



CRE OF
BOISE
REAL ESTATE



BOISE PREMIER REAL ESTATE

CRE of Boise

RESIDENTIAL.COMMERCIAL.INVESTMENT

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Amity Crossing

OFFICE / RETAIL FOR LEASE



PROPERTY INFORMATION S

PROPERTY ADDRESS	3764 E Amity Ave (Building 6)
SUBMARKET	Nampa
Office Condo	Suite 106 (End): Available Now Suite 105 (Inside): Available Now Opportunity to combine both Suites into Continuous 2425 SF Suite
LEASE RATE	Inside \$22.50/SF, End \$23.50/SF FREE 1st MONTH OF RENT!
LEASE TERM	3-5 years
LEASE TYLE	NNN
ESTIMATED NNN TI ALLOWANCE	\$4.90/SF
EXAMPLE USES	Executive Office, Medical Office, Real Estate Office, Chiropractor, Nail Salon, Med Spa, Etc.

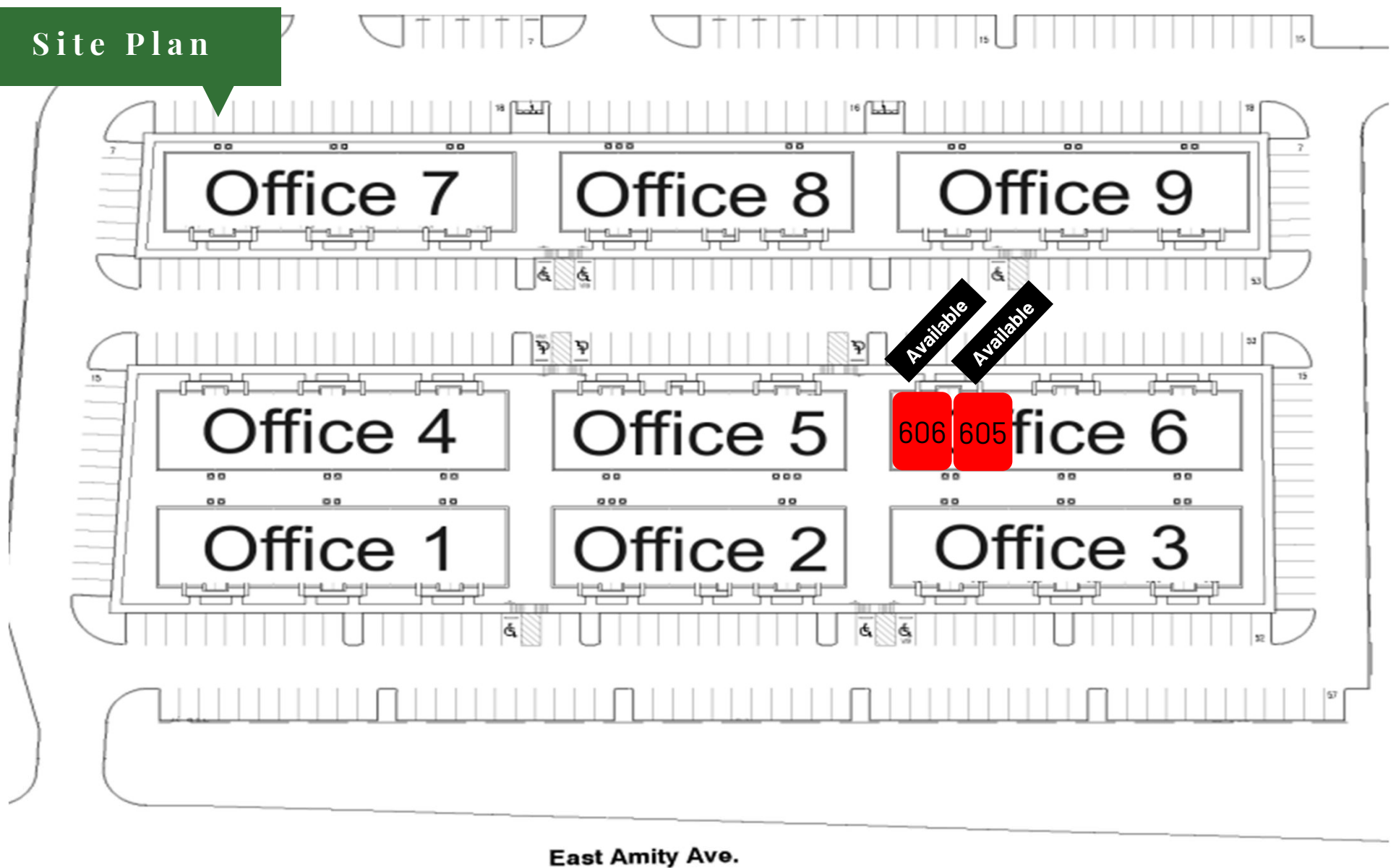
PROPERTY INFORMATION S

Intersection of Amity and Grays Lane, main driving corridor for commuters headed between Nampa and Meridian. Retail Condo ideal for Executive Office, Medical Office, or Customer Facing Retail. Individual Suites are 1,225 Square Feet. Ready for Occupancy September 1.

- All single story with private front door access and surface parking
- 4.4/1,000 Parking Ratio
- Landscaping Maintained by Community Association
- Each unit includes reception area, kitchen, 4 offices, restroom, and storage closet
- Inclusive in the base price are granite countertops in kitchen and Laminate Flooring in hallways and reception area.
- Modern Finishes
- Vaulted Ceilings with Crown Molding in Reception
- High-efficiency HVAC
- End Unit available with Windows in every Office

