

DALLAN WOODS MARKETPLACE RETAIL SPACE FOR LEASE

130 S. Midland Blvd., Nampa, ID 83686



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: \$21.50 SF/yr
LEASE TYPE: NNN

PROPERTY INFORMATION

COUNTY: Canyon
SUBMARKET: Nampa

BUILDING DATA

BUILDING SF: 10,324 SF
YEAR BUILT: 2006
SITE AREA: 1.32 AC
ZONING: BN

LISTING DATA

SUITE: 126
SUITE 126 SF: 1,766

CONTACT AGENT FOR SHOWING INSTRUCTIONS!

Matt Mahoney, SIOR | Managing Principal
mattm@leeidaho.com
C 208.340.9780

Austin Hopkins | Principal
austinh@leeidaho.com
C 208.995.5944

PROPERTY OVERVIEW

Lee & Associates is pleased to present this 1,766 SF retail space for lease, located in the Dallan Woods Marketplace at the corner of Midland Boulevard and Roosevelt Avenue in Nampa, Idaho. The center offers excellent signage opportunities, strong visibility, and high traffic counts. The property is conveniently located just minutes from Downtown Nampa with easy access to the interstate.

PROPERTY HIGHLIGHTS

- 13,790 VPD on Midland Blvd.
- 6,922 VPD on Roosevelt Ave.
- Located in a well established neighborhood with a high density of surrounding homes
- Excellent visibility on the corner of Midland Blvd. and Roosevelt Ave.
- 10 Minute drive to the I-84

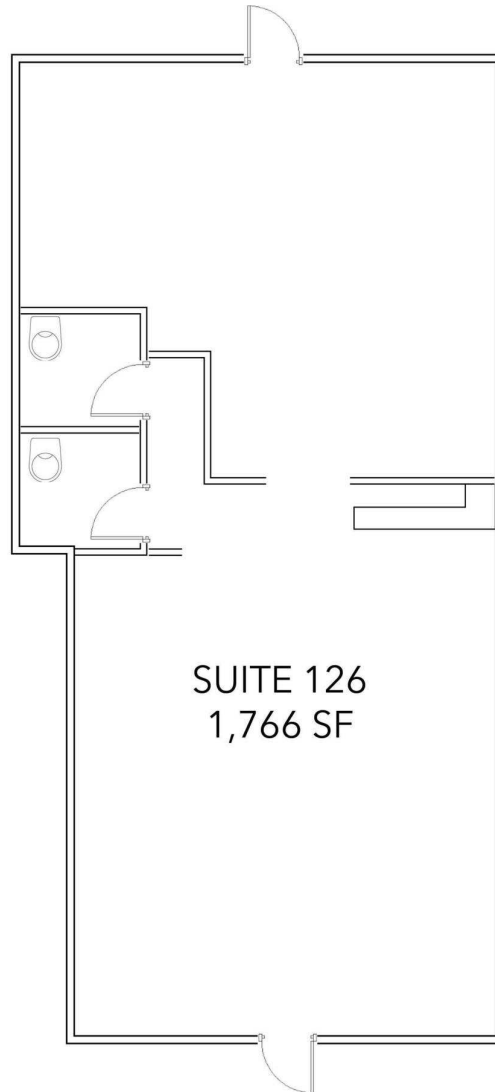
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 126	Available	1,766 SF	NNN	\$21.50 SF/yr

