

ALLIANCE TITLE BUILDING

NEW BUILD DOWNTOWN NAMPA OFFICE FOR SALE
WITH ADJACENT BUILDABLE PAD

216-224 13TH AVE | NAMPA, ID 83651

TOK COMMERCIAL
REAL ESTATE

**TITLE COMPANY
ANCHORED INVESTMENT**

SALE PRICE

\$3,500,000

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LEASED
PARKING
AVAILABLE

THE OFFERING

Positioned in the heart of Downtown Nampa, this property is a unique blend of immediate stability and forward-looking opportunity. This investment offers a secure income stream with the potential for additional value through future development.

This property includes a rare, buildable lot within Nampa's Downtown Historic District, approved for a proposed 13,400-square-foot, three-level building. It is anchored by a long-term lease with Alliance Title & Escrow, a leading independent title insurance agency in the Pacific Northwest, ensuring a stable and escalating revenue source. The property also features dedicated on-site parking, a valuable and uncommon amenity in the downtown area.

Located at 216–224 13th Ave S, the property is strategically positioned in a submarket with strong fundamentals. The Boise Valley area is a dynamic and growing metro with a population of over 845,000 and is projected to exceed 1 million by 2050. The region is home to major corporations and is consistently ranked as one of the best places in the country to do business. The Nampa market specifically shows signs of strength, with low office and retail vacancy rates. The property's Downtown Historic (DH) zoning supports a mixed-use environment and offers property owners potential access to city grants and financial incentives for future renovations. This combination of in-place income from a creditworthy tenant, a prime location, and development-ready potential makes the property a strategic addition to an investor's holdings.



PROPERTY OVERVIEW



ADDRESS	216-224 13th Ave S
CITY, STATE, ZIP CODE	Nampa, ID 83651
PROPERTY TYPE	Office
BUILDING SIZE*	Main and Second Level 6,401 SF Basement 2,026 SF Storage 789 SF
LOT SIZE	0.16 AC (only buildable lot in Nampa's Downtown Historic District)
ZONING	DH
ANCHOR TENANT	Alliance Title & Escrow (occupying 5,356 SF)
LEASE TYPE	FSEJ
OCCUPANCY	64%
SALE PRICE	\$3,500,000* Includes 5,000 SF Buildable Pad
CURRENT NOI	\$136,420

*Site adjacent to existing building is ready for phase (2), consisting of the potential for a 13,400 SF retail/office building. Additional site also approved for multi-family.

THE HIGHLIGHTS

Rare Downtown Nampa Office/Retail Investment Opportunity for Sale

Unique chance to acquire a office/retail asset in the heart of downtown Nampa with long-term value add upside.

Property Features a Long-Term National Title Company Tenant

Secured by a long-term national title company lease. Features a private parking lot and shovel-ready land approved for a 13,400 SF multi-level building.

Rare Dedicated Parking

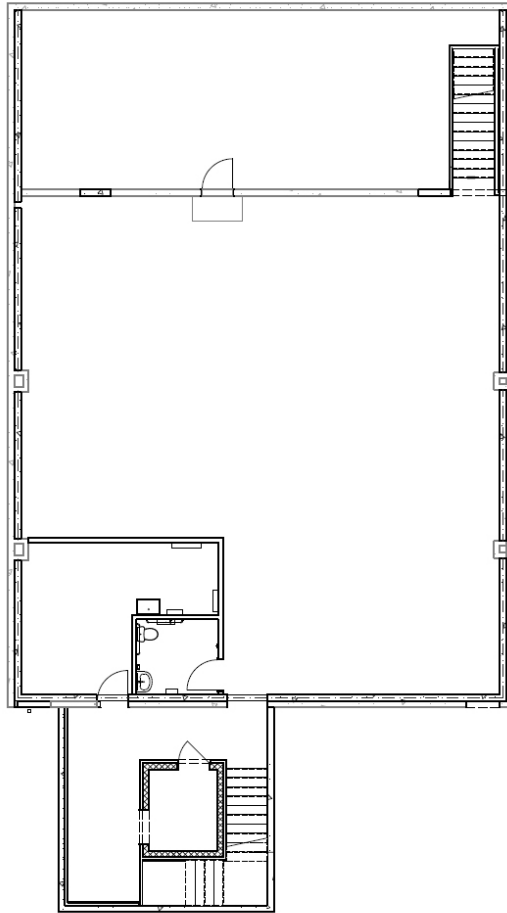
This property offers private on-site parking—an uncommon amenity in the downtown core.



