

RETAIL SPACE FOR LEASE 181 E. MAINE AVE.

Nampa, ID 83686



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

AVAILABLE
Suite 185 | 1,460 SF



ECONOMIC DATA

LEASE RATE: \$21.00 SF/yr (NNN)

PROPERTY INFORMATION

COUNTY: Canyon

MARKET: Nampa

BUILDING DATA

BUILDING SF: 10,285 SF

YEAR BUILT: 2003

SITE AREA: 1.10 AC

LISTING DATA

AVAILABLE SUITE: 185

SUITE 185 SF: 1,460 SF

**CONTACT AGENT FOR SHOWING
INSTRUCTIONS!**

PROPERTY OVERVIEW

Lee & Associates is pleased to present this 1,460 SF retail space for lease. Shadow anchored by Walmart and consisting of a diverse mix of national and regional service based co-tenants such as Little Caesars, Sally's Beauty, and Great Clips. Located on Nampa's main retail thoroughfare 12th Ave. With traffic counts of 18,059 vehicles per day.

PROPERTY HIGHLIGHTS

- Located on Nampa's main retail thoroughfare
- Shadow anchored by Walmart
- Traffic counts of 18,059 VPD on 12th Ave.
- Space is in turn key condition

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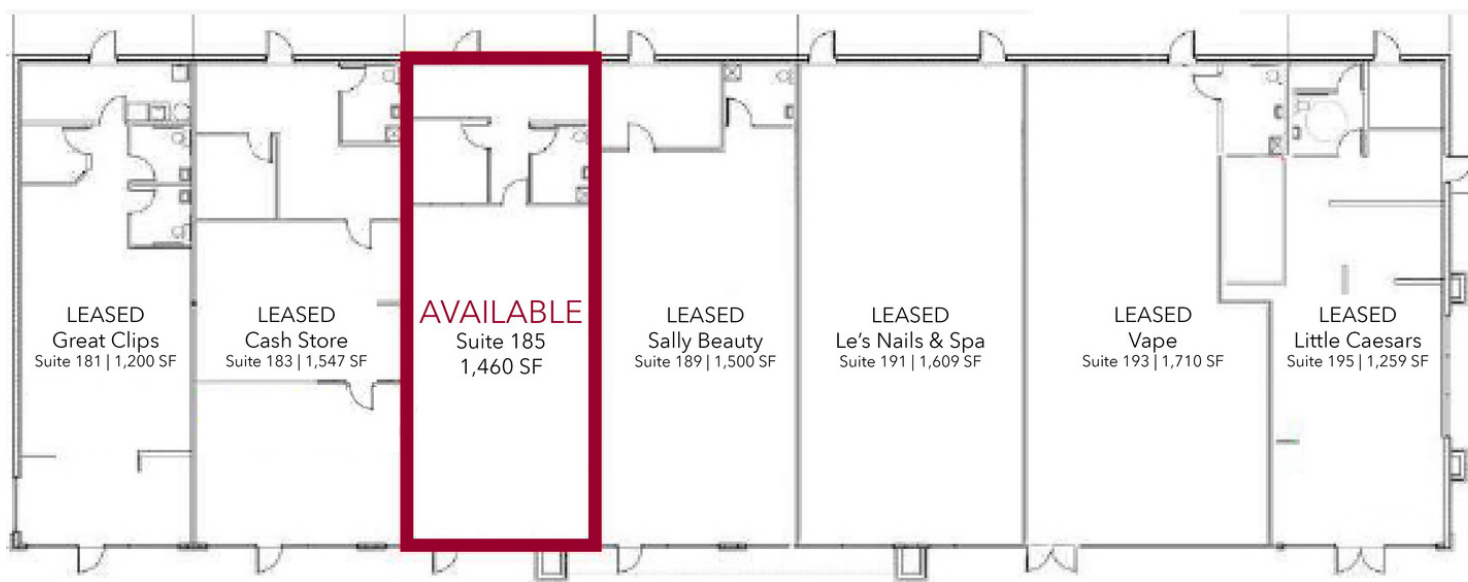
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 185	Available	1,460 SF	NNN	\$21.00 SF/yr

