

LAND/OFFICE FOR LEASE 11470 WEST KARCHER ROAD

Nampa, ID 83651



ECONOMIC DATA

HOME/OFFICE RATE: \$16.00 SF/yr

LEASE TYPE: MG

LAND LEASE RATE: \$0.10 SF/mo

PROPERTY INFORMATION

COUNTY: Canyon

LISTING DATA

LAND ACRES: 4

OFFICE SF: 3,500

PROPERTY OVERVIEW

Lee & Associates is pleased to present you this versatile property located at 11470 Karcher Road, in Nampa, Idaho. With BC (Community Business) zoning that allows for a variety of commercial uses, including retail, office spaces, service businesses, and contractor yards. Situated along the rapidly developing Karcher Road, this property offers excellent frontage and high visibility, making it a prime location for business growth. The site is shared with the owner, who will retain a small portion of the property, providing flexibility for tenants. In addition to ample outdoor space, the property features a beautifully updated home that is available for lease and can be used as either a residence or office, ideal for a business seeking a live/work environment. With its spacious yard, the property is particularly well-suited for contractors or businesses that require space for vehicles, equipment, or materials. This property presents a unique opportunity for businesses looking to establish themselves in Nampa's fast-growing commercial market. For more information or to schedule a tour, please contact Drey or River.

PROPERTY HIGHLIGHTS

- Frontage on fast developing Karcher
- Shared tenant on-site, owner to remain on small portion
- Very nice updated home/office on-site also for lease
- Great contractor yard
- BC Zoning in Nampa

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AVAILABLE SPACES

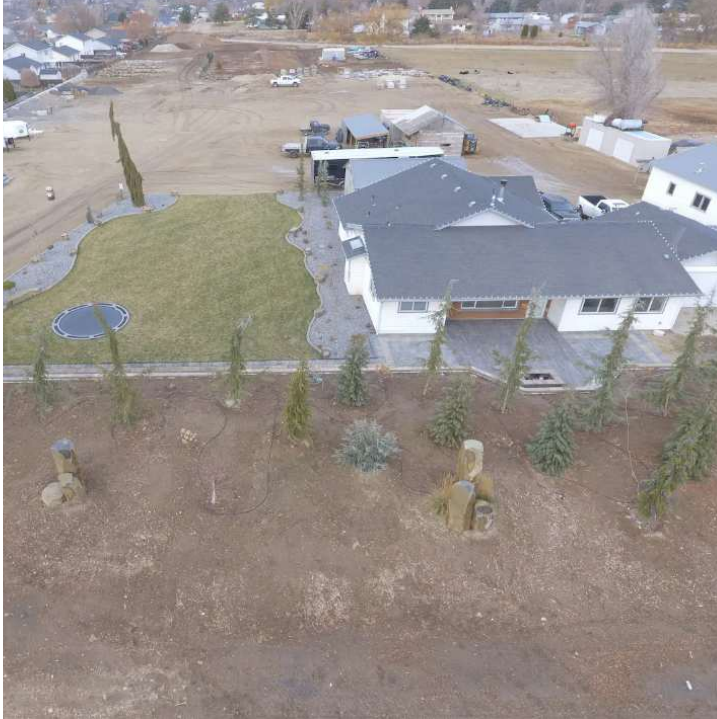
	SIZE (SF/ACRES)	LEASE RATE
Office	3,500 SF	\$16.00 SF/yr
Land	4 Acres	\$0.10 SF/month