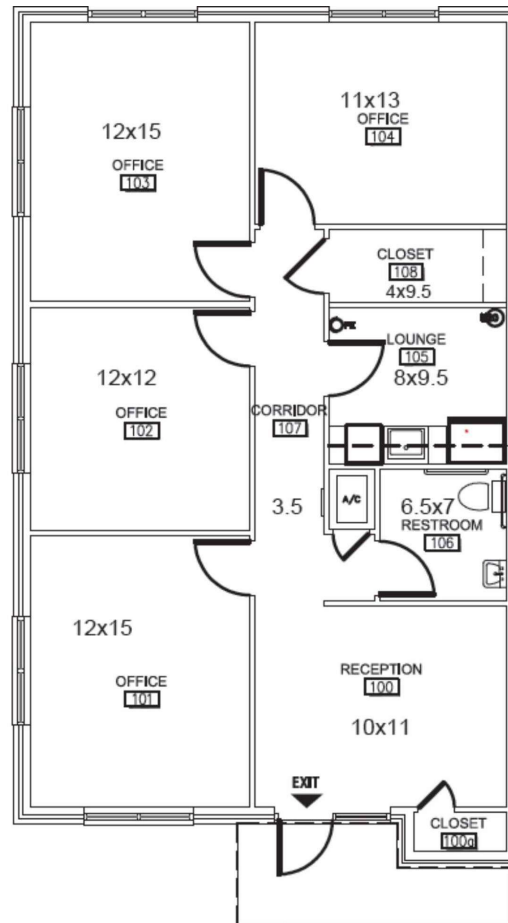
Amity Crossing – Office/Retail Condo

Site Plan

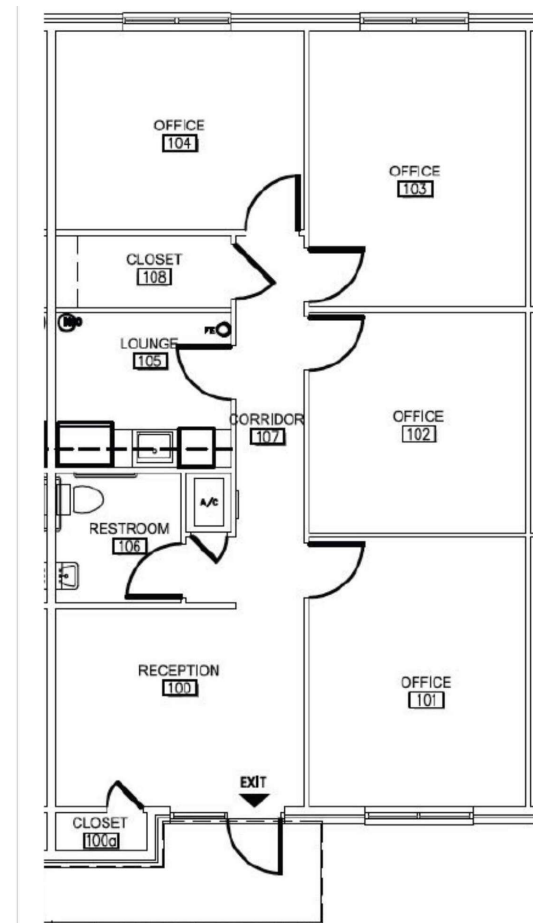


Amity Crossing – Office/Retail Condo

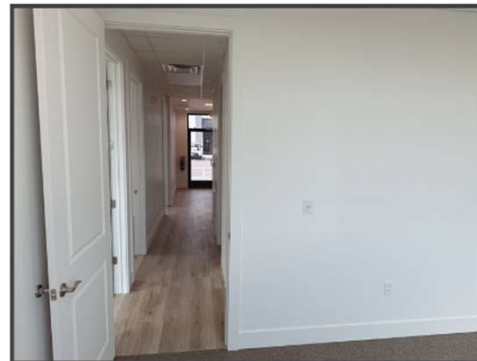
