



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 INFORMATIONS

**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** \$4.90/SF

**TI ALLOWANCE** None, 100% Finished

**EXAMPLE USES** Executive Office, Medical Office, Real Estate Office, Chiropractor, Nail Salon, Med Spa, Etc.

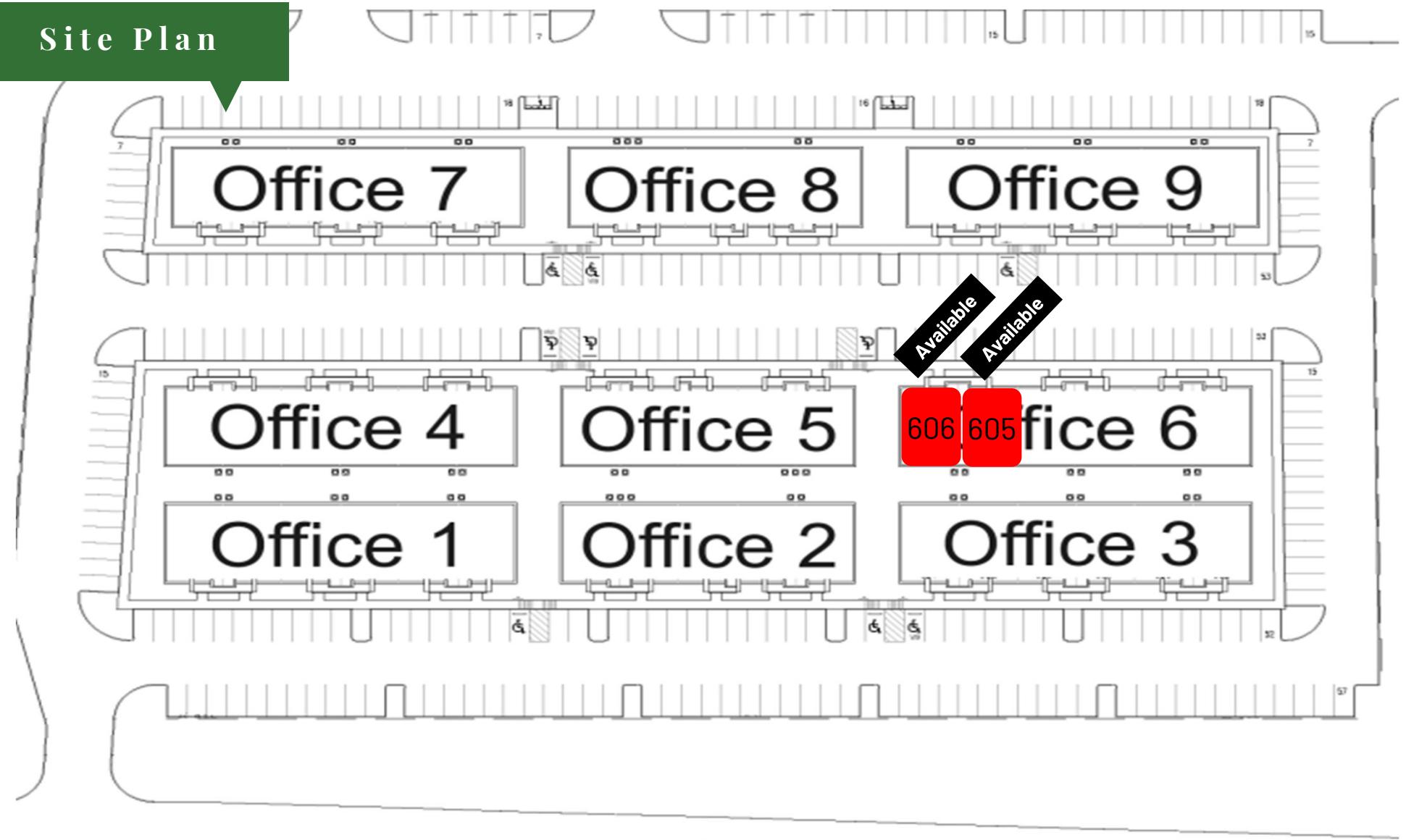
