

FULLY LEASED MULTI-TENANT RETAIL & OFFICE INVESTMENT FOR SALE

101 11th Ave. S., Nampa, ID 83651

PRICE REDUCTION!



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

DREY CAMPBELL, PhD, CCIM

Principal

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PROPERTY DETAILS

SALE PRICE	\$3,820,816
CAP RATE	6.57%
BUILDING SIZE	27,425 SF
OCCUPANCY	Full
YEAR BUILT	1918
REMODELED	2017
SITE AREA	0.35 AC
ZONING	DH Downtown Historic
COUNTY	Canyon
SUBMARKET	Downtown Nampa
PARCEL	R1332200000

Building can be purchased with 711 Cleveland Blvd. & 306 & 316 S. Kimball Ave., Caldwell, ID 83605 a combined price. Contact agent for pricing.
[Click here for listing link](#)



EXECUTIVE SUMMARY

Lee & Associates presents a prime investment opportunity in the heart of Downtown Nampa, one of Idaho's fastest-growing and most dynamic urban cores. This fully remodeled multi-tenant retail and office building is well positioned for strong returns and long-term stability. Downtown Nampa is undergoing rapid transformation, driven by nearly 10% population growth since 2020, a wave of new construction, and multiple approved mixed-use developments. Public and private investments, including entertainment upgrades, a creative container retail project, streetscape improvements, and major infrastructure enhancements, are attracting new residents, businesses, and foot traffic at an unprecedented pace.

Previously underutilized properties are being restored and re-tenanted, creating a vibrant district that blends historic charm with modern amenities. This fully renovated asset reflects that progress, offering historic character with thoughtful modernization. A diverse tenant mix provides steady income, while rare dedicated parking adds significant value in the growing downtown core. As surrounding properties continue to improve and values rise, this building offers a unique opportunity to acquire a stabilized, income-producing property with strong upside potential. Investors seeking to enter a rapidly expanding market will find this an exceptional opportunity to benefit from Nampa's revitalization.



FULL OCCUPANCY, DIVERSE INCOME

Fully leased retail center with diverse, stable tenants including food, finance, wellness, legal, and community services.



EXCLUSIVE DOWNTOWN PARKING

A crucial competitive edge, offering unparalleled convenience for both retail owners and customers.



PRIME & VISIBLE LOCATION

Situated within a historic, high-traffic downtown district, guaranteeing excellent exposure.



EXCELLENT I-84 ACCESS

Ensures easy accessibility, expanding reach to a wider customer demographic.



IMMEDIATE ROI POTENTIAL

With all retail spaces currently occupied, this property is a true ready-to-perform asset.

