

OFFICE FOR SALE

812 1st STREET SOUTH

Nampa, ID 83651



KW COMMERCIAL | BOISE

1065 S. Allante Place
Boise, ID 83709

Each Office Independently Owned and Operated

JASON KNORPP, CCIM

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jason@teknorinc.com
SP41881, Idaho

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PROPERTY OVERVIEW

PRICE: \$845,000

BUILDING SF: 3,484

PRICE/SF: \$239.67

YEAR BUILT: 1999

ZONING: DV

PROPERTY OVERVIEW

Endless opportunities await in this turnkey Downtown Nampa office space!

Located in the vibrant heart of downtown Nampa, this impressive 3,484 square foot office space is move-in ready and packed with potential.

Designed for flexibility and functionality, the layout includes: 7 private offices, 2 spacious conference rooms, open flex space, break room, and ample storage area.

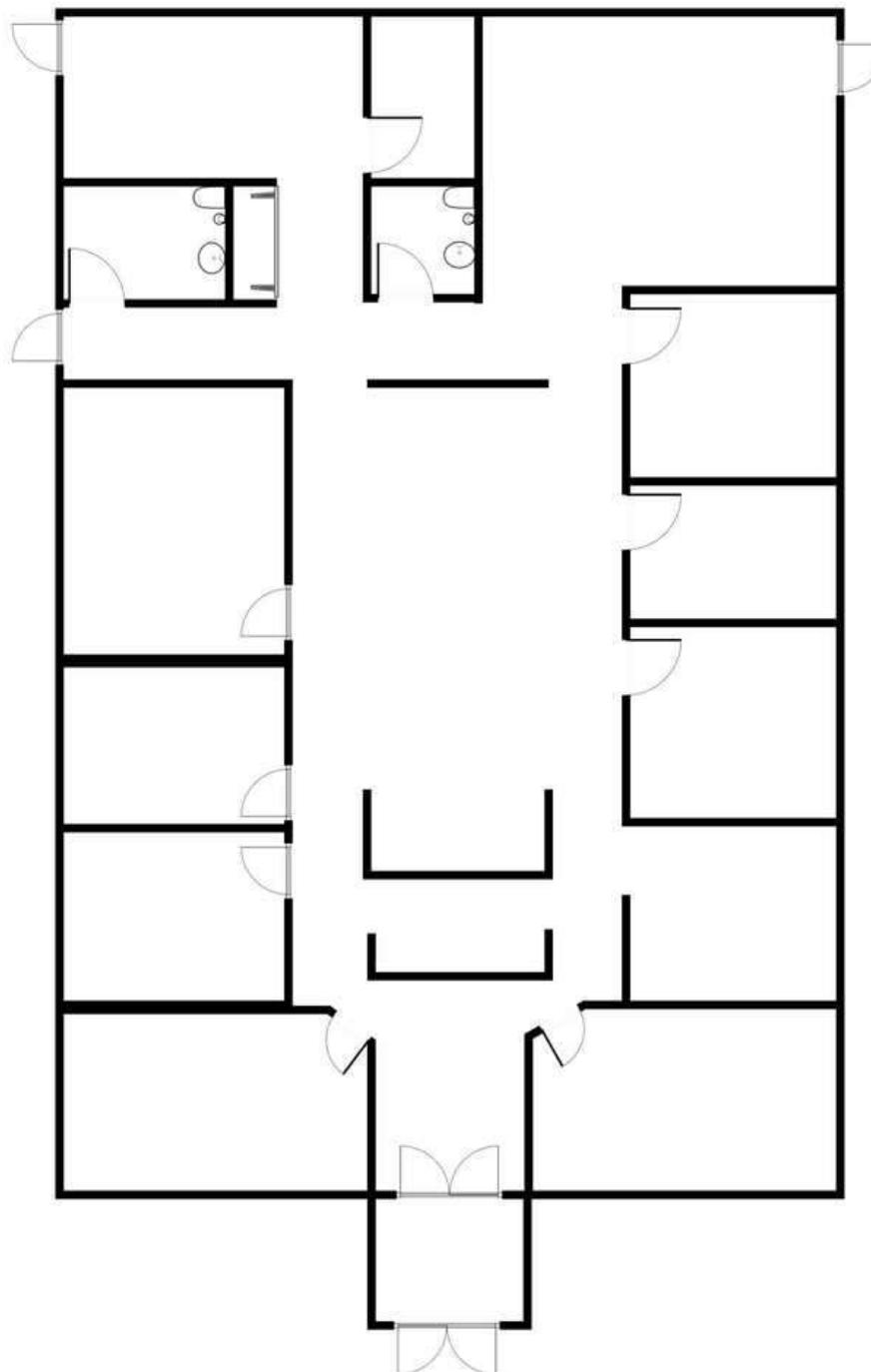
Whether you're expanding your business, launching a startup, or relocating your headquarters, this turnkey property offers the professional environment you need to thrive in one of Nampa's most desirable locations.

