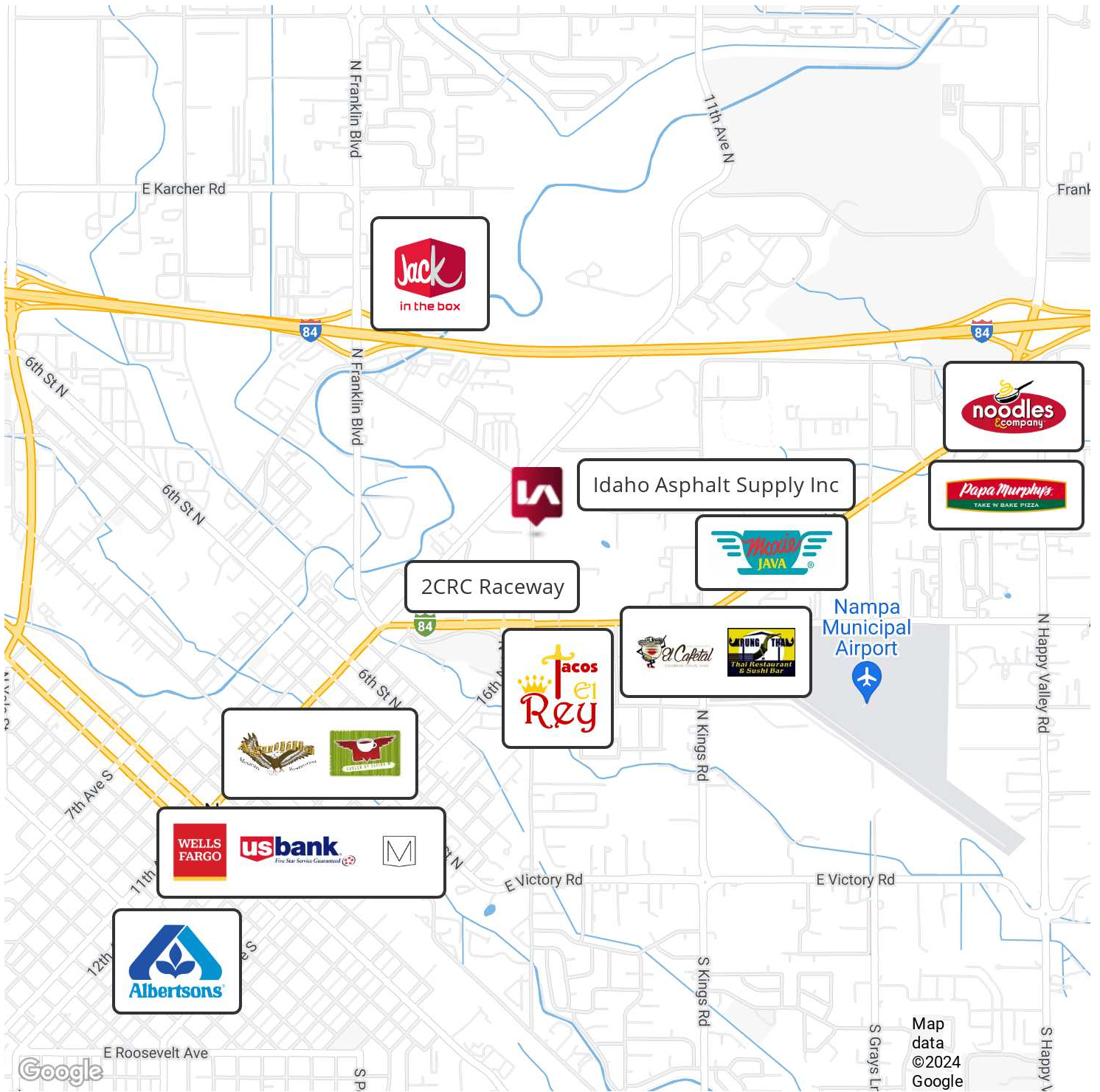
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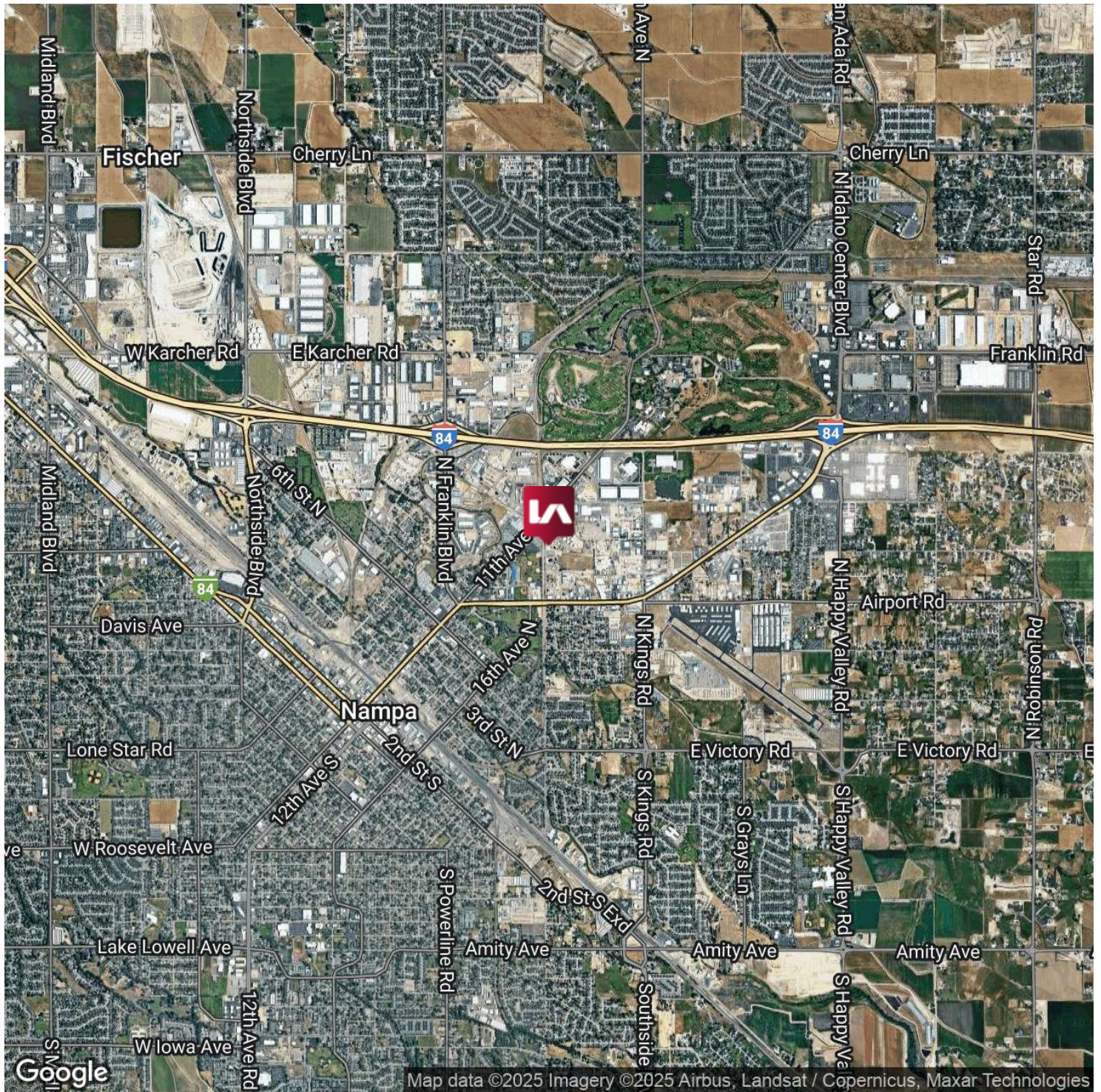