## PROPERTY INFORMATIONS

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

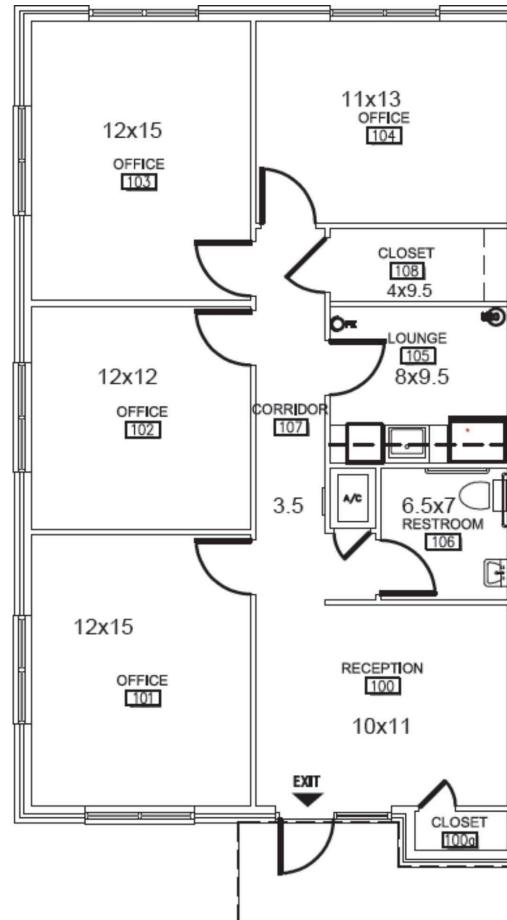
# Amity Crossing - Office/Retail Condo

## Site Plan

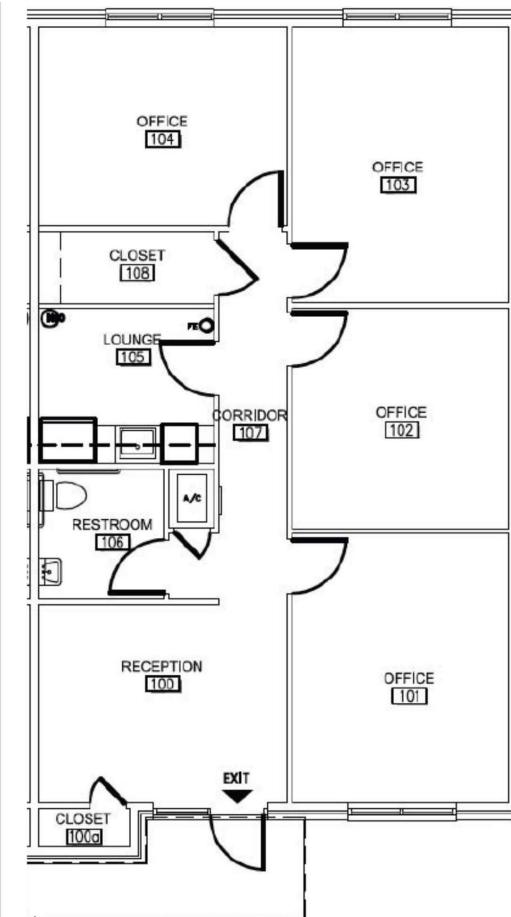


# Amity Crossing – Office/Retail Condo

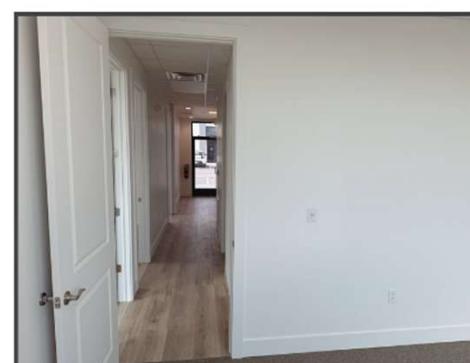
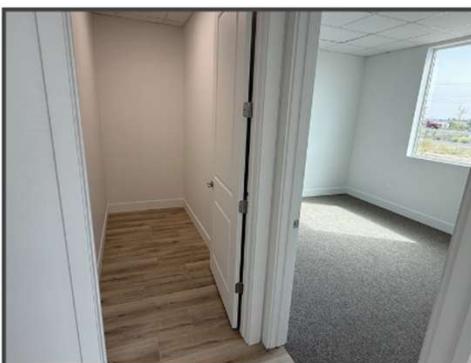
End Unit



