



For Lease & Build-to-Suit

Mike Peña
208 472 1666
mike.pena@colliers.com

Bryant Jones
208 472 1663
bryant.jones@colliers.com

Lincoln Hagood
208 472 1667
lincoln.hagood@colliers.com

5700 E Franklin Road, Suite 205
Nampa, Idaho 83686
208 472 1660
colliers.com/idaho

Canyon Crossing

9805-9812 Sand Hill Drive | Nampa, ID

Highlights:

- Retail space available for lease and build-to-suit next to Treasure Valley Marketplace
- Retail buildings construction estimated Aug/Sept 2024
- Terrific location next to I-84 and the Karcher Exit
- Rare opportunity to build custom retail space to your specifications
- Located next to the Fairfield Hotel, conveniently close to shopping, restaurants, and medical offices
- One future marquis sign with Karcher frontage
- Final address/suite numbers from City may change

For Lease & Build-to-Suit

Property Information

Property Type	Retail/Build-to-Suit
Building Size	Bldg A - 11,198 SF Bldg B - 13,740 SF
Land Size	2.845 Acres 1.26 Acres
Lease Rate	Bldgs A & B - See Below
9812 Sandhill (1.26 AC) BTS	Contact Agent

Site Plan



Building A

Suite	Size	Rate (NNN)
105	1,000 SF	\$35.00
110	1,430 SF	\$31.00
115	1,430 SF	\$31.00
120	1,430 SF	\$31.00
125	1,430 SF	\$31.00
130	1,430 SF	\$31.00
135	1,430 SF	\$31.00
140	1,495 SF	\$35.00

Building B

Suite	Size	Rate (NNN)
105-110	2,250 SF	\$35.00
115	1,300 SF	\$31.00
120	1,300 SF	\$31.00
125	1,300 SF	\$31.00
130	1,300 SF	\$31.00
135	1,300 SF	\$31.00
140	1,300 SF	\$31.00
145	1,300 SF	\$31.00
150	1,300 SF	\$35.00
155	1,000 SF	\$35.00

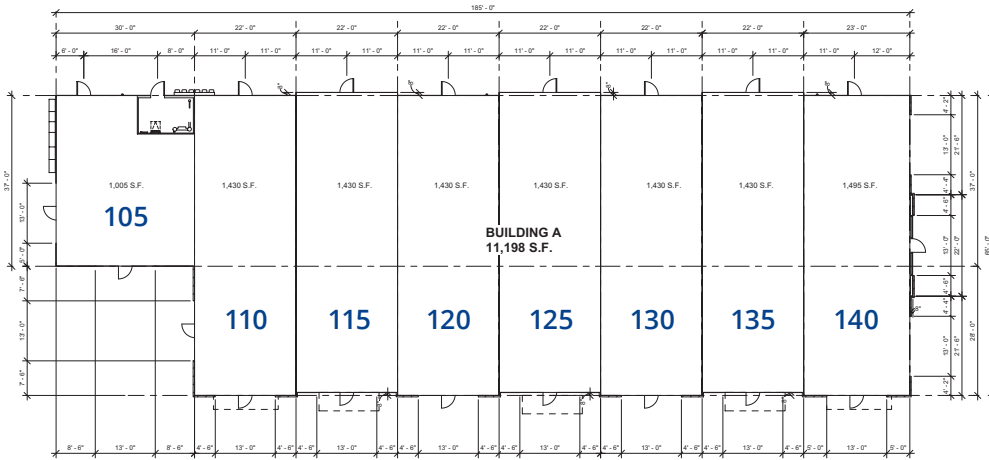
Estimated NNN fees \$6.00 PSF

*Space delivered as Vanilla Shell
Construction estimated Aug/Sept 2024

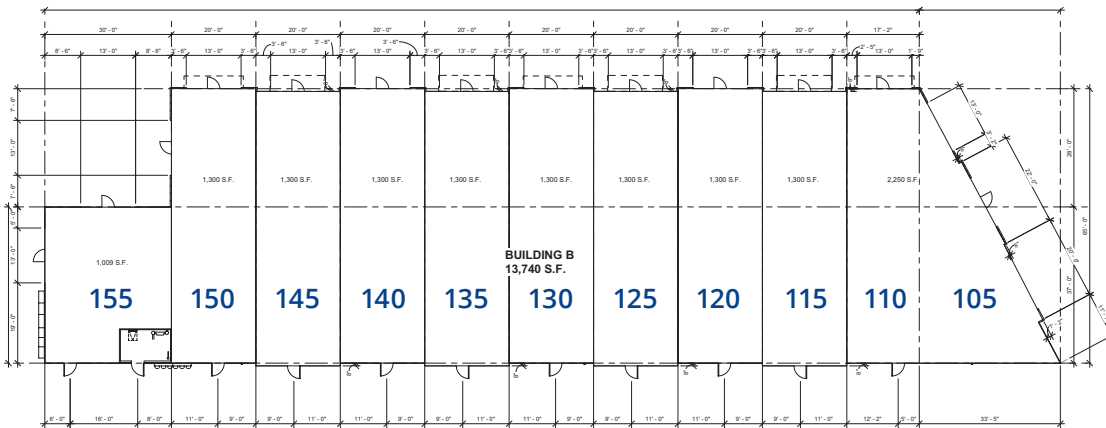
For Lease



Building A



Building B



Building A - East & North Elevations



Building B - North & East Elevations

Location



5700 E Franklin Road, Suite 205
 Nampa, Idaho 83686
 208 472 1660
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Treasure Valley, LLC.