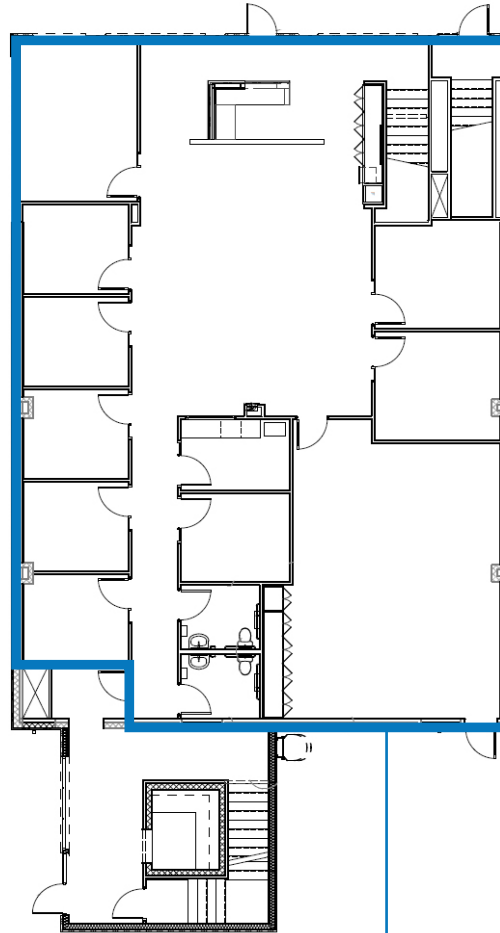
FLOOR PLAN

EXISTING

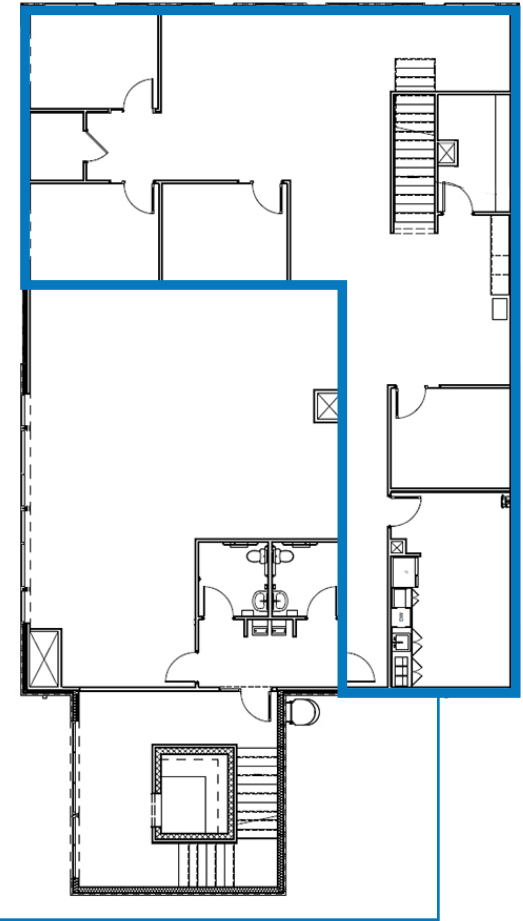
BASEMENT



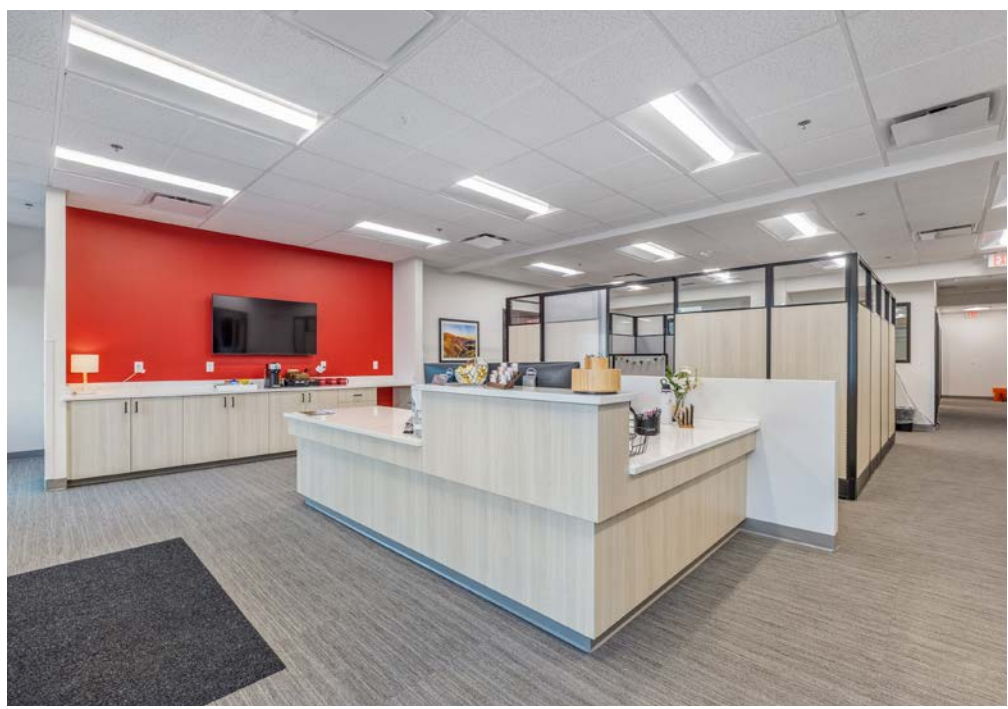
MAIN FLOOR



SECOND FLOOR



BUILDING HAS ELEVATOR FOR 3 LEVEL ACCESS



[6] **ALLIANCE TITLE BUILDING**

UPDATED: 4.8.2026

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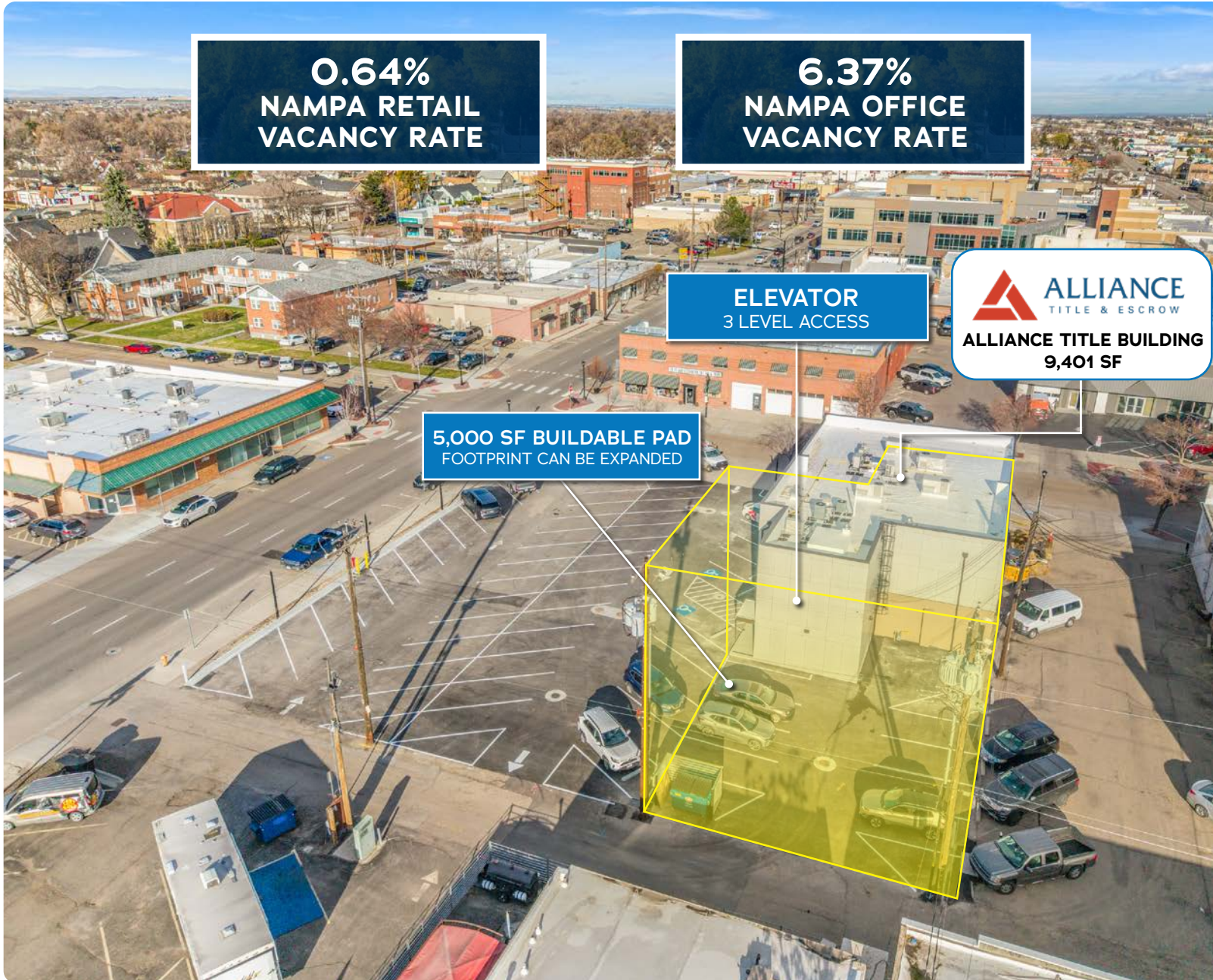


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SITE PLAN



TENANT OVERVIEW



ALLIANCE TITLE

Alliance Title & Escrow, headquartered in Boise, Idaho, is one of the largest independent title insurance agencies in the Pacific Northwest. As part of the Futura Title & Escrow family since 1995, the company has deep roots dating back to the late 1800s. Alliance provides a full range of services, including title insurance, escrow and closing coordination, long-term escrow, default and reconveyance services, and 1031 exchange facilitation.