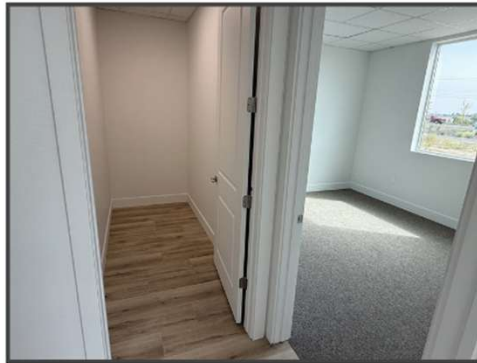
End Unit



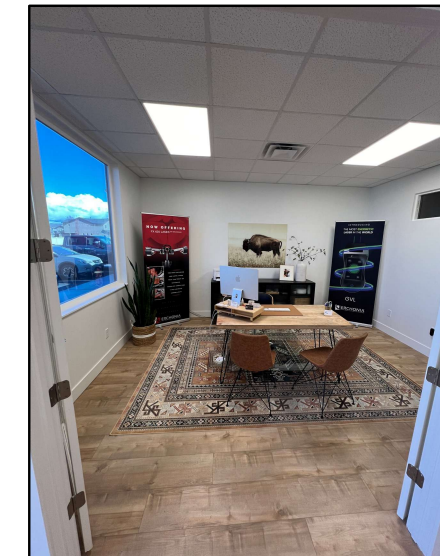
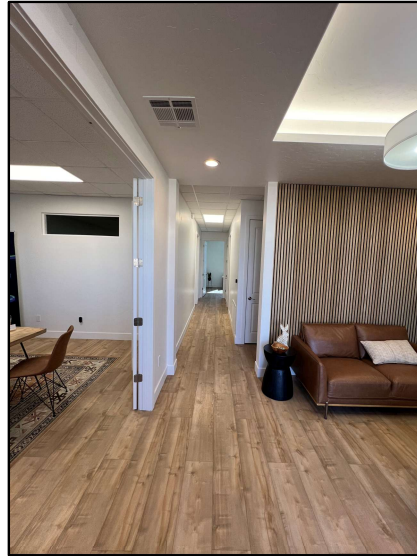
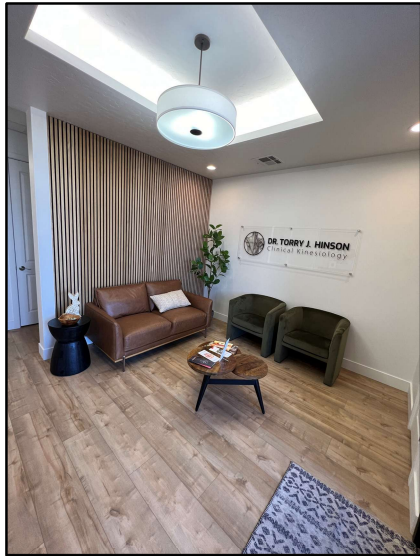
Inside Unit



