



For Lease

1203 10th St. S.
Nampa, ID 83651

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Highly visible, newly renovated
ground-floor office/retail space
near Downtown Nampa.

- ±1,645 SF ground-floor space with a flexible layout that can be tailored to office or retail use
- Monument signage available with excellent exposure to 12th Ave. S. (±30,000 vehicles per day)
- Strong visibility and access ideal for customer-facing or professional users
- Just minutes from Downtown Nampa, the Nampa Public Library, and surrounding amenities
- Private side yard area available for tenant use, a rare amenity for office or retail space
- Well-suited for professional office, professional service, salon, medical, service retail or boutique concepts

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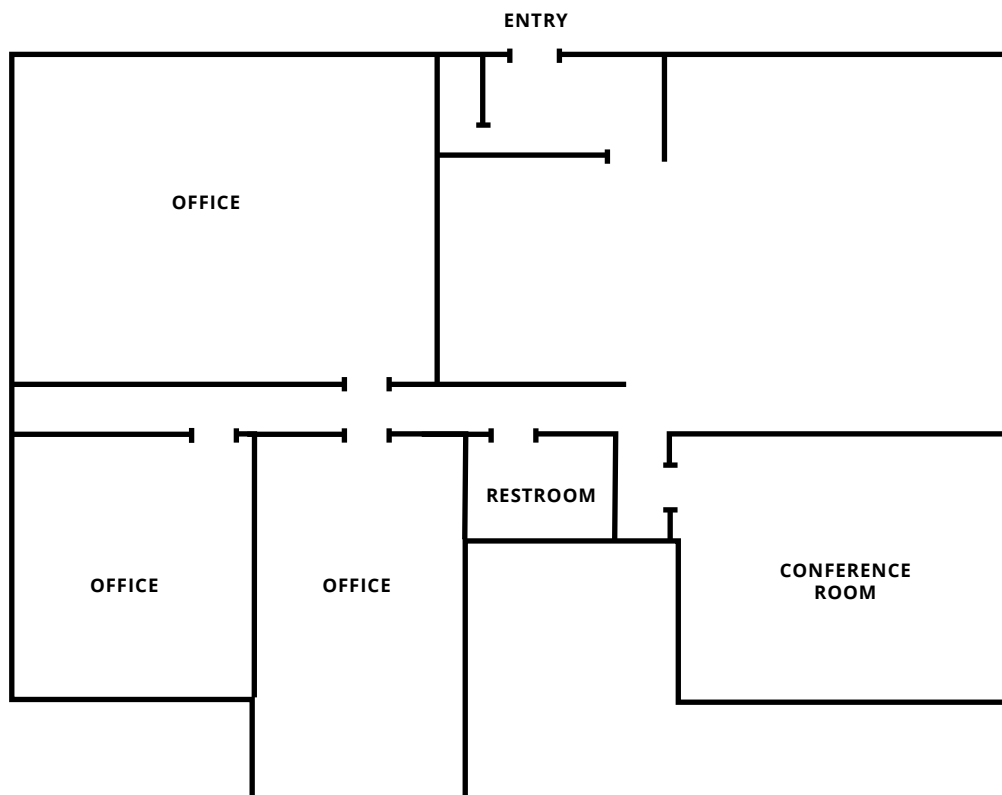
PROPERTY INFORMATION

Property Type	Retail/Office
Building Size	4,552 SF
Available Space	±1,645 SF Ground Floor
Land Size	0.24 Acres
Lease Type	Modified Gross
Lease Rate	Contact Agent



Floor Plan

SUITE A - 1,645 SF



Location



Google Map



Street View

DEMOGRAPHICS	1 mile	3 miles	5 miles
2025 Population	16,029	93,200	144,284
2025 Households	6,034	33,591	50,745
2025 Avg. Household Income	\$74,928	\$91,504	\$98,745



Site



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