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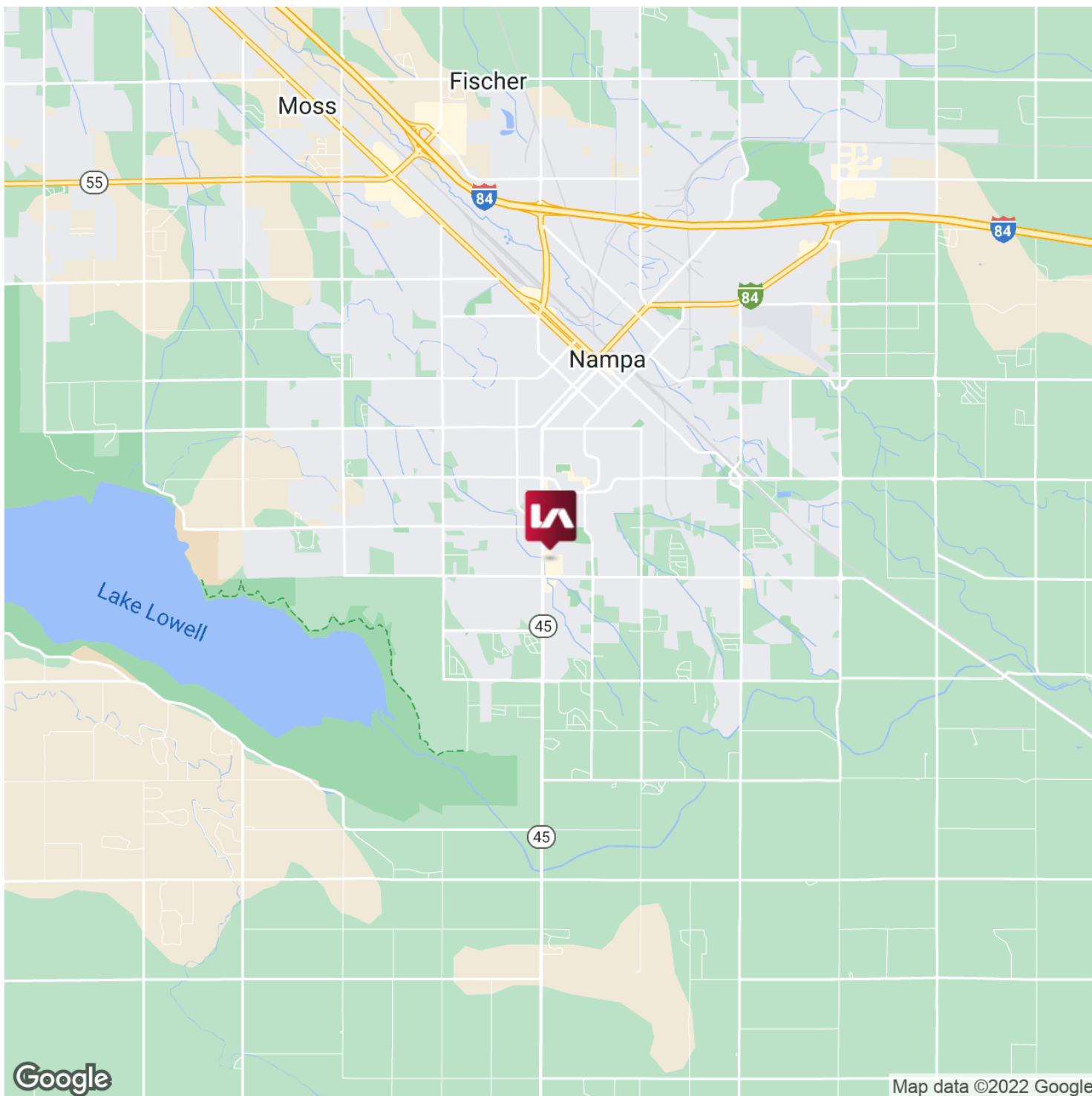
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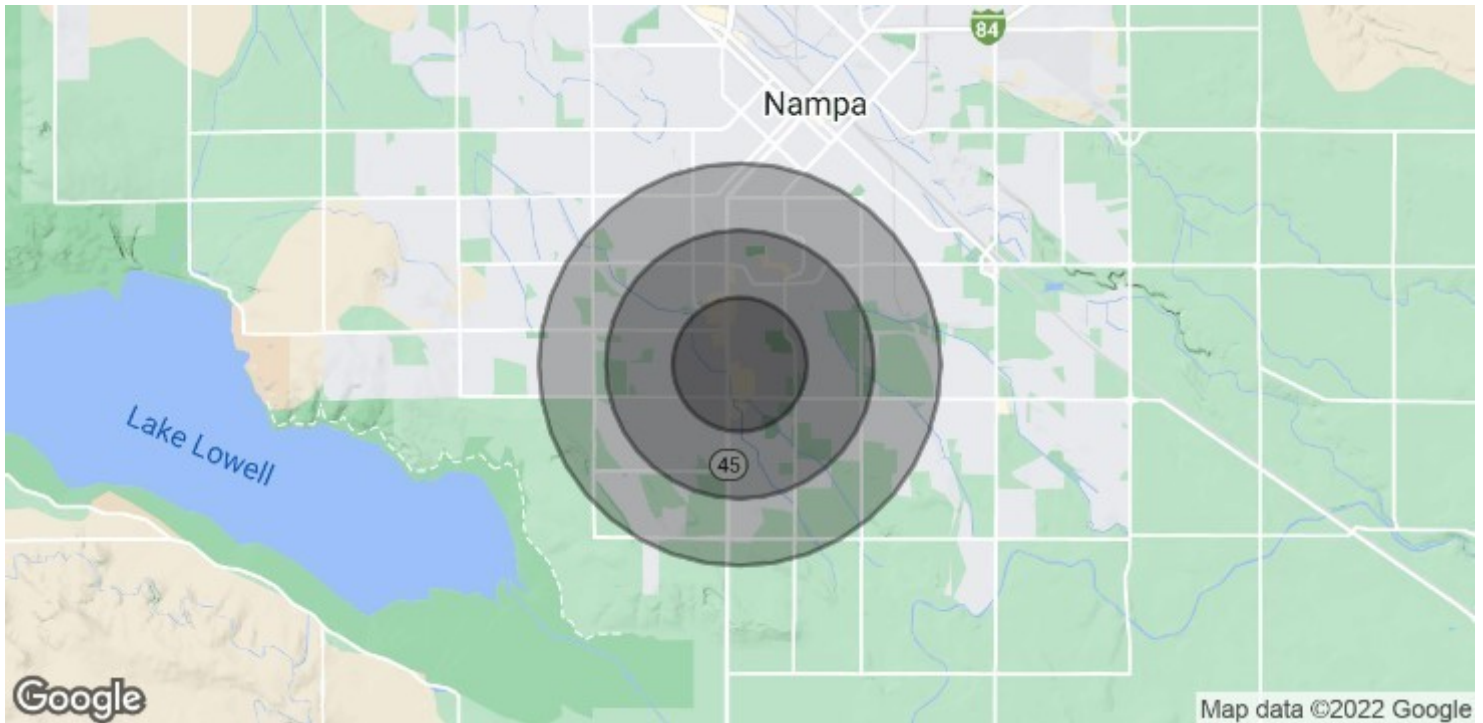
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,089	88,771	119,572
Projected Annual Growth (2022-2027)	3.7%	3.8%	3.9%
Median Household Income	\$51,066	\$57,554	\$57,840
Total Households	5,441	30,346	41,066
Median Age	34	34.7	35

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Nampa, Idaho

Nampa is Idaho's third largest city with a population of 106,860 people. Located about 20 miles west of Boise along the I-84. Home to the Nampa Civic Center, Ford Idaho Center, College of Western Idaho, and Northwest Nazarene University. The Ford Idaho Center is a popular venue for concerts, sporting events, and is best known for hosting one of the nation's top rodeos, the Snake River Stampede Rodeo. Nampa is also a destination for many food processing, agribusiness, and manufacturing companies like Amalgamated Sugar, Go Go Squeez, Lactalis, HB Specialty Foods, and many more.

Nampa News & Statistics

- Located in the Pacific Northwest allowing a market reach to over 66 million consumers within a 750-mile radius
- Average property tax ranges from 1.2% - 1.9% and the corporate income tax is at 6.9%
- The North Nampa Industrial Area Development plan is a one square mile site dedicated for light industrial development to create an environment that fosters living wage jobs and new private investment
- Gardner Co. acquired large Nampa Gateway Shopping Center, potential for big changes to come
- Potential plans to reroute Highway 45 out of Nampa's Downtown Library Square

bvpe.org, cityofnampa.us, idahopower.com, boisedev.com



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