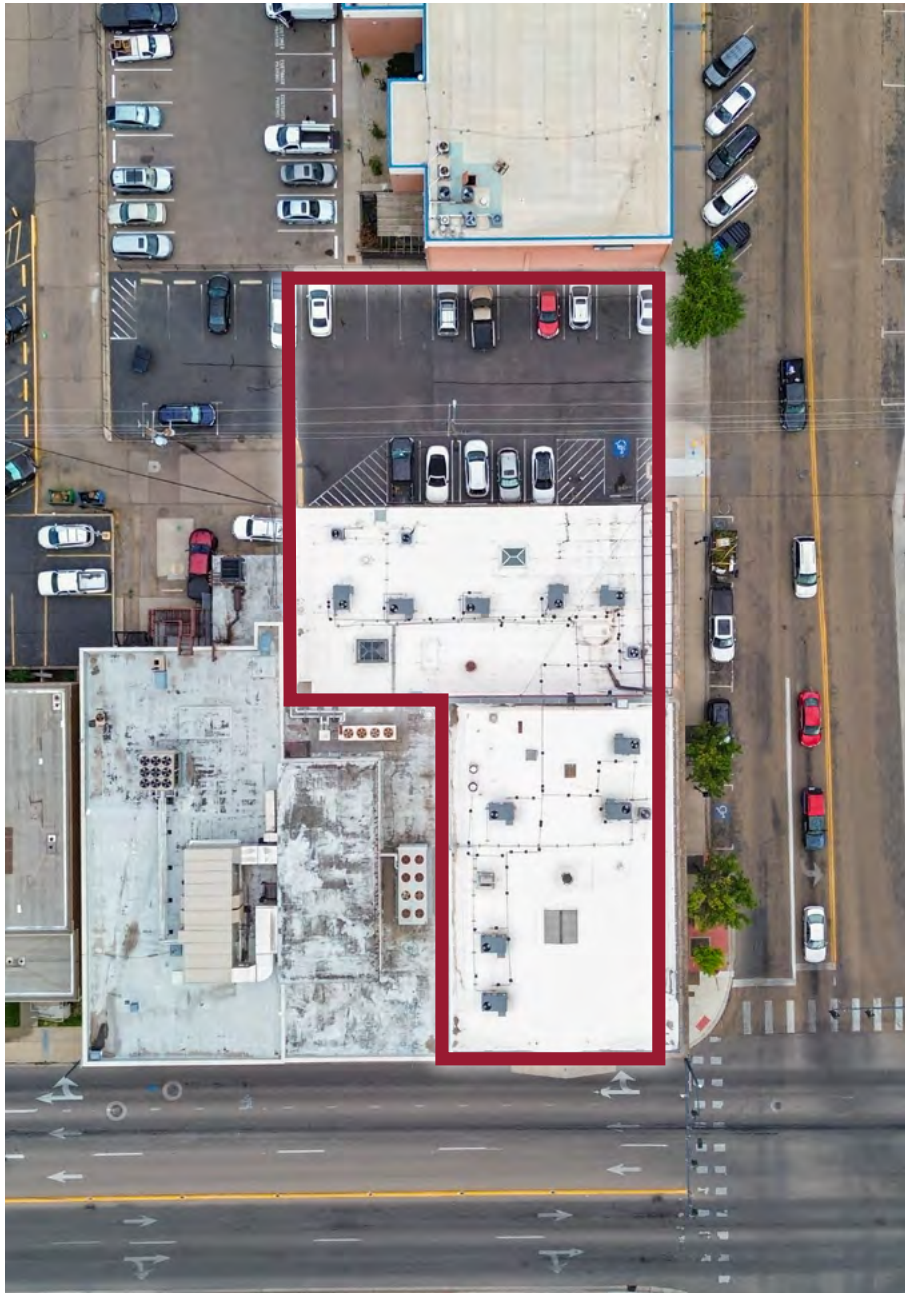
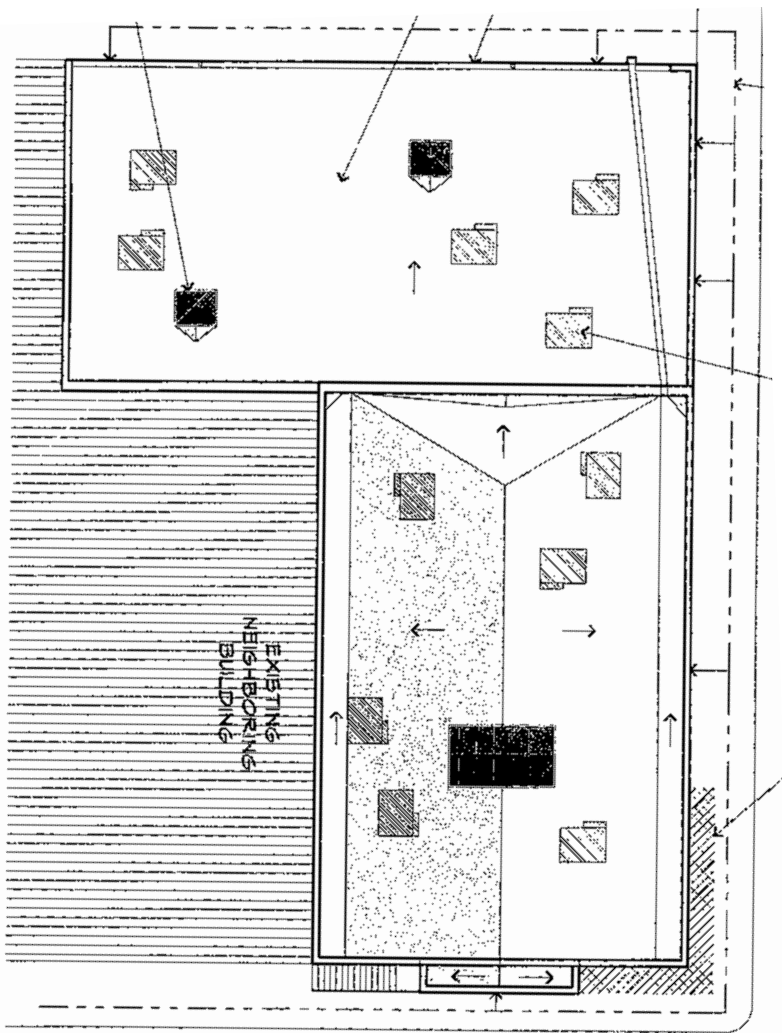