PROPERTY HIGHLIGHTS

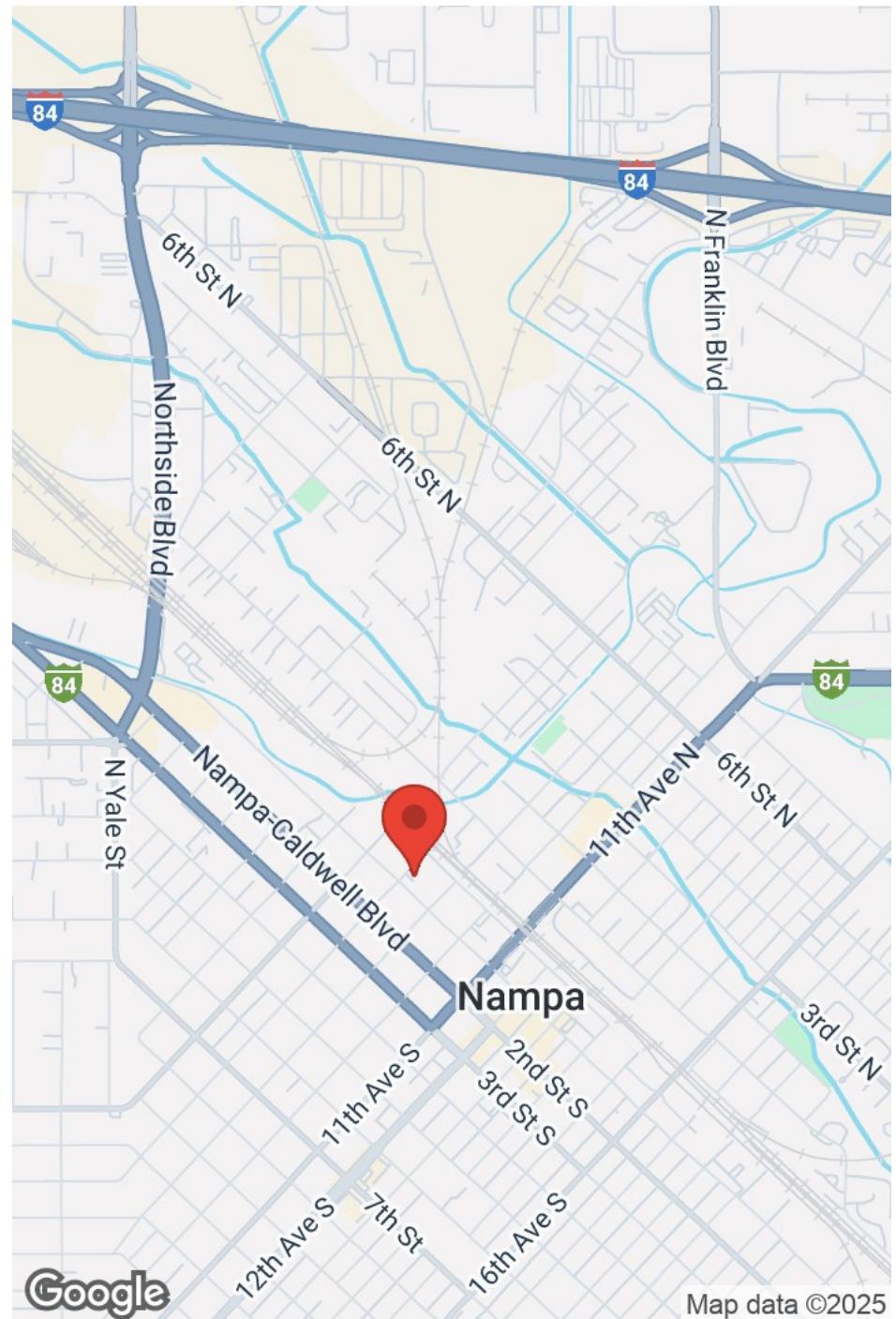
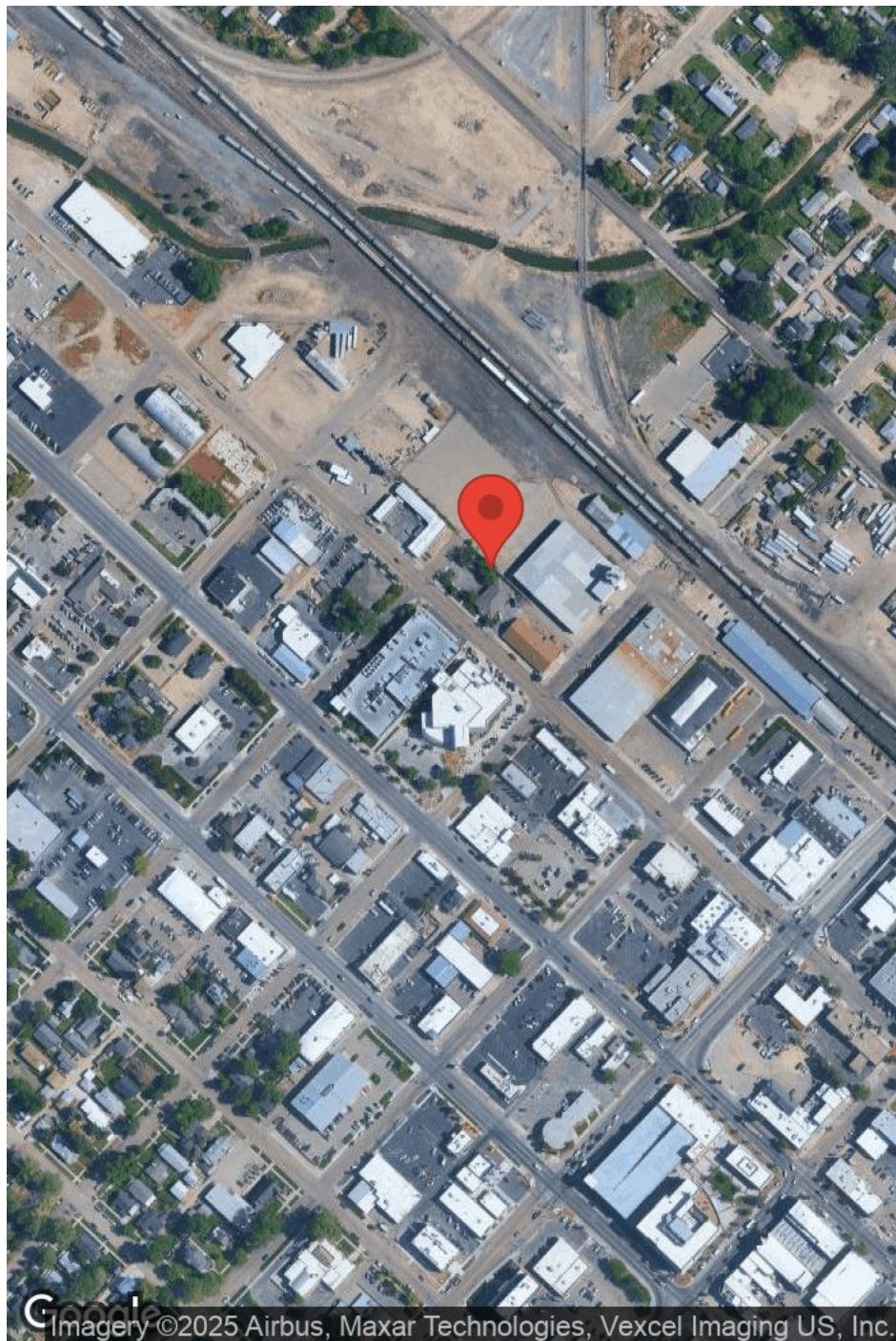
- New HVAC System & Heat Pump: Ensures year-round comfort and energy efficiency
- Leaf Gutters with Gutter Guards: Low-maintenance, protects the building year-round
- Granite Countertops in Reception and Break Room: Adds a modern, high-end touch to the entire space