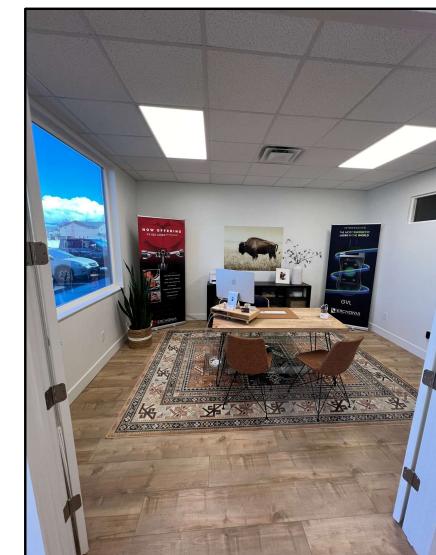
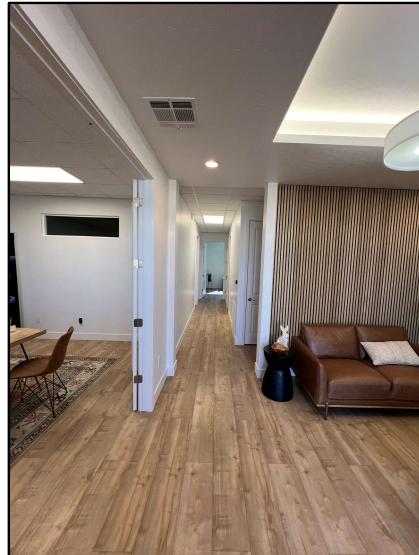
Inside Unit



