

OFFICE FOR SALE

812 1st STREET SOUTH

Nampa, ID 83651



FOR SALE

KW COMMERCIAL | BOISE

1065 S. Allante Place
Boise, ID 83709

JASON KNORPP, CCIM

O: (208) 283-8121
jason@commercialidaho.com
SP41881, Idaho

Each Office Independently Owned and Operated

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PROPERTY OVERVIEW

PRICE: \$835,000

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.

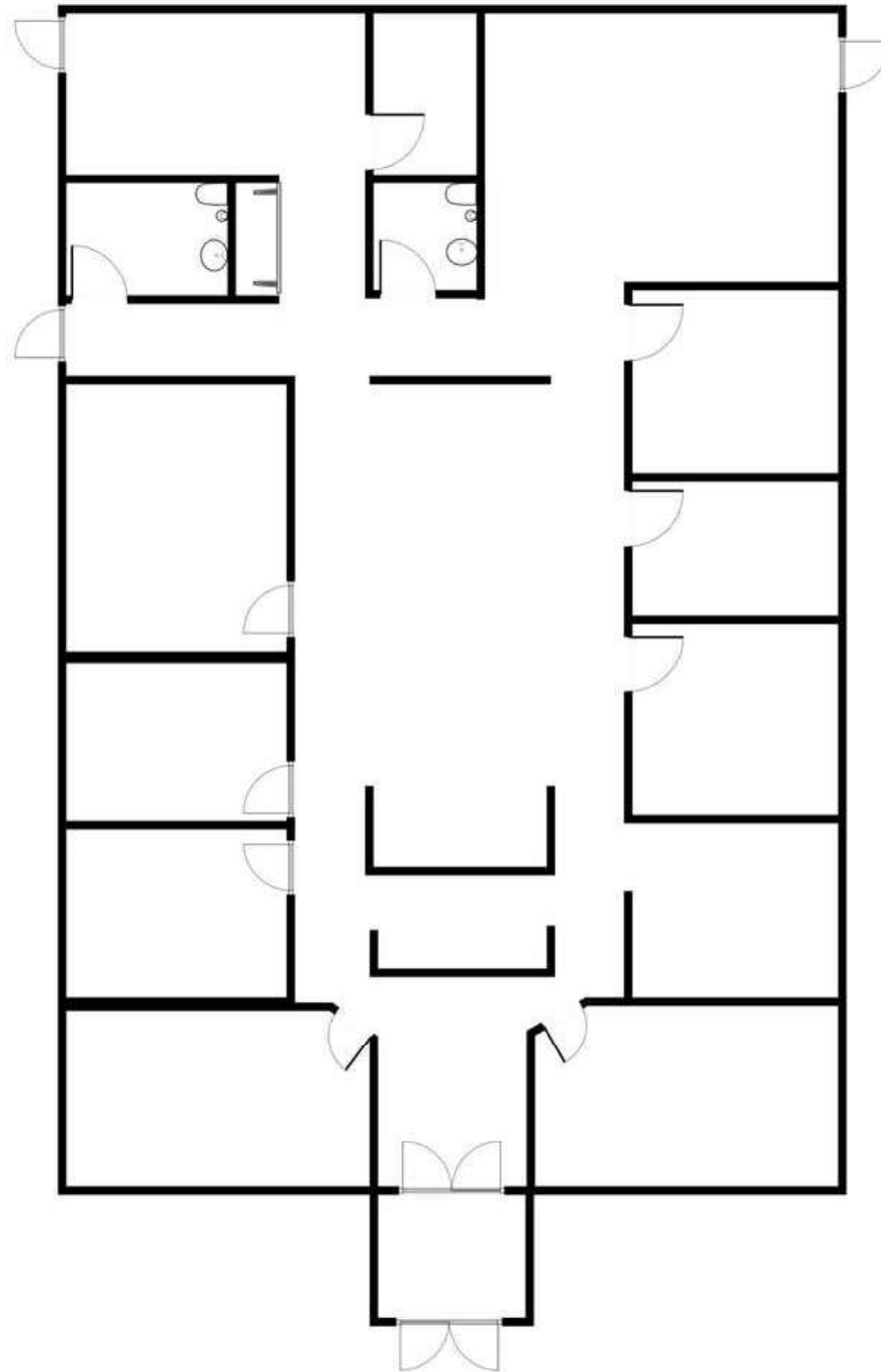
Whether you're expanding your business, launching a startup, or relocating your headquarters, this turnkey property offers the professional environment you need to thrive in one of Nampa's most desirable locations.