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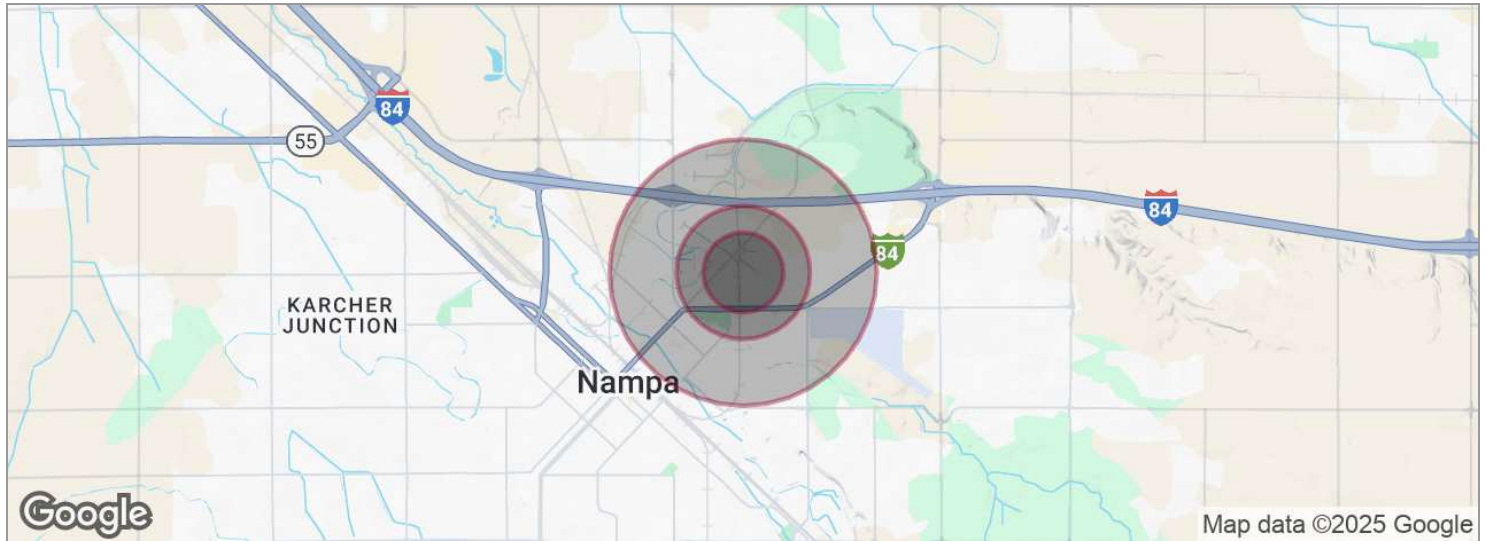
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total population	94	665	5,630
Median age	38	38	36
Median age (Male)	38	37	35
Median age (Female)	38	38	37
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total households	37	242	1,969
# of persons per HH	2.5	2.7	2.9
Average HH income	\$91,568	\$88,099	\$72,019
Average house value	\$380,822	\$345,893	\$279,078

\* Demographic data derived from 2020 ACS - US Census

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