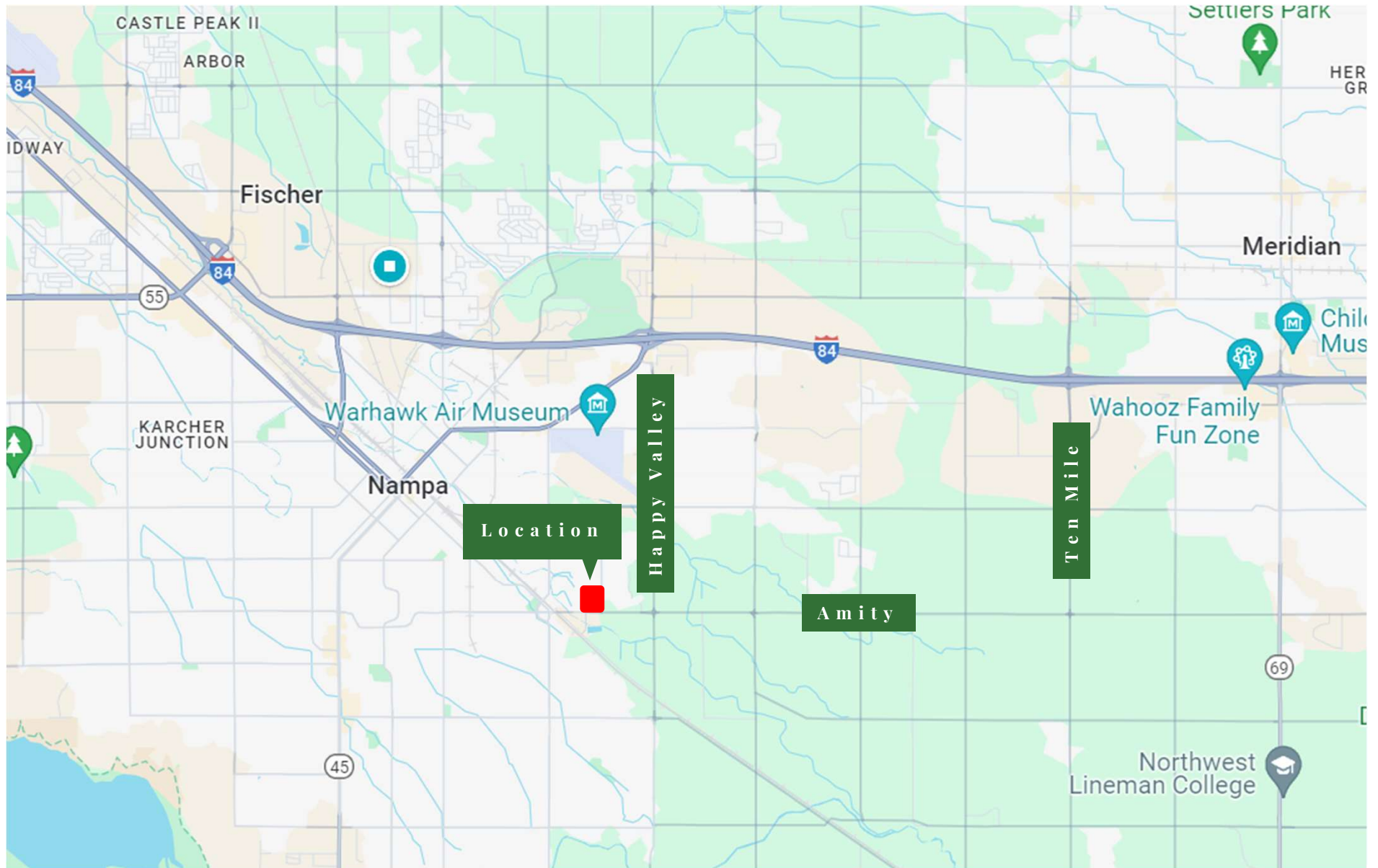
Amity Crossing – Interior Photos



Amity Crossing – Furnished Example

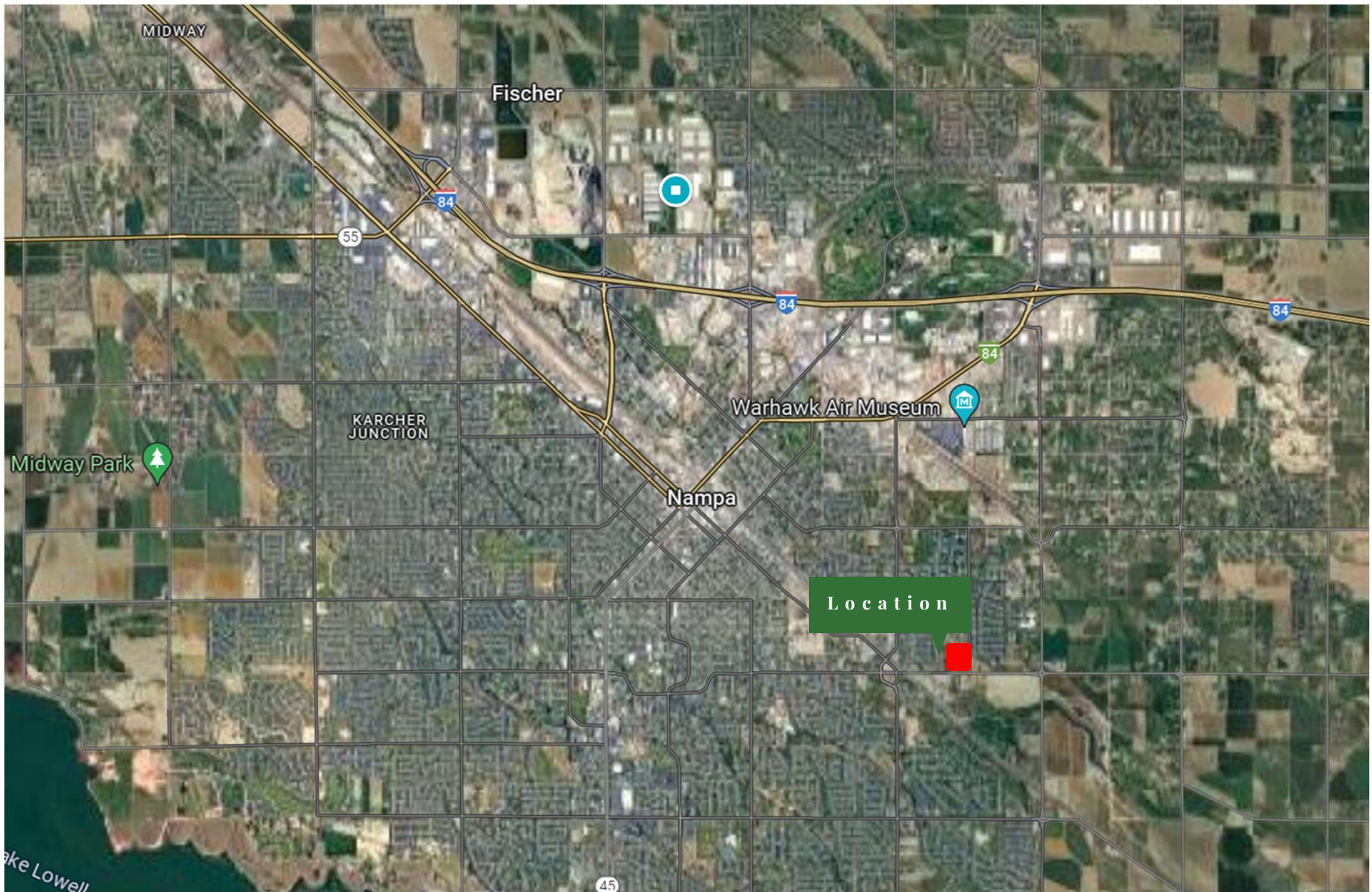