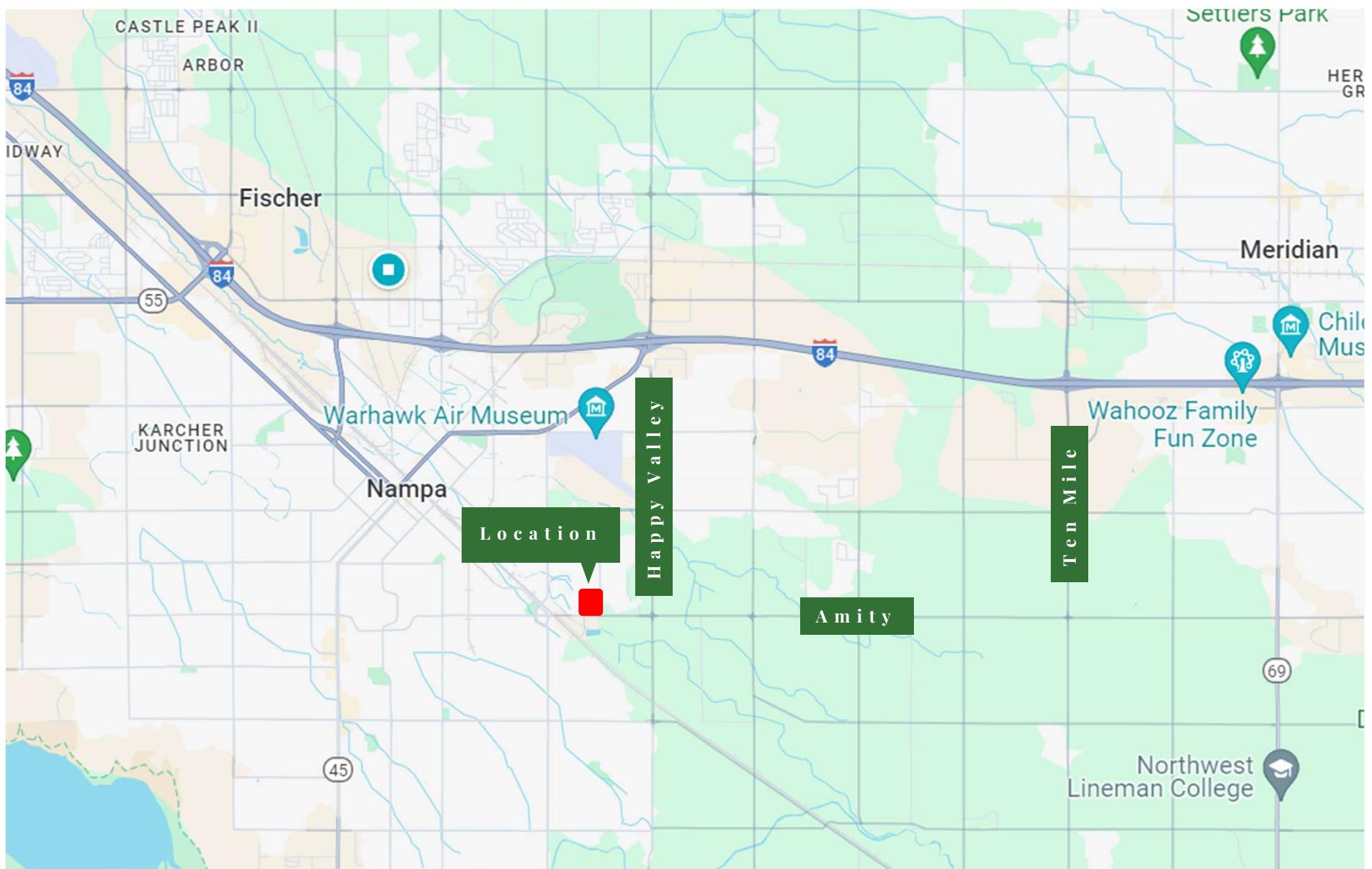
# Amity Crossing – Interior Photos



# Amity Crossing – Furnished