10 YEARS
INITIAL TERM

12/13/2024
LEASE START

FSEJ
LEASE TYPE

3%
ANNUAL INCREASES

(2) 5 YEAR
RENEWAL OPTIONS

FINANCIAL OVERVIEW

IN PLACE FINANCIALS

FULL
OFFERING
MEMORANDUM



[CLICK HERE TO ACCESS](#) 

ZONING INFORMATION

Downtown Historic (DH)

Nampa's Downtown Historic (DH) zoning district is designed to preserve the historic charm of the city's core while encouraging economic growth and redevelopment. Centered around Main Street and Library Square, this zone includes many early-20th-century buildings and follows strict architectural guidelines to maintain their historic look and feel. The zoning supports a walkable, mixed-use environment—retail on the ground floor with offices or residential units above—and aims to create a vibrant downtown that blends historic preservation with modern use.

The DH zoning allows a wide mix of uses, including shops, restaurants, offices, housing, and civic spaces. Key regulations focus on maintaining pedestrian-friendly storefronts, using materials that match original architecture, and protecting the rhythm and scale of the historic streetscape. Any exterior renovations or new buildings in the district must go through a design review process to ensure compatibility with historic design standards. Parking is minimized to encourage foot traffic and better use of space.

The benefits to the community are substantial. The DH district enhances Nampa's cultural identity, supports local businesses, attracts tourism, and increases property values through quality preservation and public investment. Projects like Library Square, Lloyd's Square plaza, and various restored storefronts have helped revitalize the area and bring energy back to downtown. In addition, property owners can access city grants, such as façade improvement programs and restaurant incentives, to help offset renovation costs. These efforts have positioned Nampa's historic downtown as both a preserved asset and an economic engine for the city.

**PRESERVES
HISTORIC CHARM
AND ENCOURAGES
GROWTH**

**DRIVES ECONOMIC
REVITALIZATION**

**OFFERS FINANCIAL
INCENTIVES**

[LEARN MORE](#)





NAMPA-CALDWELL BLVD

NAMPA-CALDWELL BLVD

2ND ST S

4,503 VPD

4,333 VPD

13TH AVE S

216-224 13TH AVE

3RD ST S

GREAT ACCESSIBILITY FROM MAIN ARTERIALS

STRATEGICALLY LOCATED IN DOWNTOWN CORE



216-224 13TH AVES

 <p>POPULATION 94,327 3 MI. RADIUS</p>	 <p>TOTAL HOUSEHOLD EXP. \$3.31B 3 MI. RADIUS</p>	 <p>AVG. HOUSEHOLD INC. \$92,566 3 MI. RADIUS</p>
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SITE

NORTHSIDE & CALDWELL BLVD

Logos: Best Western Plus, Do it Best, AT&T, LES SCHWAB, RBC, Boost Mobile, Shell, Sunclair, BURGER KING, SUBWAY, Great Clips, McDonald's, Fred Meyer, Los Bote's Mexican Food, CHASE.

LAKE LOWELL AVE & 12TH

Logos: Jack in the Box, True Value, S, Arby's, Sunclair, TACO BELL, jiffy lube, Chevron, Dutch Bros, SUBWAY, AAMCO, boost mobile, MAVERIK, Valvoline.

GREENHURST & 12TH

Logos: Walmart, Albertsons, Thrift, Walgreens, Auntie Anne's, GameStop, WORKSHOP, SUPERCUTS, Sunclair, SportClips, SALLY BEAUTY, Great Clips, StorageMart.

NORTH 12TH CORRIDOR

Logos: PAPA JOHN'S, CALIBER COLLISION, us bank, UMPQUA BANK, cricket, FAMILY DOLLAR, Walgreens, NAPA, AutoZone, MARTINIZING, O'Reilly, Papa Murphy's, Groceries Outlet, First Interstate Bank, WaFd Bank, Sunclair.

IOWA & 12TH

Logos: BLIMPIE, SONIC, DQ, McDonald's, AutoZone, Carl's Jr., Starbucks, GLACIER BANK, DOLLAR TREE, Mountain West Bank, D.L. Evans BANK.

Saint Alphonsus Hospital

CONNECTION POINT TO MAJOR CORRIDORS

TOK
COMMERCIAL

BOISE VALLEY

AREA OVERVIEW

The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.



#3

BEST PERFORMING CITY
*Milken Institute



845,864

POPULATION



\$128,006

AVERAGE HOUSEHOLD
INCOME



3.6%

UNEMPLOYMENT
RATE

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