Amity Crossing - Location



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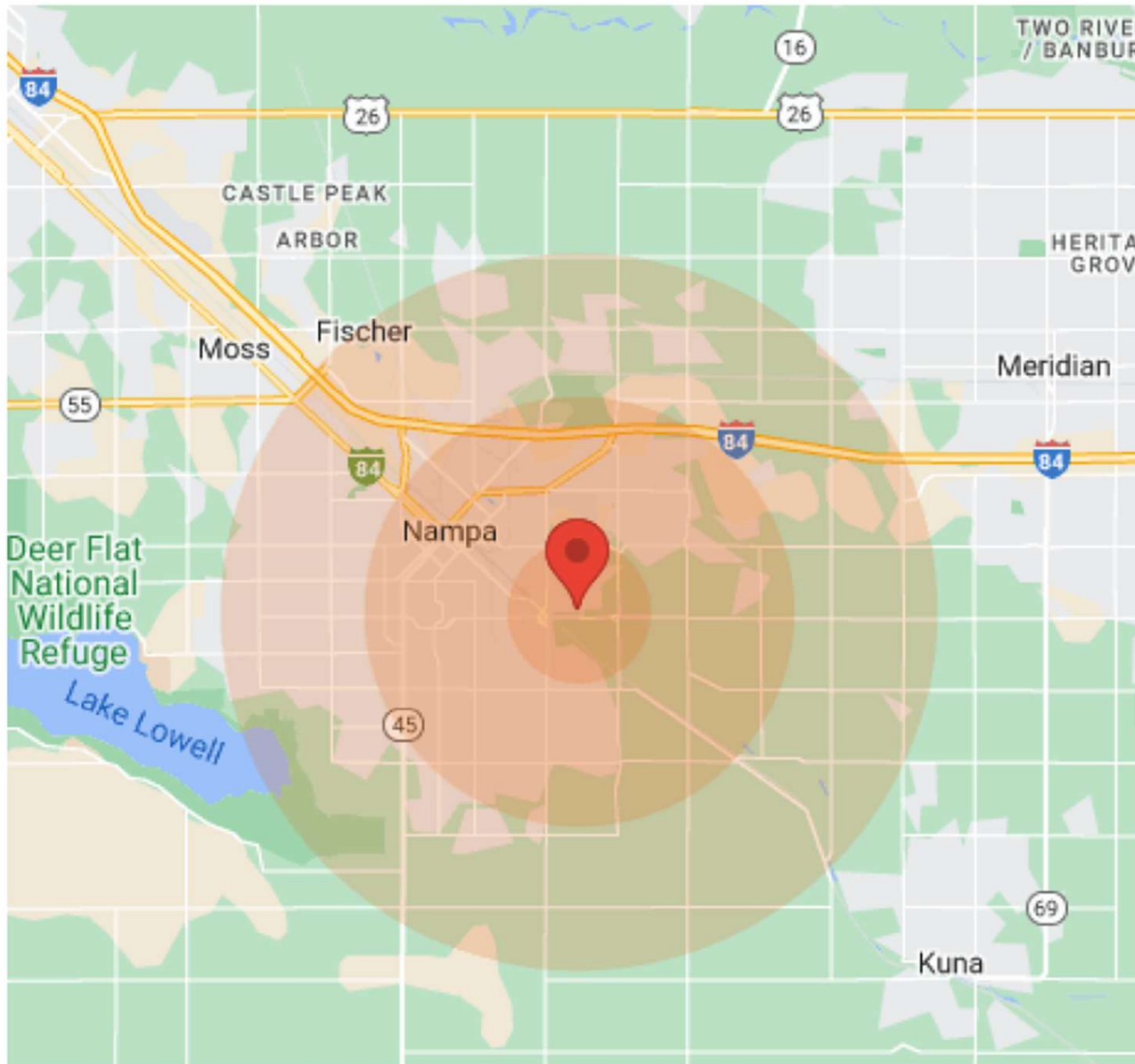
Residential
Concentration



Amity Crossing – Surrounding Development



Amity Crossing - Demographics



Population	1 Mile	3 Miles	5 Miles
Male	4,218	28,439	55,185
Female	4,370	29,446	56,496
Total Population	8,588	57,885	111,681