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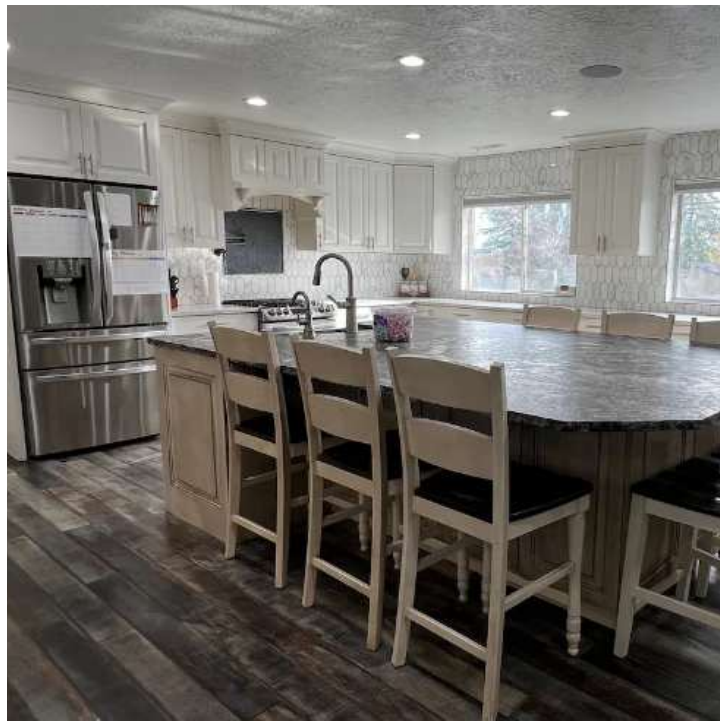


