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# OFFICE INVESTMENT OPPORTUNITY

FOR SALE

609 N. Midland Blvd.  
Nampa, ID 83651

**NAI**Select



### PROPERTY INFORMATION

<b>ADDRESS</b>	609 N. Midland Blvd. Nampa, ID 83651
<b>PURCHASE PRICE</b>	\$1,395,000 (\$138/SF)
<b>CAP RATE</b>	6.52%
<b>NOI</b>	\$90,785
<b>LOCATION</b>	Midland Blvd. & Orchard Ave. intersection
<b>BUILDING SIZE</b>	±10,071 SF
<b>SITE SIZE</b>	±1.17 Acres

### HIGHLIGHTS

- ±10,071 SF four-tenant office building
- Priced well below replacement cost
- Professionally managed property
- Traffic counts of ±14,000 vehicles per day on Midland Blvd
- Located in a well-established Nampa submarket, providing necessary services to neighboring communities
- Just 5 minutes to Downtown Nampa and I-84 access
- Strong visibility with monument signage

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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### TENANT PROFILE

**RMS TRUCK INSURANCE** is a growing, Idaho-based insurance agency focused exclusively on the trucking industry, serving owner-operators and small fleets across 40+ states. The company offers same-day quotes, rapid certificate turnaround, and hands-on support with compliance and new authority setup—delivering a streamlined, high-demand service.



### TENANT PROFILE

**ALL SEASONS MENTAL HEALTH**, is dedicated to positively impacting lives through compassionate, accessible care. It is a trusted resource for individuals and families seeking support, healing, and personal growth.

With experienced clinicians and a welcoming environment, the practice emphasizes empathy, respect, and individualized care for clients of all ages.



### TENANT PROFILE

#### PETMOTION VETERINARY

**REHABILITATION CENTERS** is a specialized veterinary practice focused on pet rehabilitation, pain management, and mobility care. Based in Nampa, Idaho, the company provides advanced, non-invasive therapies for animals recovering from injury, surgery, or chronic conditions. Operating in niche, needs-based segment of veterinary care.



### TENANT PROFILE

**FARMERS INSURANCE** is a nationally recognized insurance provider offering a full range of personal and commercial coverage, including auto, home, life, and business policies. Operating through a network of local agency offices, the company combines strong brand backing with community-based service delivery. As a provider of essential, recurring insurance products, Farmers Insurance benefits from consistent wcustomer demand and long-term client relationships



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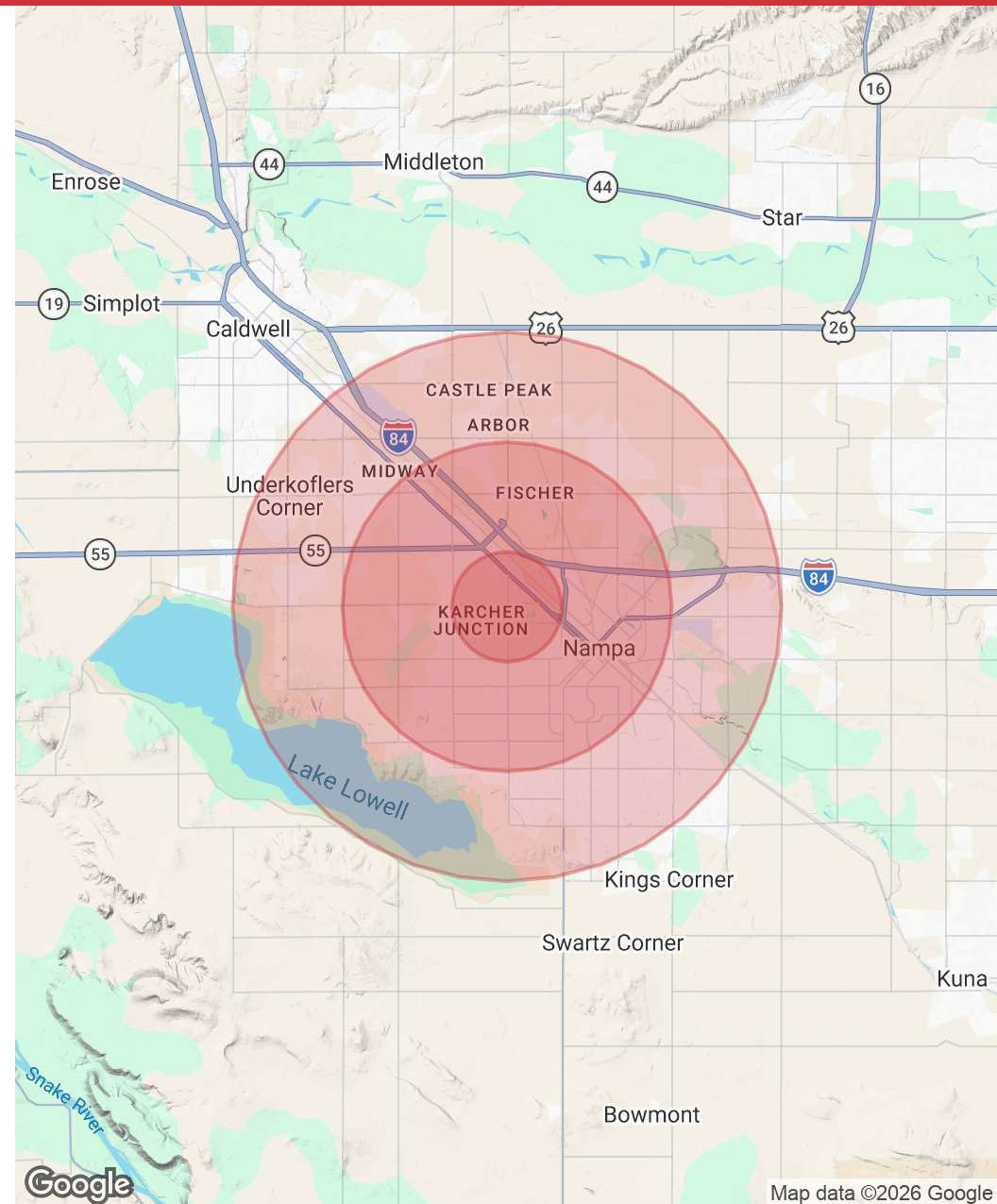
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,473	76,890	141,398
Average Age	43.2	34.9	34.6
Average Age (Male)	40.6	34.3	33.9
Average Age (Female)	42.3	35.5	35.4