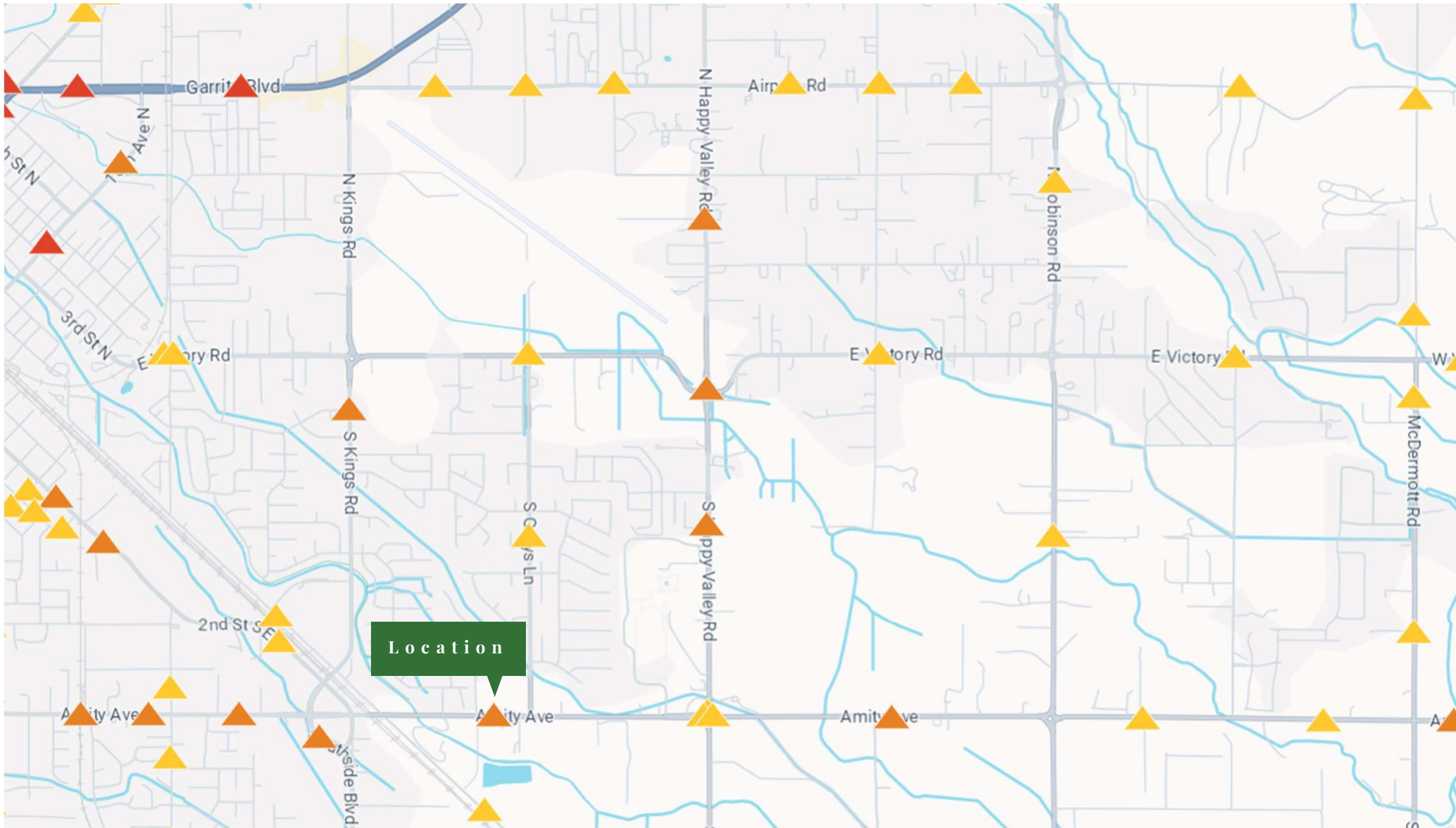
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,423	15,738	30,151
Ages 15-24	1,451	9,059	17,500
Ages 25-54	3,139	21,795	39,661
Ages 55-64	775	5,092	10,212
Ages 65+	800	6,201	14,157