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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
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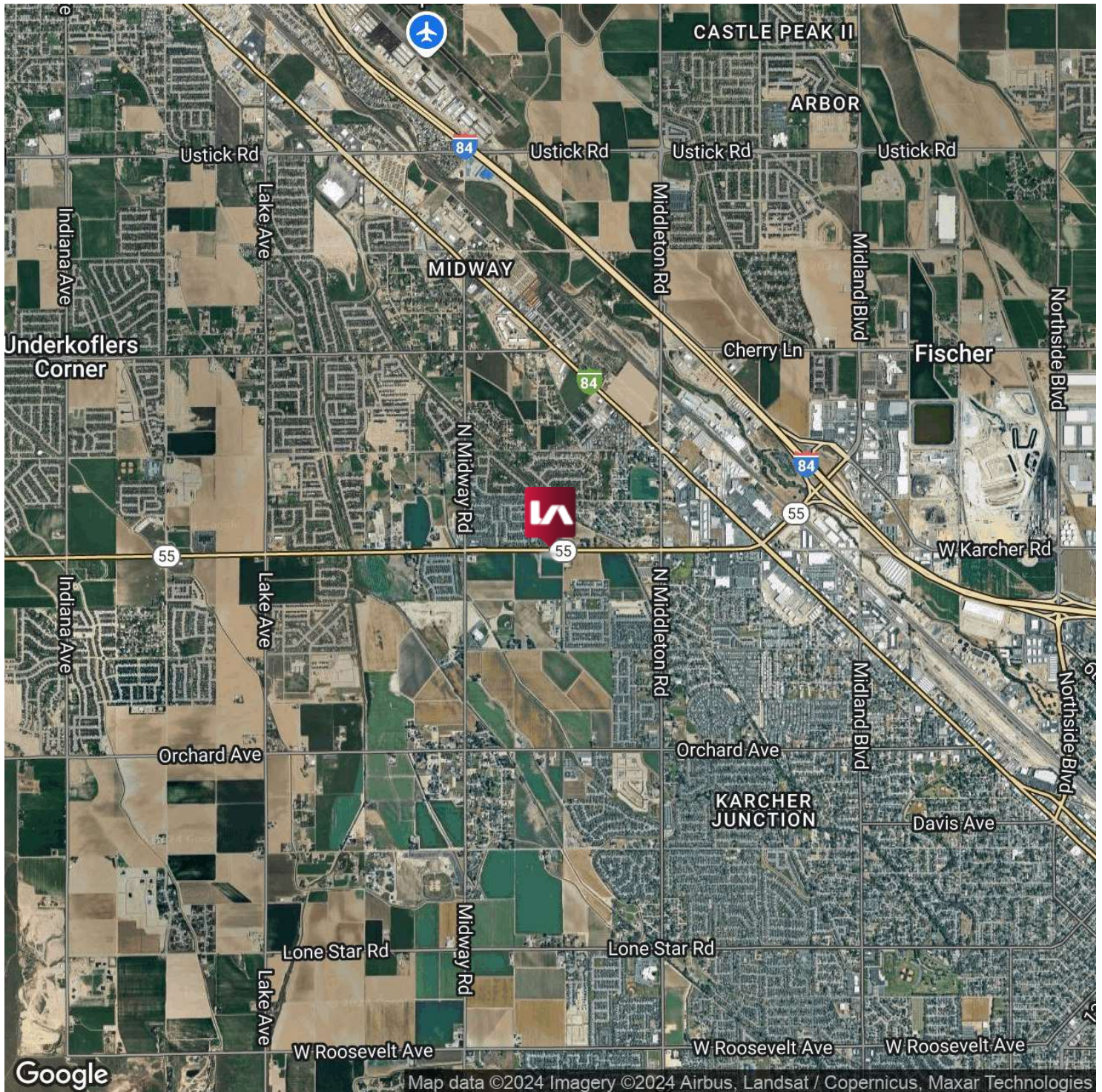
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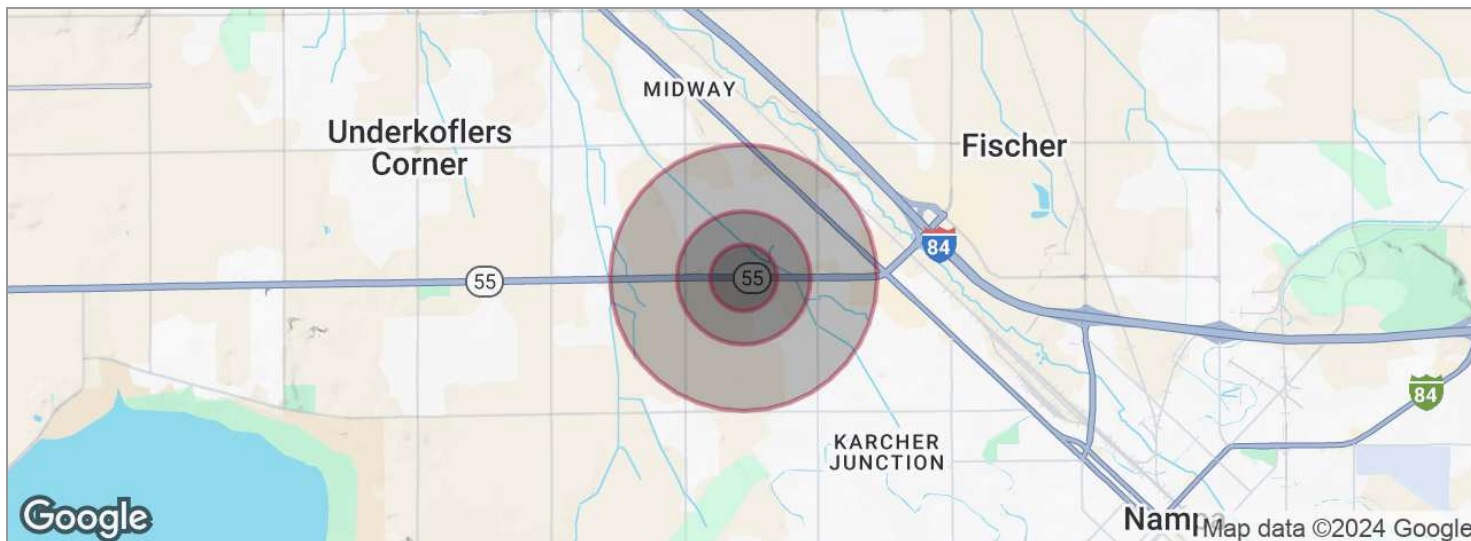
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COMMERCIAL REAL ESTATE SERVICES
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	726	2,284	7,050
Median age	28.2	28.4	30.0
Median age (Male)	24.9	26.6	28.4
Median age (Female)	29.3	29.0	29.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	215	715	2,503
# of persons per HH	3.4	3.2	2.8
Average HH income	\$54,977	\$57,578	\$55,274
Average house value	\$198,552	\$207,156	\$174,722

*Demographic data derived from 2020 ACS - US Census

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