THRIVING LOCAL ECONOMY

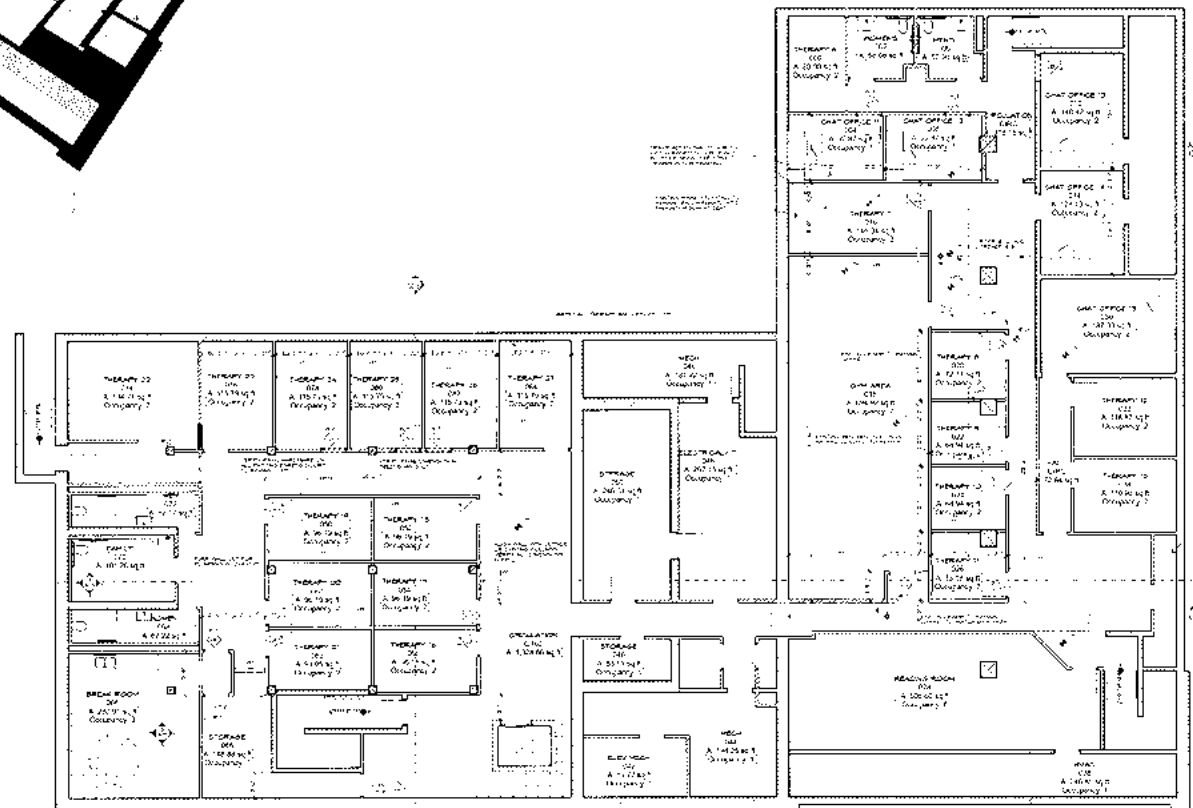
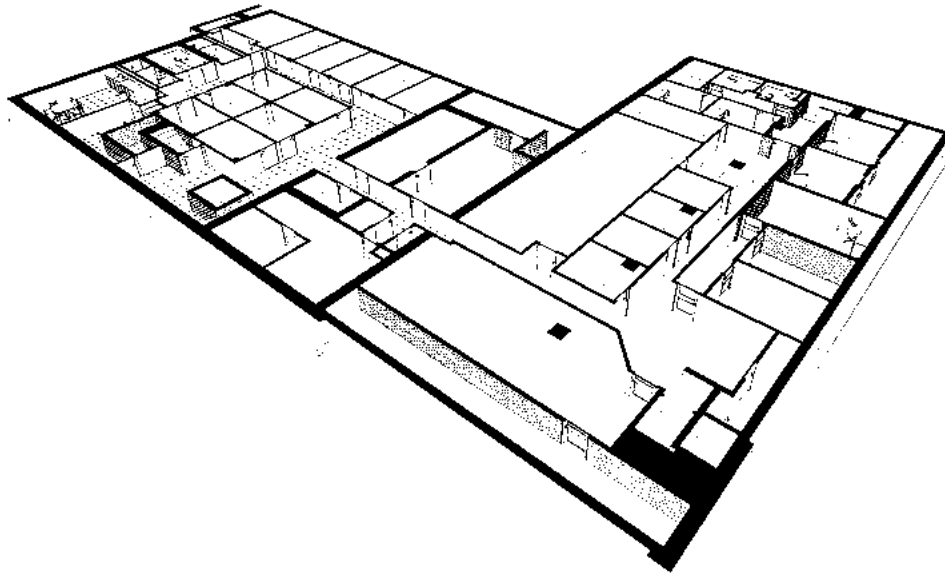
Invest in Nampa, a market experiencing robust growth, healthy demand for commercial space, and a stable real estate environment



