

BEST LOCATION IN NAMPA ID | END CAP | HIGH TRAFFIC COUNTS



For Lease – Shadow Anchored by Walmart

THE SHOPPES AT 12TH AVENUE – PRIME NAMPA LOCATION

2025 12th Ave Rd, Nampa, ID 83686

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Executive Summary

OFFERING SUMMARY

ADDRESS	2025 12th Ave Rd, Nampa, ID 83686
SPACE AVAILABLE	1,834 SF end cap, currently GameStop
DATE AVAILABLE	May 1, 2026
LEASE TERM	5-10 Years
TRAFFIC COUNTS	~30,000 vehicles per day
TENANT IMPROVEMENT ALLOWANCE	Yes, Negotiable



LEASE RATE: **\$38.00 PSF + NNN**



02

Aerial Photos



03

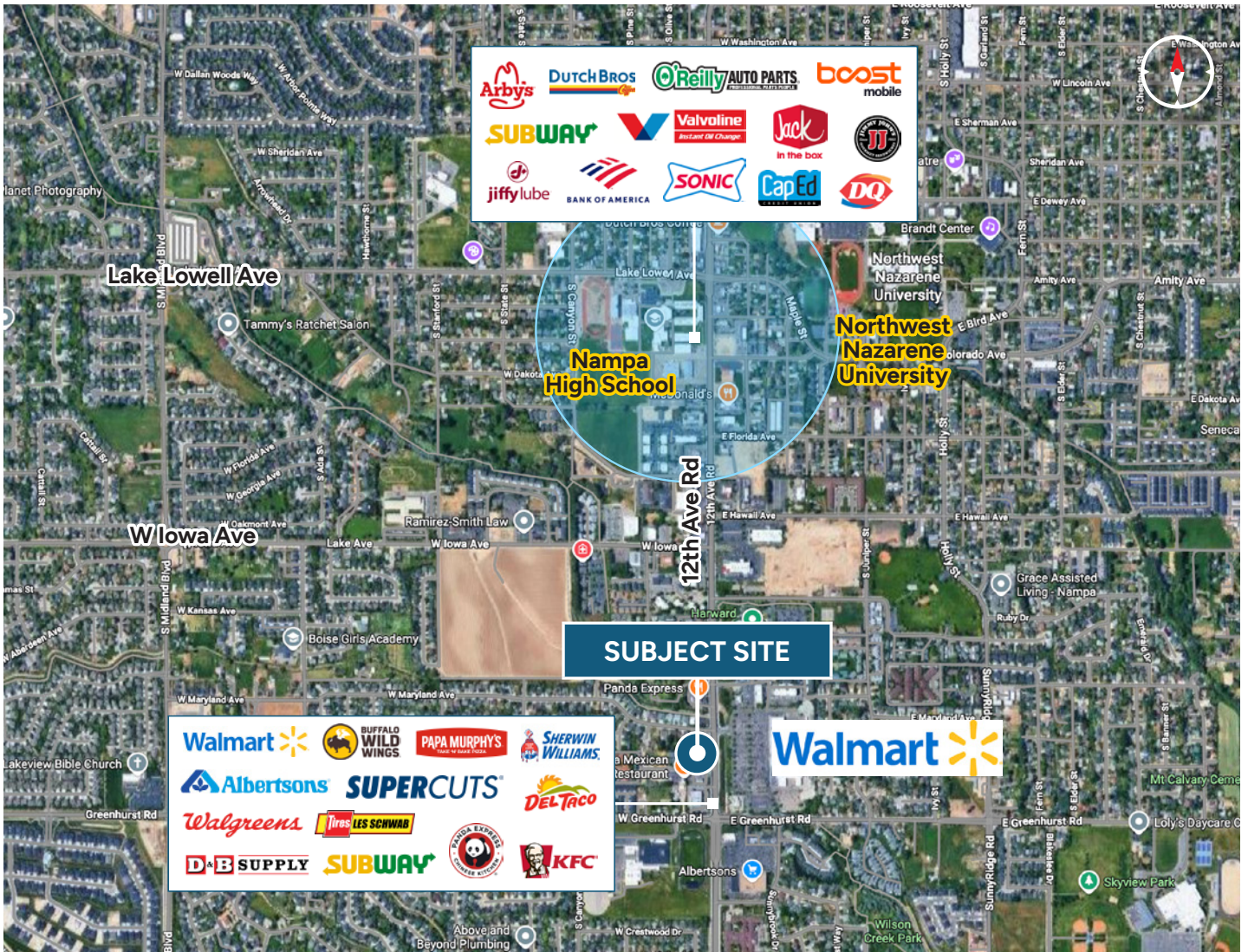
Aerial Photos



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Highlights

- ◆ **Walmart-Anchored Center** – national retail draw with consistent, high traffic.
- ◆ **Prime Nampa Location** – situated on 12th Avenue Road, one of the city's most active retail corridors.
- ◆ **High Visibility & Frontage** – strong exposure along a major arterial with heavy daily traffic.
- ◆ **Excellent Co-Tenancy Potential** – benefit from Walmart's foot traffic and surrounding regional/national retailers.
- ◆ **Dense Residential Population** – strong rooftops in immediate trade area driving consistent customer base.
- ◆ **Proximity to Amenities** – close to schools, restaurants, services, and other retail hubs.
- ◆ **Ample Parking** – easy access and convenience for customers.
- ◆ **Growing Market** – Nampa is one of the fastest-growing cities in Idaho, part of the booming Treasure Valley region.
- ◆ **Flexible Retail Space Options** – suited for QSR, service retail, medical, or neighborhood-serving tenants.
- ◆ **Strong Demographics** – expanding population with family households and solid income levels.





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