

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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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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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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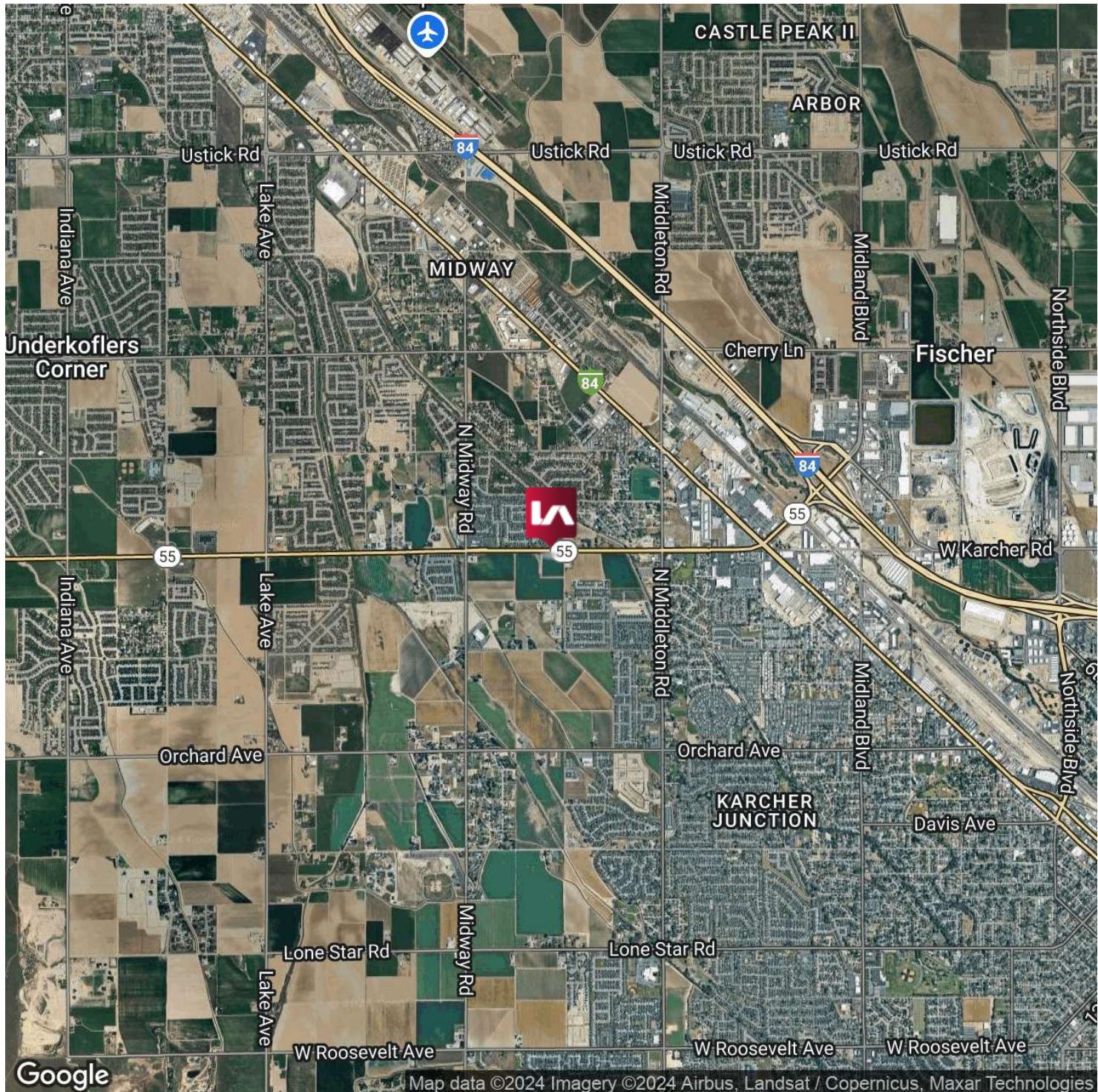
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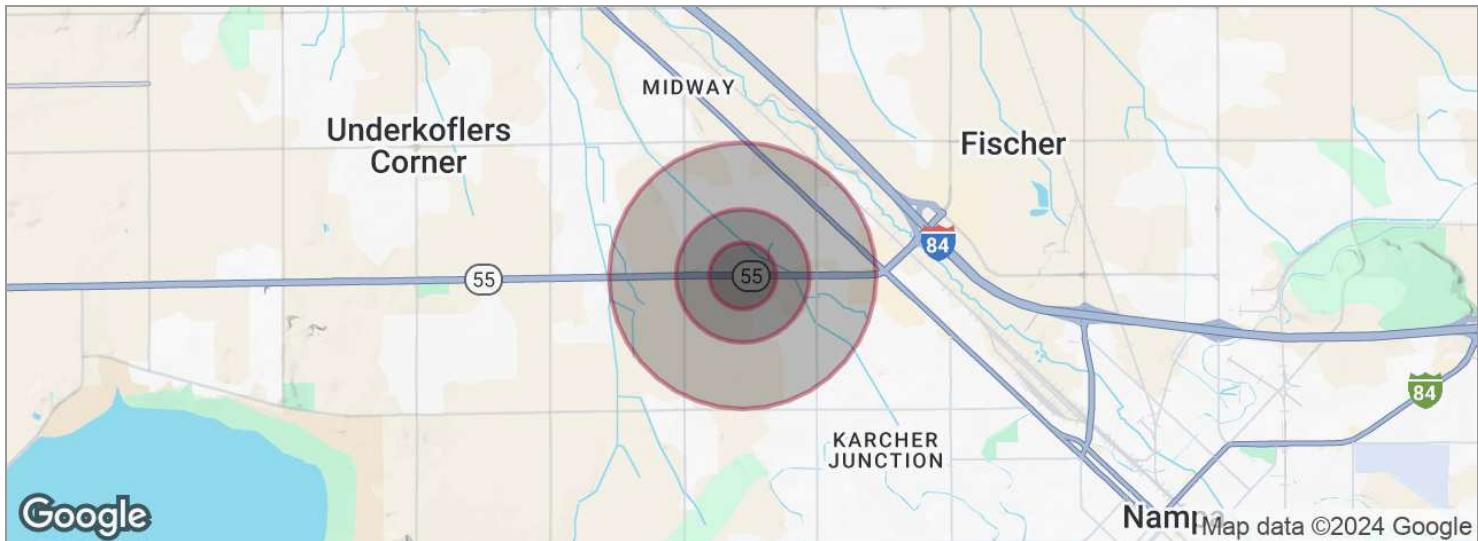
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	726	2,284	7,050
Median age	28.2	28.4	30.0
Median age (Male)	24.9	26.6	28.4
Median age (Female)	29.3	29.0	29.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	215	715	2,503
# of 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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