

RETAIL SPACE FOR LEASE PARK CENTRE PLAZA

920 Caldwell Blvd., Nampa, ID 83651



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: \$26.00/SF/yr
EST. NNN: \$3.50 SF/yr

PROPERTY INFORMATION

COUNTY: Canyon
SUBMARKET: Nampa

BUILDING DATA

AVAILABLE SF: 399 SF
TOTAL PLAZA SF: 12,212 SF
YEAR BUILT: 1984
SITE AREA: 0.92 AC
ZONING: BC

AVAILABLE SUITE: 1511

**CONTACT AGENT FOR SHOWING
INSTRUCTIONS!**

PROPERTY OVERVIEW

Lee & Associates is pleased to present this retail space for lease at Park Centre Plaza. Located along heavily trafficked Caldwell Boulevard, the property offers excellent visibility and convenient access to I-84. On-site parking and monument signage provide strong exposure. The center is surrounded by shopping, dining, and a wide range of nearby amenities.

PROPERTY HIGHLIGHTS

- On-site parking
- Monument sign
- 25,917 VPD on Caldwell Blvd.
- 5 minutes to I-84
- 7 minutes to Downtown Nampa
- Excellent co-tenancy

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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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NOT AVAILABLE Suite 1607 1,400 SF	NOT AVAILABLE Suite 1609 760 SF	NOT AVAILABLE Suite 1611 & 1613 1,520 SF	NOT AVAILABLE United Finance Suite 1615 760 SF	NOT AVAILABLE Suite 1617 760 SF
NOT AVAILABLE Suite 1605 760 SF				
NOT AVAILABLE Suite 1603 760 SF				
NOT AVAILABLE Suite 1601 700 SF				
NOT AVAILABLE Suite 1527 1,588 SF				
NOT AVAILABLE Suite 1519 1,188 SF				
AVAILABLE Suite 1511 399				
NOT AVAILABLE Papa Murphy's Suite 920 1,652 SF				

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1511	399 SF	NNN	\$26.00 SF/yr	\$1,000/mo (Base Rent + NNN)

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Park Centre Plaza - 920 Caldwell Blvd.