PROPERTY PHOTOS

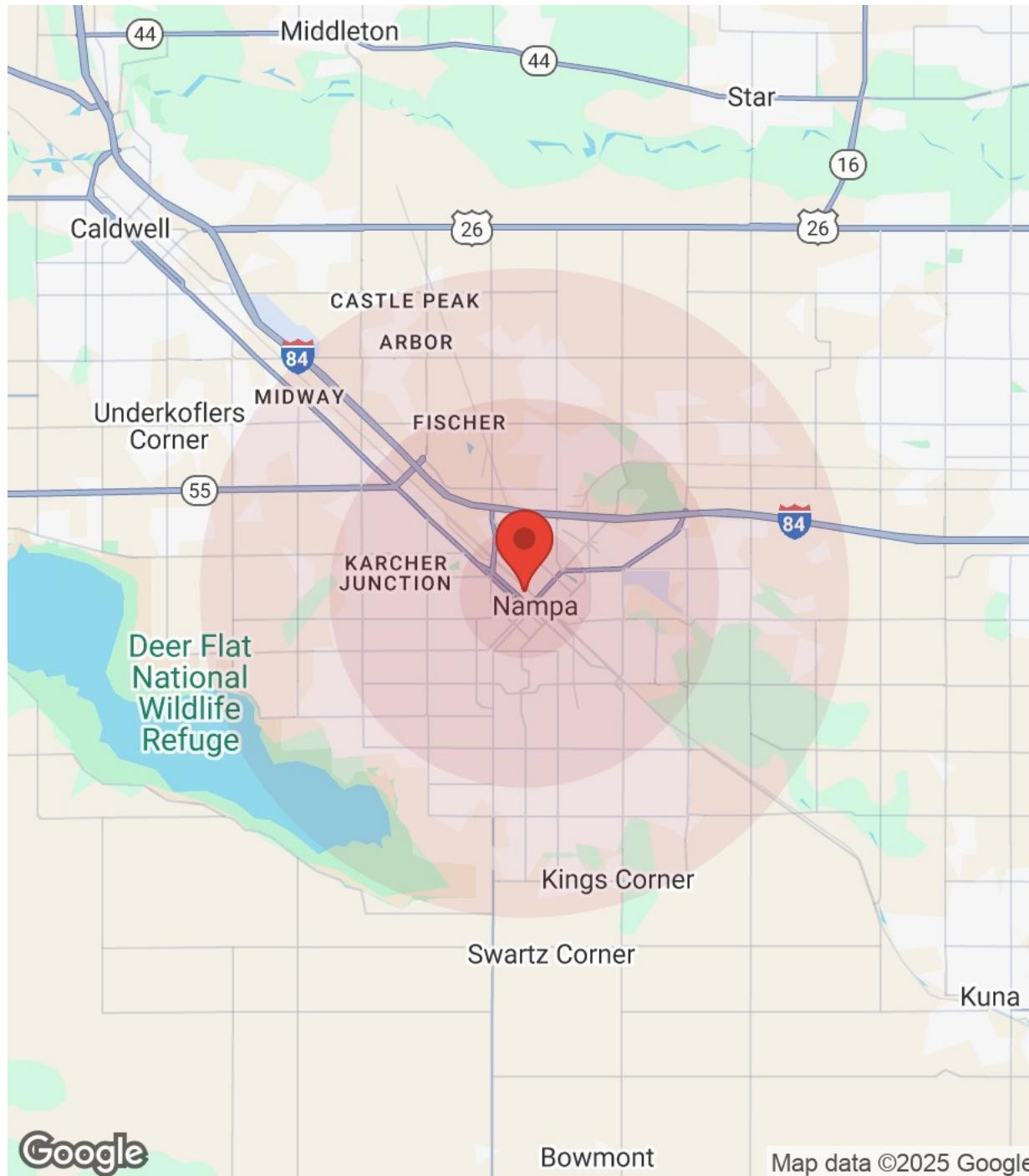
FLOOR PLAN



LOCATION MAPS



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	7,071	47,019	74,274
Female	6,869	46,902	74,428
Total Population	13,940	93,921	148,702

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,922	20,137	32,050
Ages 15-24	2,143	13,926	21,429
Ages 25-54	5,709	36,868	59,049
Ages 55-64	1,388	9,207	14,860
Ages 65+	1,778	13,784	21,314

Race	1 Mile	3 Miles	5 Miles
White	9,295	63,199	100,612
Black	159	1,080	1,799
Am In/AK Nat	52	282	431
Hawaiian	24	225	342
Hispanic	3,895	25,218	39,198
Asian	123	1,287	2,126
Multi-Racial	368	2,489	4,000
Other	24	131	208

Income	1 Mile	3 Miles	5 Miles
Median	\$50,731	\$71,782	\$76,137
< \$15,000	493	1,790	2,281
\$15,000-\$24,999	474	1,865	2,624
\$25,000-\$34,999	760	2,631	3,581
\$35,000-\$49,999	961	4,413	5,975
\$50,000-\$74,999	1,188	7,551	11,617
\$75,000-\$99,999	663	5,574	8,502
\$100,000-\$149,999	582	7,208	11,169
\$150,000-\$199,999	208	2,133	4,068
> \$200,000	145	1,565	3,112

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,896	37,180	56,518
Occupied	5,474	34,729	52,929
Owner Occupied	2,583	22,434	36,737
Renter Occupied	2,891	12,295	16,192
Vacant	421	2,451	3,589