

# 703 2ND STREET

DOWNTOWN NAMPA OFFICE OR RETAIL SPACE FOR LEASE / SOUTH NAMPA, ID 83651



**SELLER FINANCING PREFERRED!**

**SEAN EDWARDS**

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**ASHLI RUMPP**

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ashli@tokcommercial.com

This commercially zoned property offers excellent visibility and access in a high traffic corridor.

Prime location on Nampa-Caldwell Blvd with ample parking

Downtown Nampa Redevelopment Opportunity

Ample on-site parking

**SALE INFORMATION**

SPACE	SIZE	SALE PRICE
Main Floor	2,206 SF	\$730,000

**LEASE INFORMATION**

SPACE	SIZE	LEASE RATE
Main Floor	2,206 SF	\$10.00/SF/YR

<b>SUBMARKET</b>	S Nampa	<b>YEAR BUILT</b>	1900
<b>BLDG. TYPE</b>	Office/Retail	<b>ZONING</b>	GB2
<b>BLDG. SIZE</b>	4,028 SF	<b>EST. NNN</b>	\$5.00/SF/yr
<b>LOT SIZE</b>	.28 Acres		

**CONTACT**



**HIGHLIGHTS**



**DETAILS**

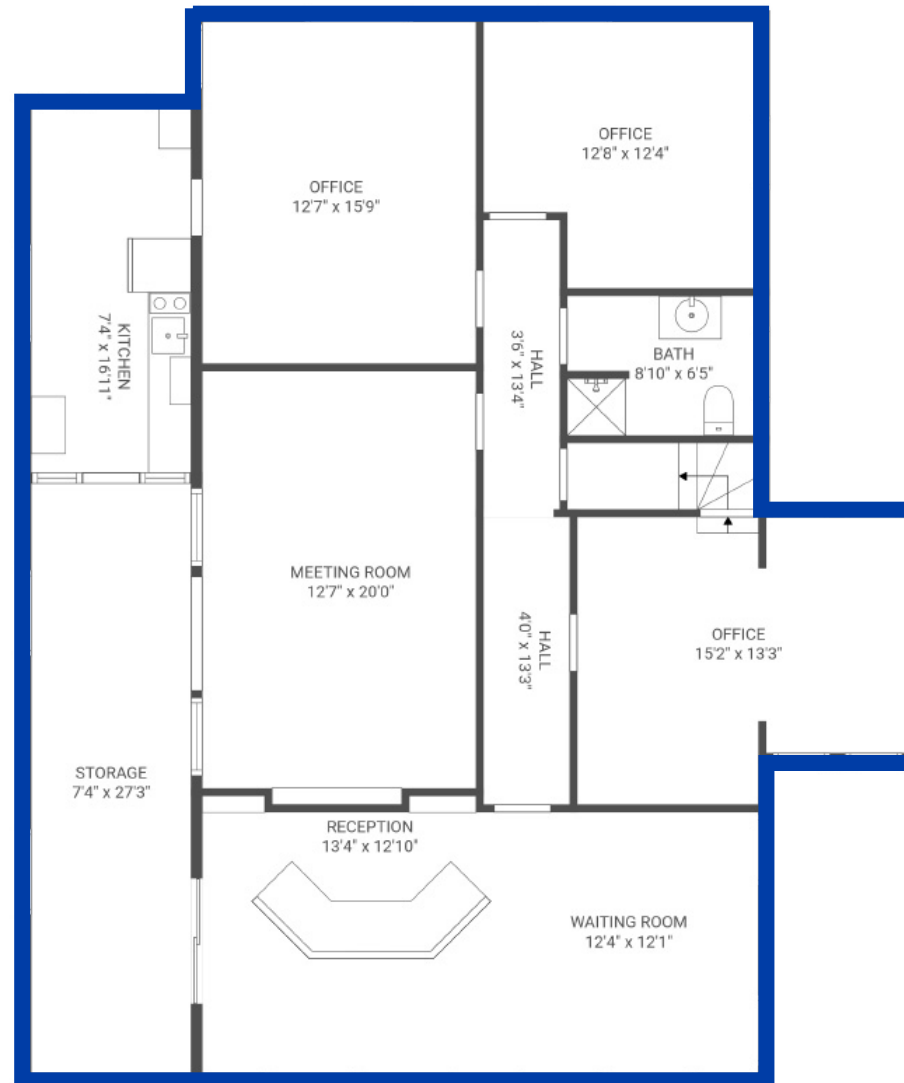


UPDATED: 3.25.2026

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# FLOOR PLAN

## MAIN FLOOR



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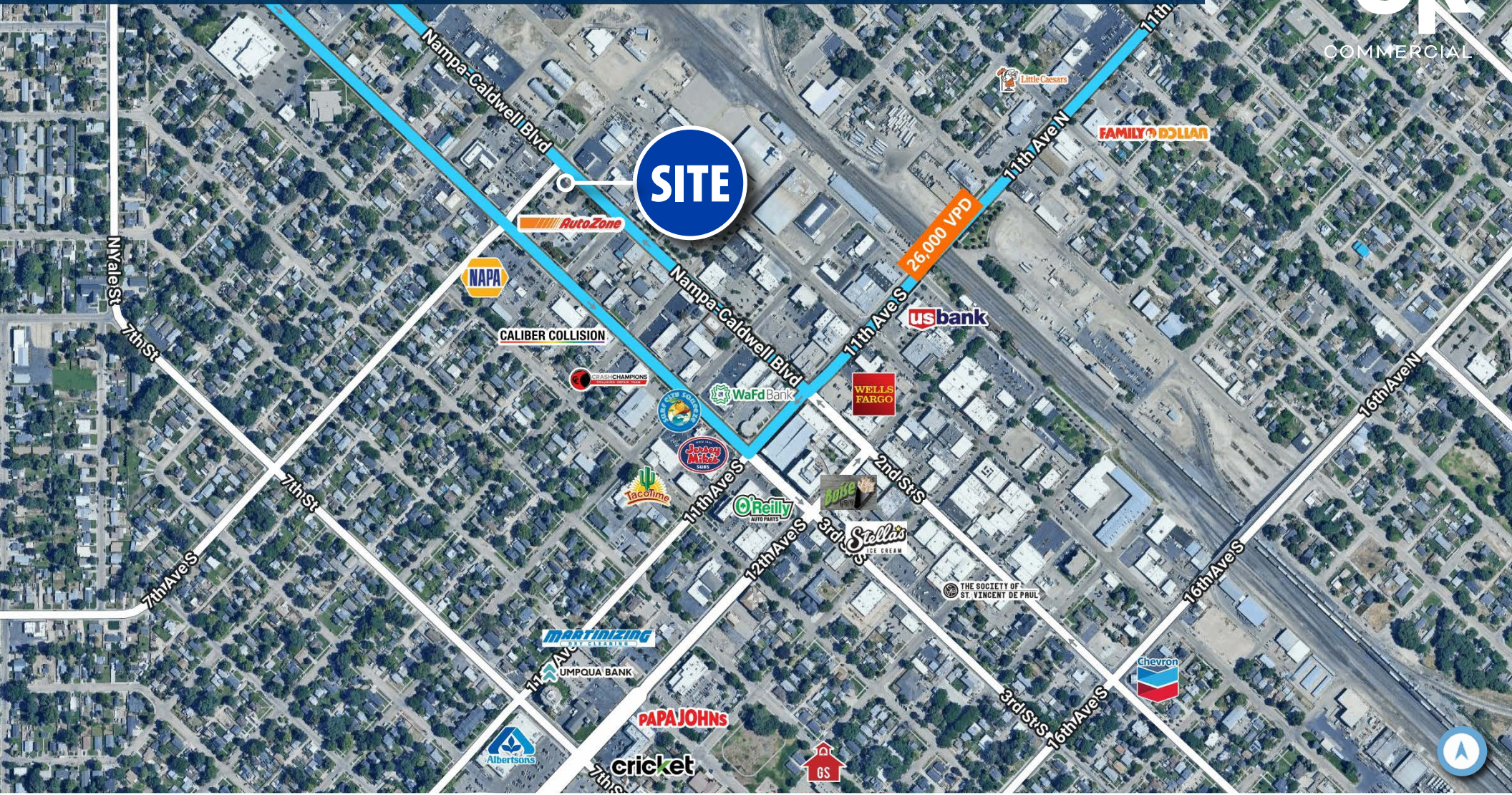


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# STRATEGICALLY LOCATED IN DOWNTOWN CORE

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## 1 MILE RADIUS



POPULATION  
**14,596**

HOUSEHOLDS  
**5,698**

AVG. HOUSEHOLD INC.  
**\$68,875**

## 3 MILE RADIUS



POPULATION  
**95,340**

HOUSEHOLDS  