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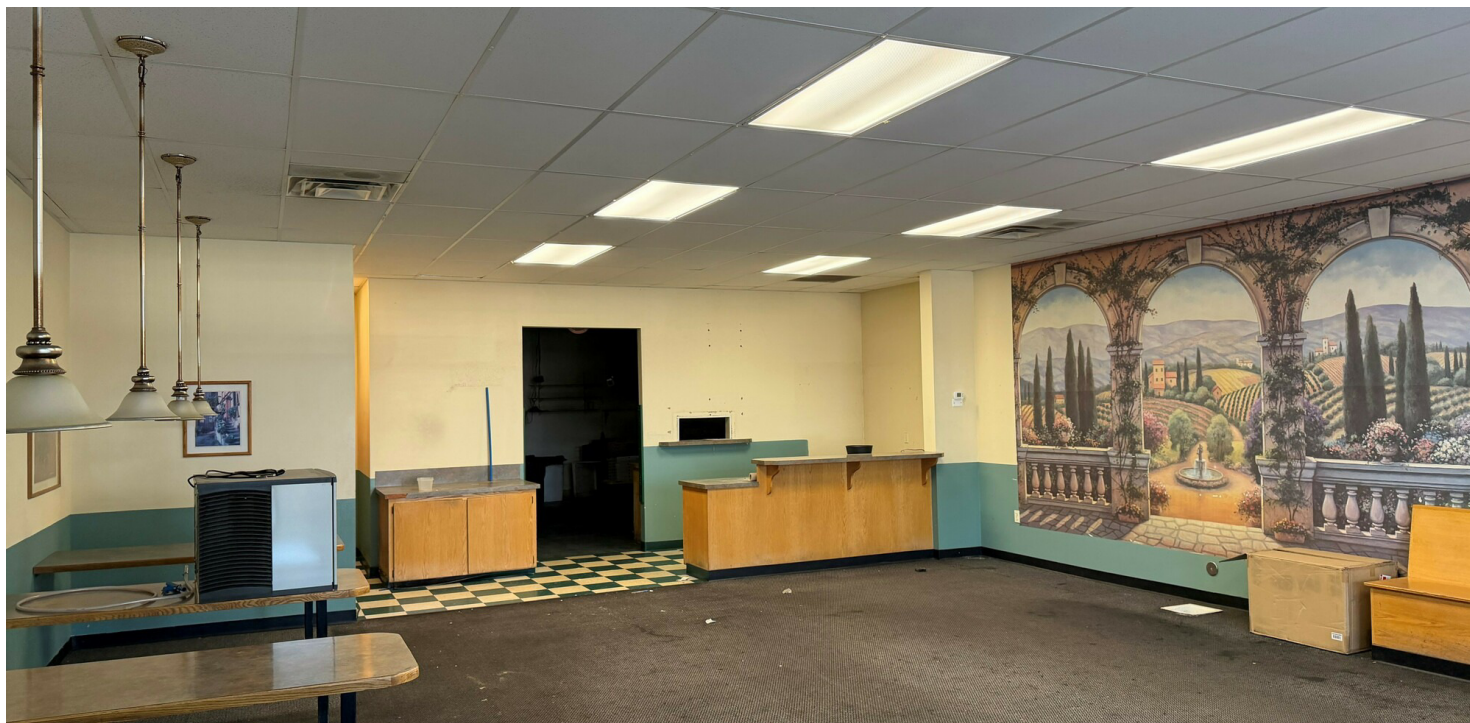
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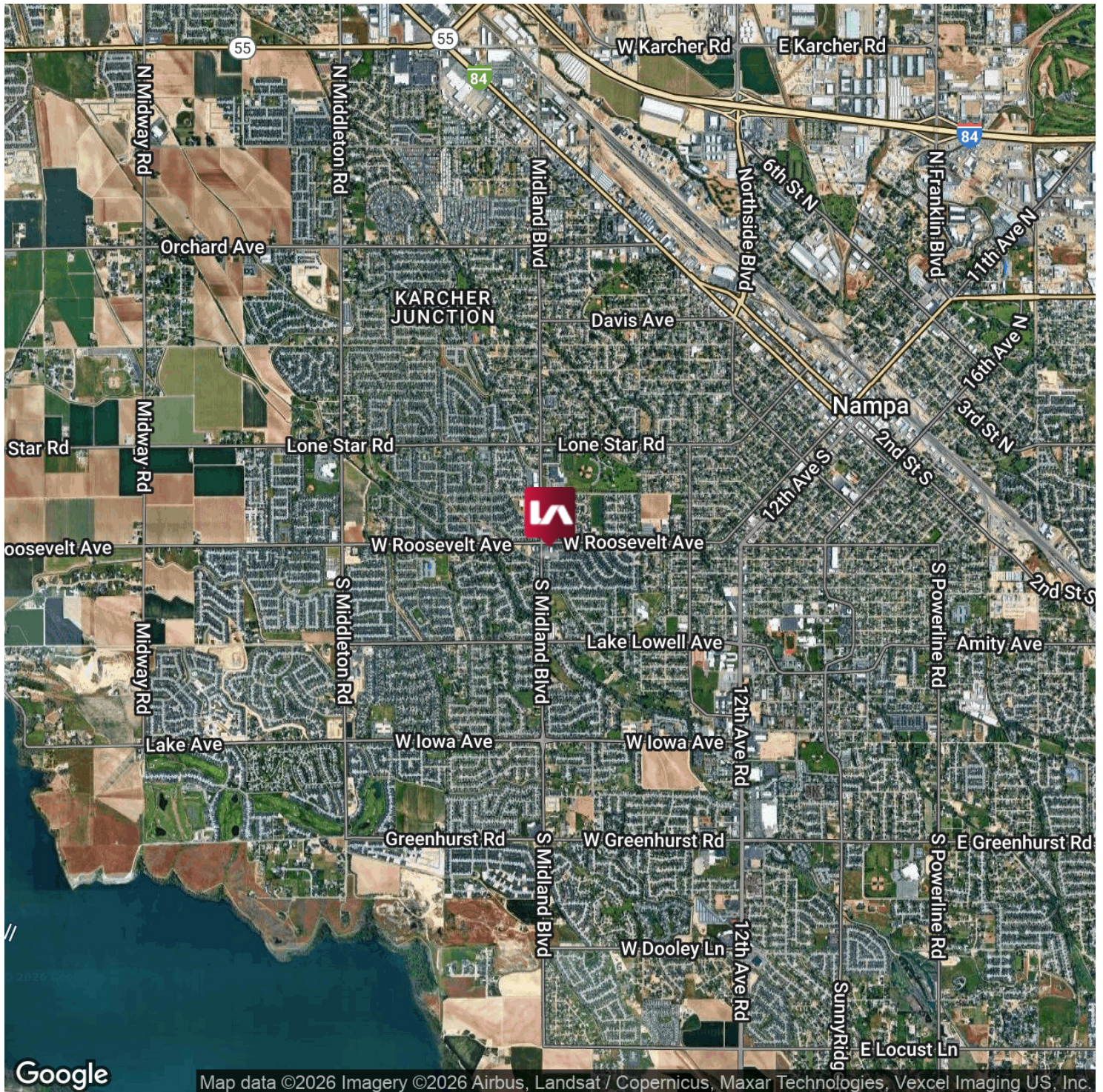
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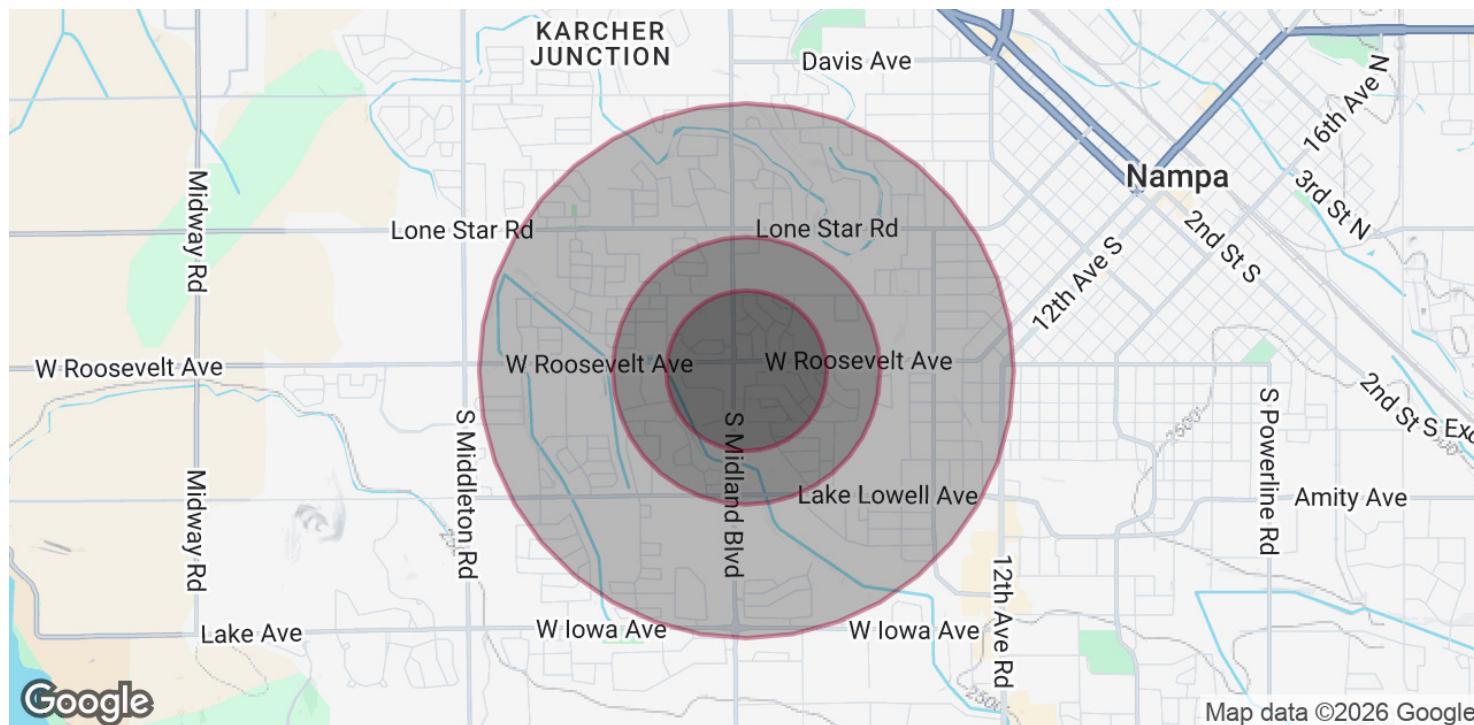
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POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	16,145	84,021	134,945
Annual Growth (2023-2028)	1.6%	1.5%	1.6%
2028 Projected Population	17,443	90,472	145,816
Bachelor's Degree or Higher	17%	17%	19%
Median Age	35.5	35.1	34.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
2023 Households	5,450	29,452	46,016
Annual Growth (2023-2038)	1.6%	1.5%	1.6%
2028 Projected Households	5,888	31,731	49,762