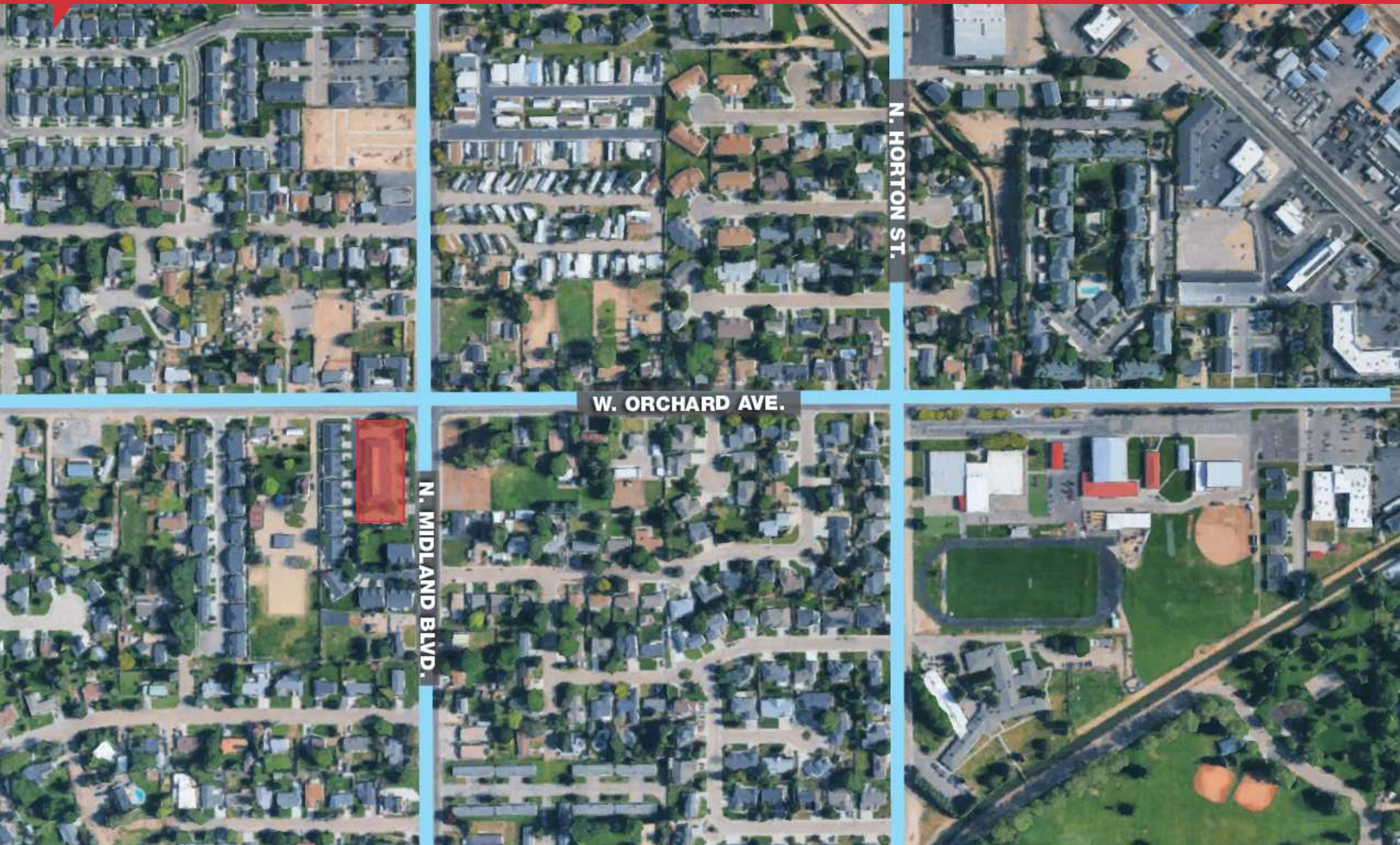
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,391	27,160	48,971
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$80,015	\$84,531	\$88,197
Average House Value	\$280,453	\$331,797	\$361,693