Example

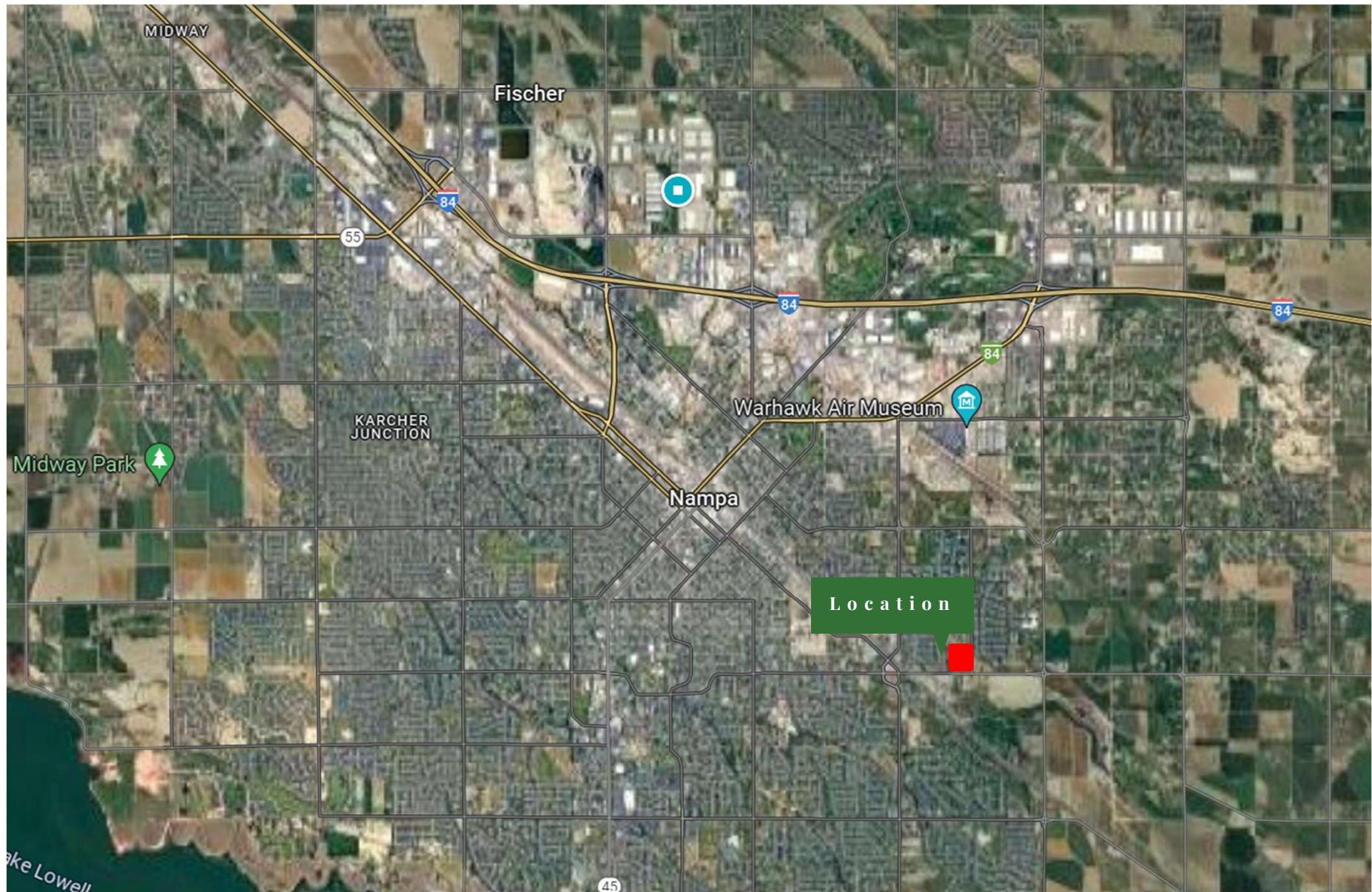


# Amity Crossing - Location