Median Household Income	\$66,856	\$56,074	\$58,905
Median Year Built	1998	1995	1999

* Demographic data derived from 2023 CoStar Group

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Nampa, Idaho

Nampa is Idaho's third largest city with a population of 106,860 people. Located about 20 miles west of Boise along the I-84. Home to the Nampa Civic Center, Ford Idaho Center, College of Western Idaho, and Northwest Nazarene University. The Ford Idaho Center is a popular venue for concerts, sporting events, and is best known for hosting one of the nation's top rodeos, the Snake River Stampede Rodeo. Nampa is also a destination for many food processing, agribusiness, and manufacturing companies like Amalgamated Sugar, Go Go Squeeze, Lactalis, HB Specialty Foods, and many more.

Nampa News & Statistics

- Located in the Pacific Northwest allowing a market reach to over 66 million consumers within a 750-mile radius
- Average property tax ranges from 1.2% - 1.9% and the corporate income tax is at 6.9%
- The North Nampa Industrial Area Development plan is a one square mile site dedicated for light industrial development to create an environment that fosters living wage jobs and new private investment
- Gardner Co. acquired large Nampa Gateway Shopping Center, potential for big changes to come
- Potential plans to reroute Highway 45 out of Nampa's Downtown Library Square

bvpe.org, cityofnampa.us, idahopower.com, boisedev.com



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