Race	1 Mile	3 Miles	5 Miles
White	7,217	49,023	97,169
Black	6	97	176
Am In/AK Nat	17	271	434
Hawaiian	4	49	75
Hispanic	1,938	13,692	22,819
Multi-Racial	2,658	16,600	27,088

Income	1 Mile	3 Miles	5 Miles
Median	\$44,380	\$39,320	\$39,821
< \$15,000	151	2,804	4,202
\$15,000-\$24,999	462	2,533	4,498
\$25,000-\$34,999	381	2,837	5,065
\$35,000-\$49,999	647	3,286	6,268
\$50,000-\$74,999	687	4,580	9,265
\$75,000-\$99,999	368	2,098	4,610
\$100,000-\$149,999	106	1,096	2,509
\$150,000-\$199,999	16	436	798
> \$200,000	N/A	218	582

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,879	21,722	40,864
Occupied	2,650	19,832	37,460
Owner Occupied	1,955	12,829	26,110
Renter Occupied	695	7,003	11,350
Vacant	229	1,890	3,404

Amity Crossing – Traffic Counts



Community Business (BC) – Permitted Uses

Plant nurseries	Greenhouse
Bed and breakfast	Hookah lounge/bar
Dwelling (combined with a business)	Hotel/Motel
Manufactured/mobile home park (subject to chapters 28 and 29 of this title)	Liquor store, package
Nursing home, assisted living center/home, retirement home, convalescent, geriatrics, Alzheimer's care, hospice, group care home (9+ beds)	Meat market ³
Automobile parking lot/garage, private ¹	Mobile home, manufactured home and RV sales
Freight transfer point	Restaurant (not drive-in, drive-through or walk-up)
Telephone/telegraph center or station/call center	Restaurant (with drive-in, drive-through or walk-up) ⁴
Botanical garden/Arboretum	Retail, general
Golf course and country club	Retail, bulky
Park, playground or open space (subject to chapter 1 of this title)	Tobacco shop
Recreational, entertainment, and amusement establishments, indoor (less than or equal to 4,000 square feet)	Upholstery, automobile and furniture
Recreational, entertainment, and amusement establishments, indoor (greater than 4,000 square feet)	Vape shop
Recreational, entertainment, and amusement establishments, outdoor	Apparel, repair or alteration
Sports arena	Appliance repair
Automobile or truck sales, new	Bank/credit union
Automobile or truck sales, used	Barber or beauty shop, day spa, nail salon
Automobile parts and accessories	Blood bank
Electrical and electronic supply	Car wash
Farmer's Market	Church or religious facility
Firearm sales	Construction trade/sales office (indoor storage only)
Fuel sales or service station	Construction, showroom
	Daycare/day nursery/pre-school (commercial) ¹

Community Business (BC) – Permitted Uses

Dry cleaner, coin operated, custom and self-service, laundromat

Dry cleaner, coin operated, custom and self-service, laundromat

Furniture refinishing

Governmental emergency building (i.e., fire or police stations, including combined stations and satellite versions)

Governmental office building or facility

Governmental water, pressure irrigation and/or sewer lift

Grooming establishment, animal

Horticultural services

Laundry, commercial plant

Library

Lockers, cold storage, retail use only

Medical/dental (or similar) clinic and related services

Mortuary and funeral

Newspaper printing

Office, general

Post Office

Printing and publishing

School, academic/vocational, for profit (subject to chapter 1 of this title)

School, public/nonprofit (subject to chapter 1 of this title)

Shoe repair

Tattoo Parlor

Taxidermy

Veterinary

Wedding chapel, etc.

Welfare and charitable distribution

Lumberyard, retail

Monument works, stone

Petroleum storage³

Research facility



Real Estate Services
BOISE PREMIER REAL ESTATE

13827 W Meadowdale Dr.
Boise, ID 83713

OFFICE BUILDING FOR SALE OR
LEASE IN NORTHWEST MERIDIAN

609 South Grays Lane
Nampa, ID 83687

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