

DEMOGRAPHICS

BRIVAN, LLC

Property Overview

Property Name: Commercial Flex Building

Location: 2200 E Chisholm Dr, Nampa, ID. 83687

Asset Type: Retail / Flex / Commercial

Visibility: High-traffic corridor with pylon signage on I-84

Access: Chisholm Road.

Key Highlights

- Strong surrounding demographics within 1-, 3-, and 5-mile radii
- Dense residential growth and an expanding commercial corridor
- Proximity to major employers and regional amenities
- Ideal for retail, service, office, and storage

Demographics Summary

Metric	1 Mile	3 Mile	5 Mile
Population	12,695	109,926	126,220
Average Household Income	\$72,122	\$62,676	\$69,936
Daytime Population	8,000 (est.)	82,528 (est.)	100,000 (est.)

Note: Daytime population estimates are approximate based on available data.

Traffic Counts

- I-84: 110,000 AADT (approximate)
- Garrity Blvd (Nearest Major Arterial): 25,000 AADT (approximate)

Site Features

- Strong residential density
- Expanding commercial corridor
- Ample parking and visibility

Contact

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