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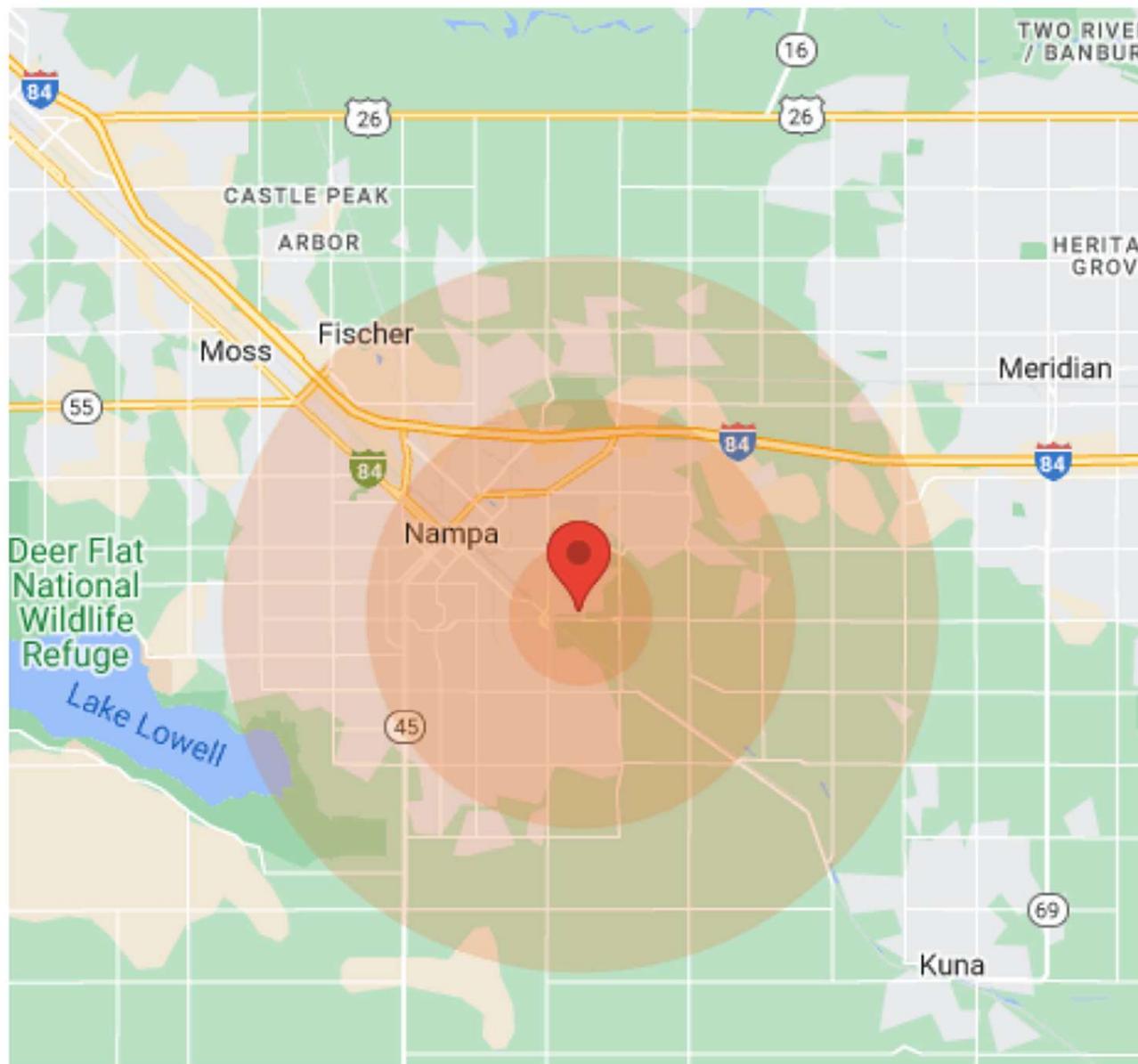
Residential  
Concentration