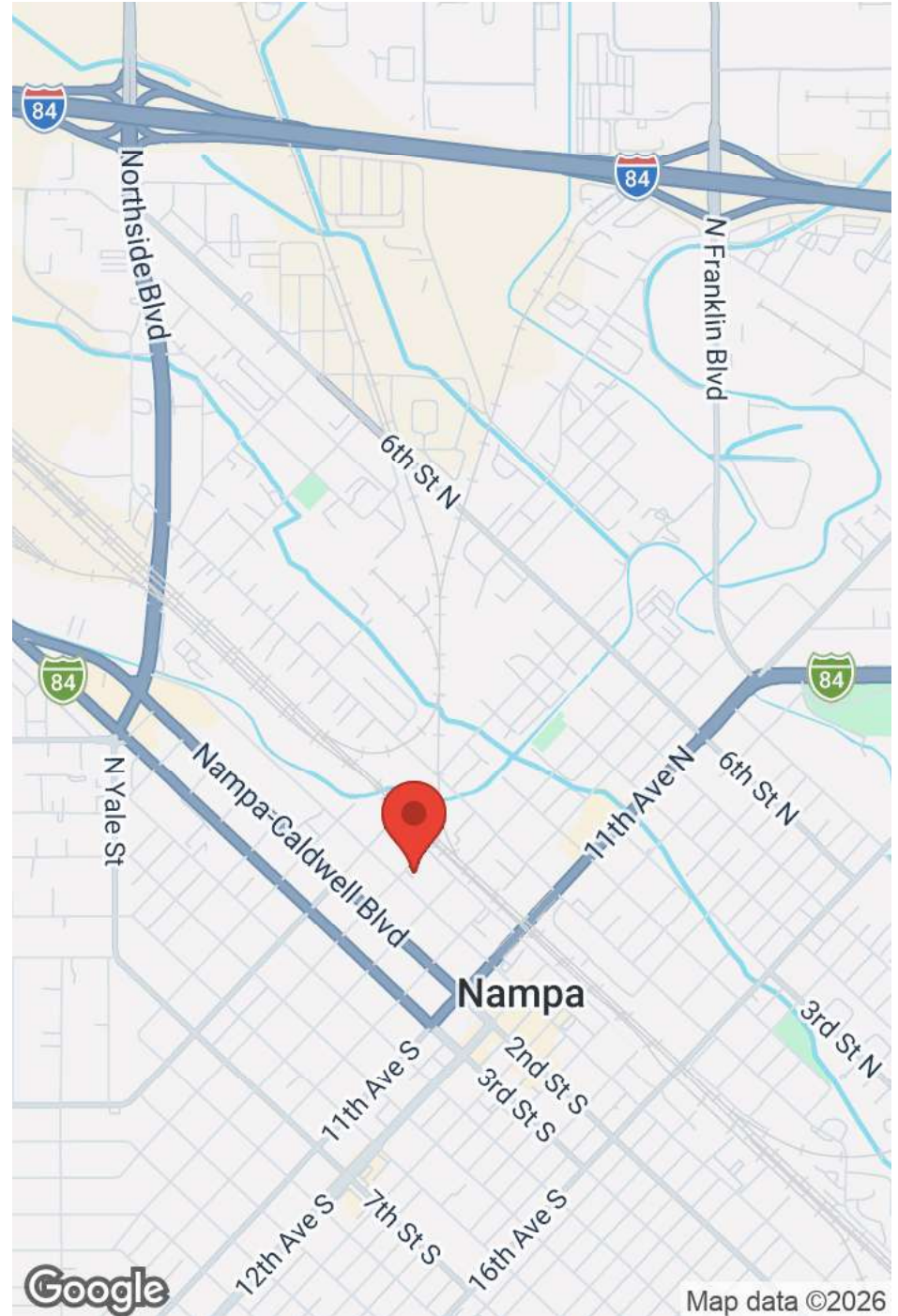
PROPERTY HIGHLIGHTS

- 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

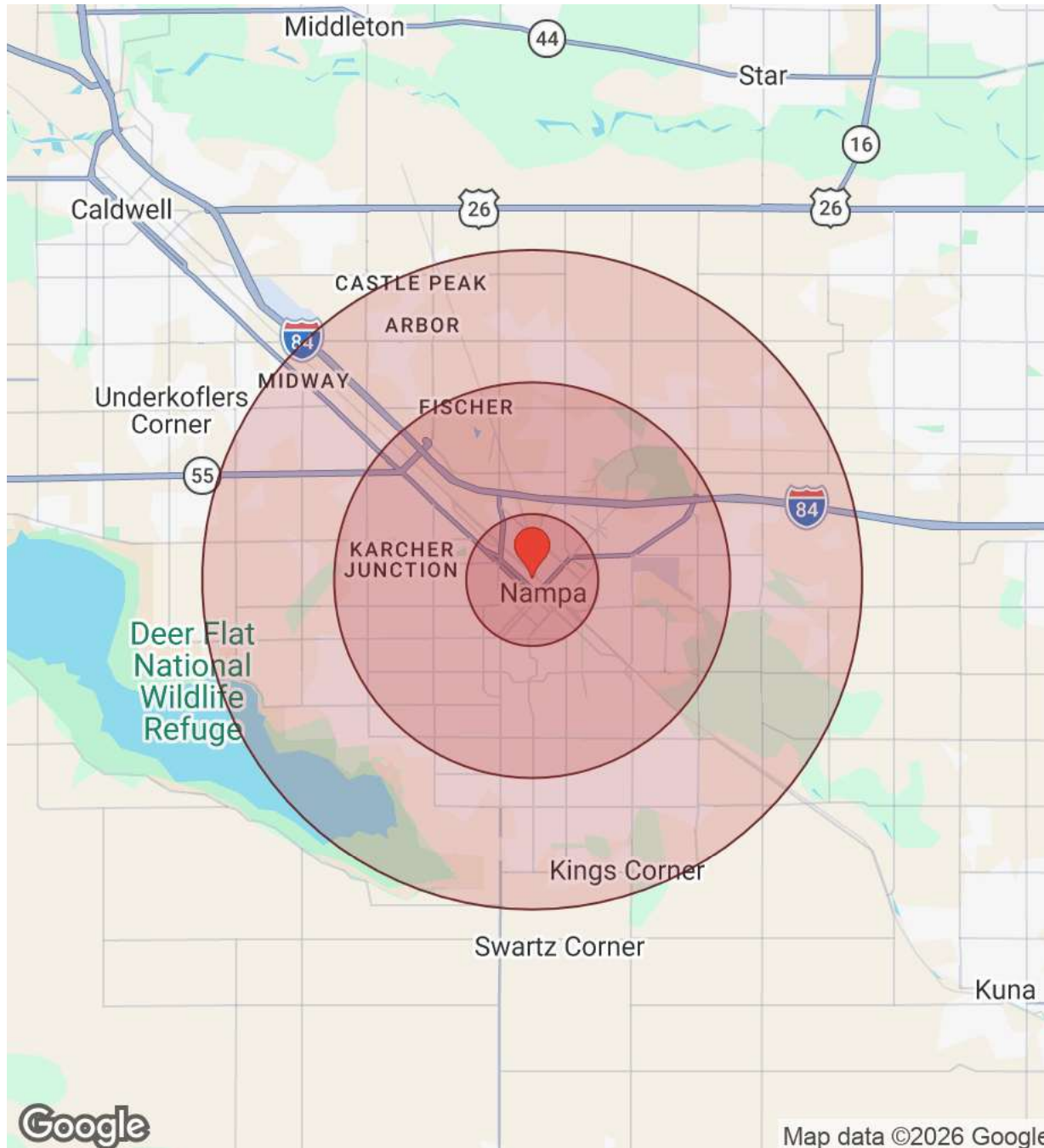
PROPERTY PHOTOS

FLOOR PLAN





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

Race / Ethnicity	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
Multiracial	368	2,489	4,000
Other	24	131	208

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

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

Income	1 Mile	3 Miles	5 Miles
Median	\$50,731	\$71,782	\$76,137
Under \$15k	493	1,790	2,281
\$15k - \$25k	474	1,865	2,624
\$25k - \$35k	760	2,631	3,581
\$35k - \$50k	961	4,413	5,975
\$50k - \$75k	1,188	7,551	11,617
\$75k - \$100k	663	5,574	8,502
\$100k - \$150k	582	7,208	11,169
\$150k - \$200k	208	2,133	4,068
Over \$200k	145	1,565	3,112

Distance: ● 1 Mile ● 3 Miles ● 5 Miles



Map data ©2026 Google