2023 American Community Survey (ACS)



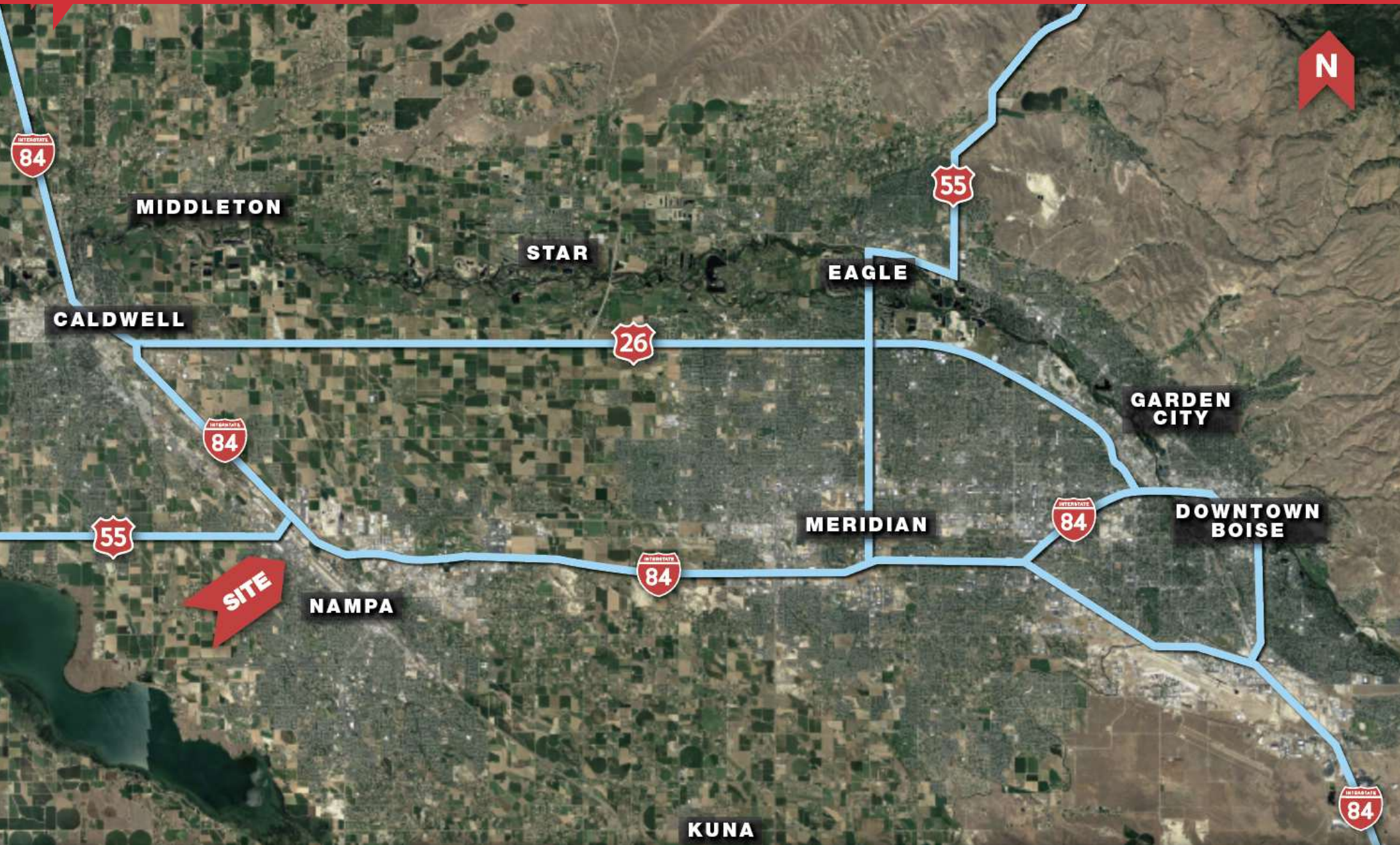
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