# 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

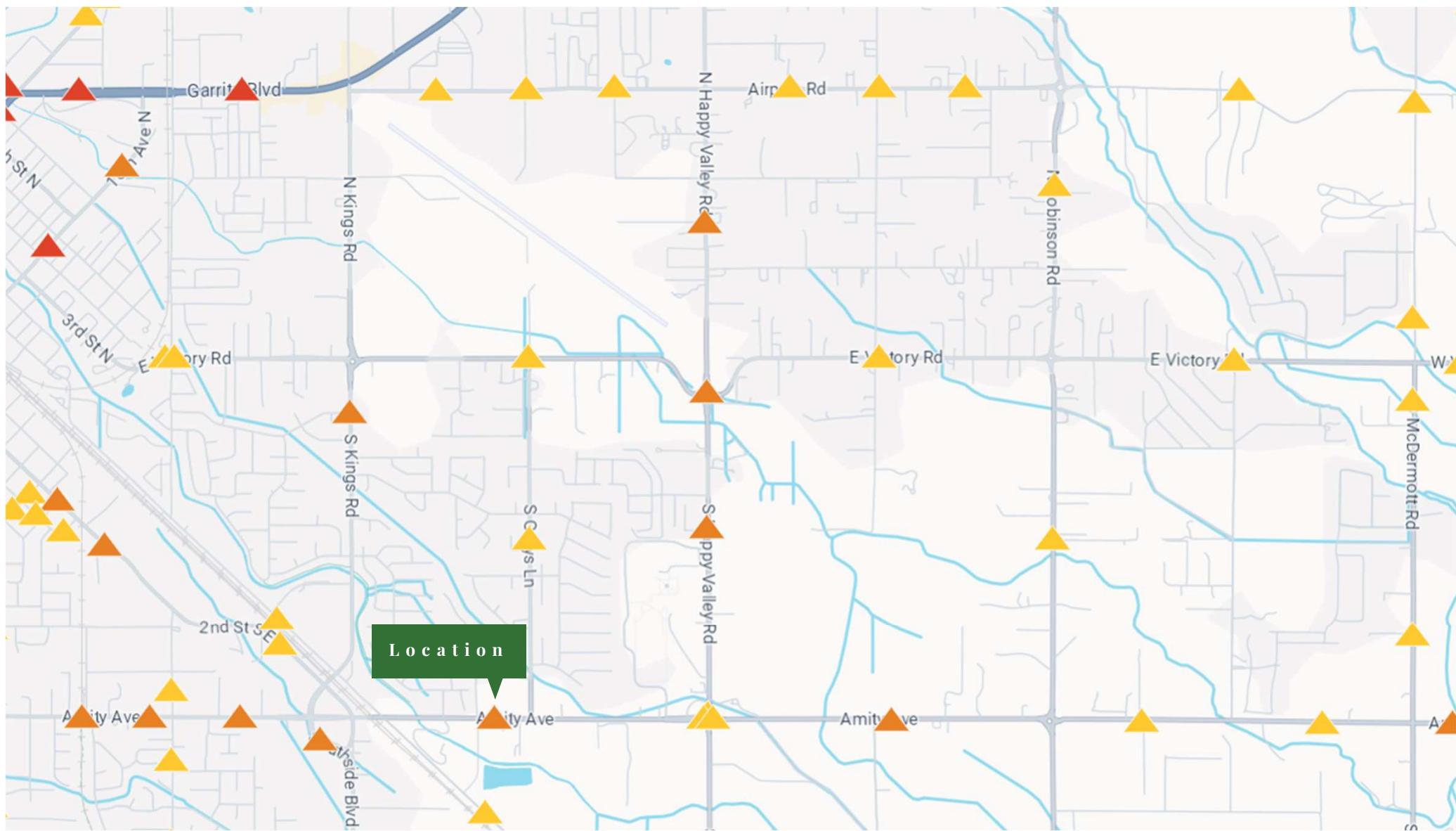
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,423	15,738	30,151
Ages 15-24	1,451	9,059	17,500
Ages 25-54	3,139	21,795	39,661
Ages 55-64	775	5,092	10,212
Ages 65+	800	6,201	14,157

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
Bed and breakfast
Dwelling (combined with a business)
Manufactured/mobile home park (subject to chapters 28 and 29 of this title)
Nursing home, assisted living center/home, retirement home, convalescent, geriatrics, Alzheimer's care, hospice, group care home (9+ beds)
Automobile parking lot/garage, private <sup>1</sup>
Freight transfer point
Telephone/telegraph center or station/call center
Botanical garden/Arboretum
Golf course and country club
Park, playground or open space (subject to chapter 1 of this title)
Recreational, entertainment, and amusement establishments, indoor (less than or equal to 4,000 square feet)
Recreational, entertainment, and amusement establishments, indoor (greater than 4,000 square feet)
Recreational, entertainment, and amusement establishments, outdoor
Sports arena
Automobile or truck sales, new
Automobile or truck sales, used
Automobile parts and accessories
Electrical and electronic supply
Farmer's Market
Firearm sales
Fuel sales or service station

Greenhouse
Hookah lounge/bar
Hotel/Motel
Liquor store, package
Meat market <sup>3</sup>
Mobile home, manufactured home and RV sales
Restaurant (not drive-in, drive-through or walk-up)
Restaurant (with drive-in, drive-through or walk-up) <sup>4</sup>
Retail, general
Retail, bulky
Tobacco shop
Upholstery, automobile and furniture
Vape shop
Apparel, repair or alteration
Appliance repair
Bank/credit union
Barber or beauty shop, day spa, nail salon
Blood bank
Car wash
Church or religious facility
Construction trade/sales office (indoor storage only)
Construction, showroom
Daycare/day nursery/pre-school (commercial) <sup>1</sup>

# 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 storage<sup>3</sup>

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

## ::::: JAMES BODE

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