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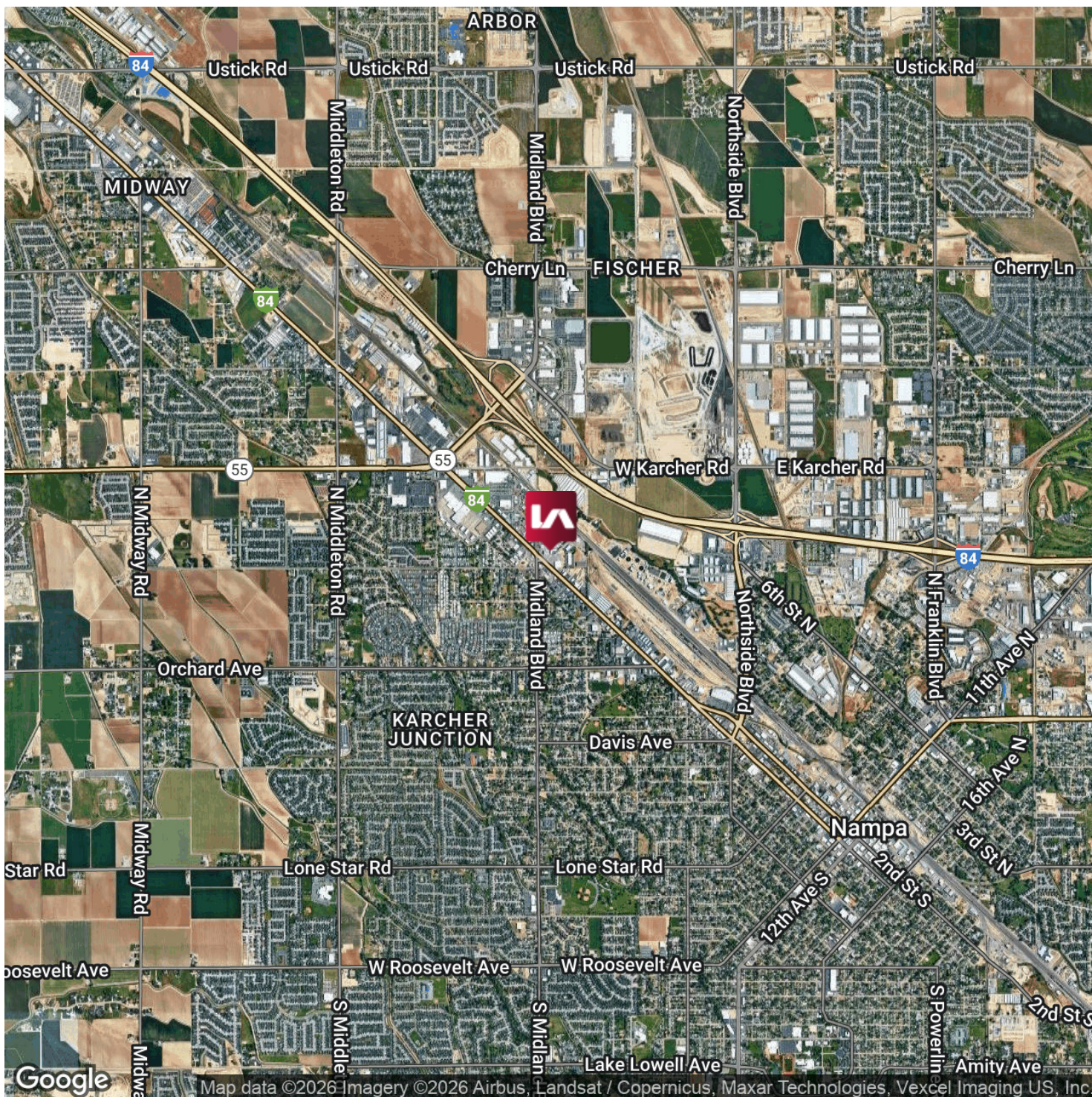
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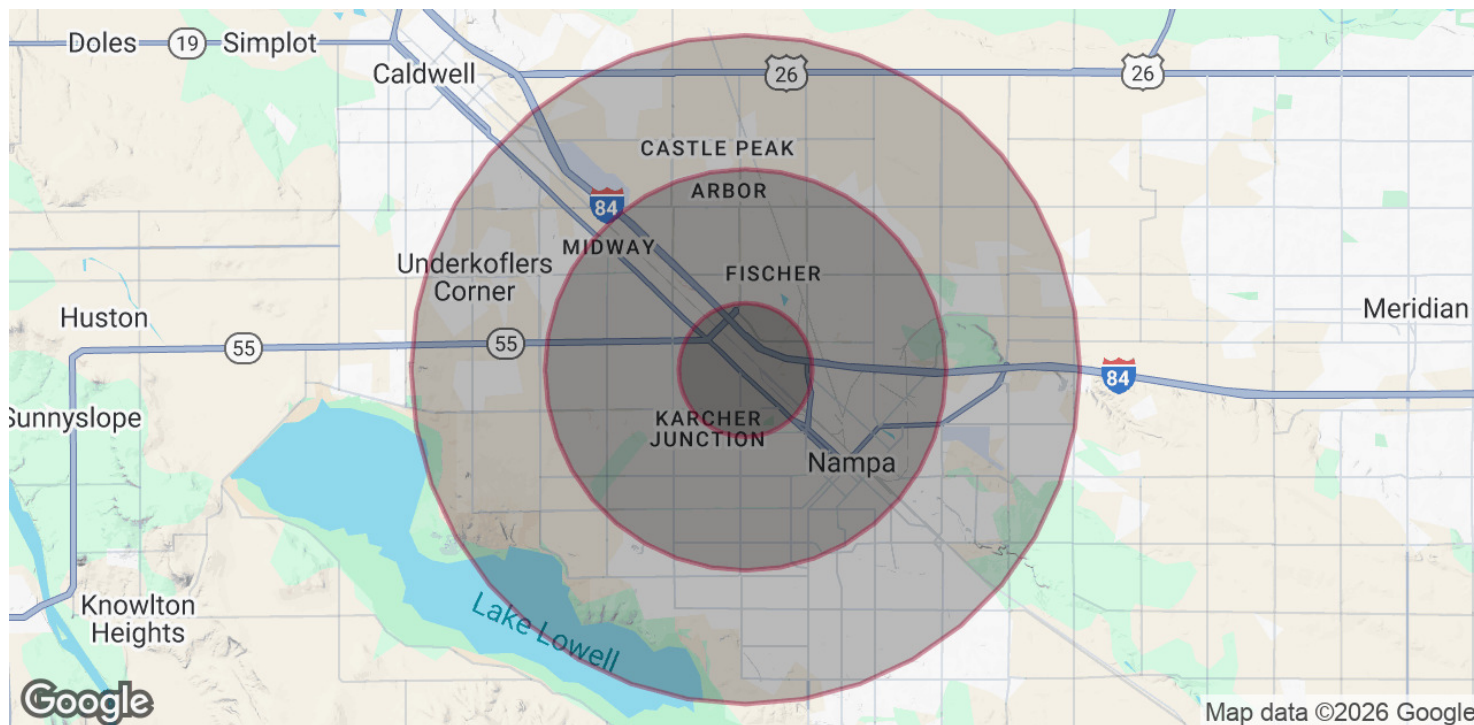
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POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	8,899	72,321	148,042
Annual Growth (2023-2028)	1.5%	1.6%	1.7%
2028 Projected Population	9,583	78,189	160,274
Bachelor's Degree or Higher	19%	16%	18%
Median Age	37.3	34.6	34.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
2023 Households	3,472	25,144	50,070
Annual Growth (2023-2028)	1.6%	1.6%	1.7%
2028 Projected Households	3,744	27,198	54,247
Median Household Income	\$48,418	\$55,692	\$58,720
Median Year Built	1995	1997	2000

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