**35,364**

AVG. HOUSEHOLD INC.  
**\$91,929**

## 5 MILE RADIUS



POPULATION  
**149,467**

HOUSEHOLDS  
**53,187**

AVG. HOUSEHOLD INC.  
**\$98,335**

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**SITE**

**NORTHSIDE & CALDWELL BLVD**

- Best Western Plus
- Shell
- Subway
- McDonald's
- Fred Meyer
- Chase
- Arby's
- Jack in the Box
- True Value
- Arbys
- Jack in the Box
- True Value
- Arbys
- Jack in the Box
- True Value

**NORTH 12TH CORRIDOR**

- Papa John's
- Walgreens
- NAPA
- AutoZone
- Martinizing
- Cricket
- Family Dollar
- Walmart
- Wells Fargo
- Walgreens
- NAPA
- AutoZone
- Martinizing
- Cricket
- Family Dollar
- Walmart
- Wells Fargo
- Walgreens
- NAPA
- AutoZone
- Martinizing

**LAKE LOWELL AVE & 12TH**

- Arby's
- Jack in the Box
- True Value
- Arbys
- Jack in the Box
- True Value
- Arbys
- Jack in the Box
- True Value
- Arbys
- Jack in the Box
- True Value
- Arbys
- Jack in the Box
- True Value

**IOWA & 12TH**

- Blimpie
- Sonic
- McDonald's
- Starbucks
- Glacier Bank
- AutoZone
- Carl's Jr.
- Starbucks
- Glacier Bank
- AutoZone
- Carl's Jr.
- Starbucks
- Glacier Bank
- AutoZone
- Carl's Jr.

**GREENHURST & 12TH**

- Walmart
- Albertsons
- Walgreens
- GameStop
- Workshop
- Supercuts
- Storage Mart
- Dooley Ln
- Sun Valley
- Walmart
- Albertsons
- Walgreens
- GameStop
- Workshop
- Supercuts
- Storage Mart
- Dooley Ln
- Sun Valley

**CONNECTION POINT TO MAJOR CORRIDORS**

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