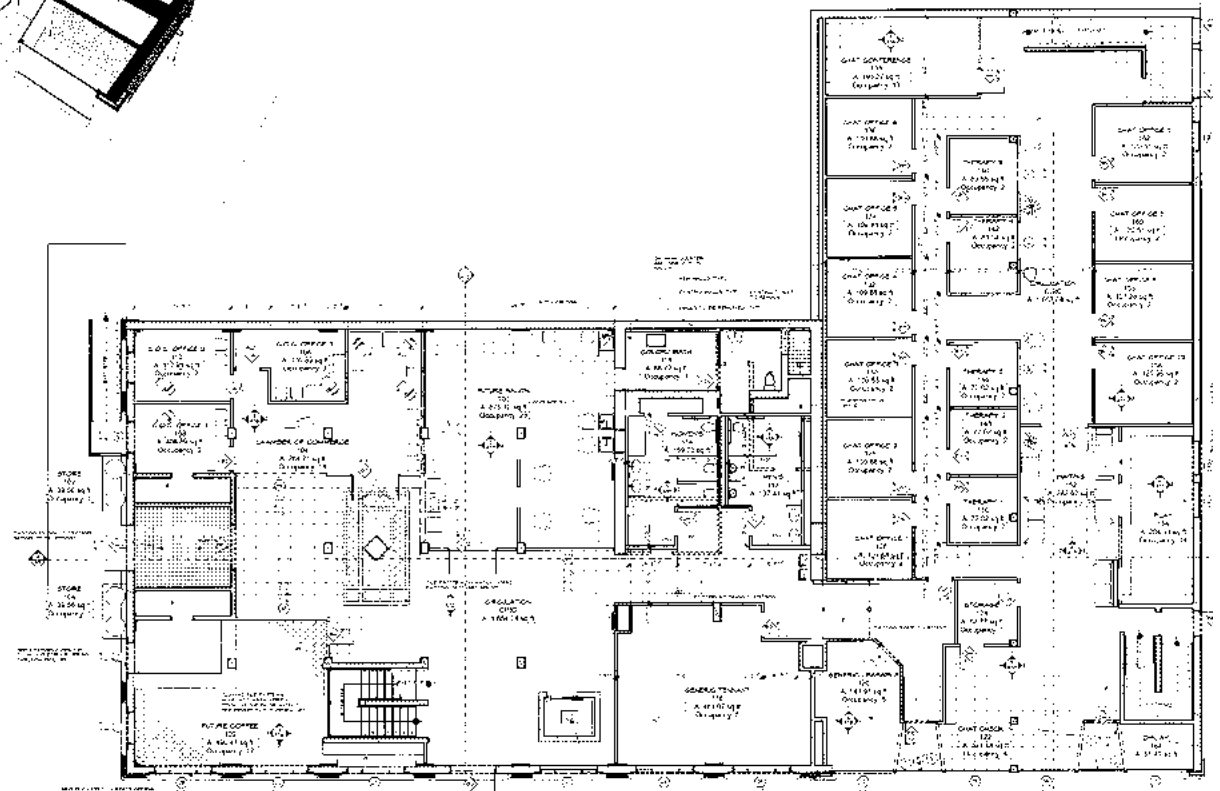
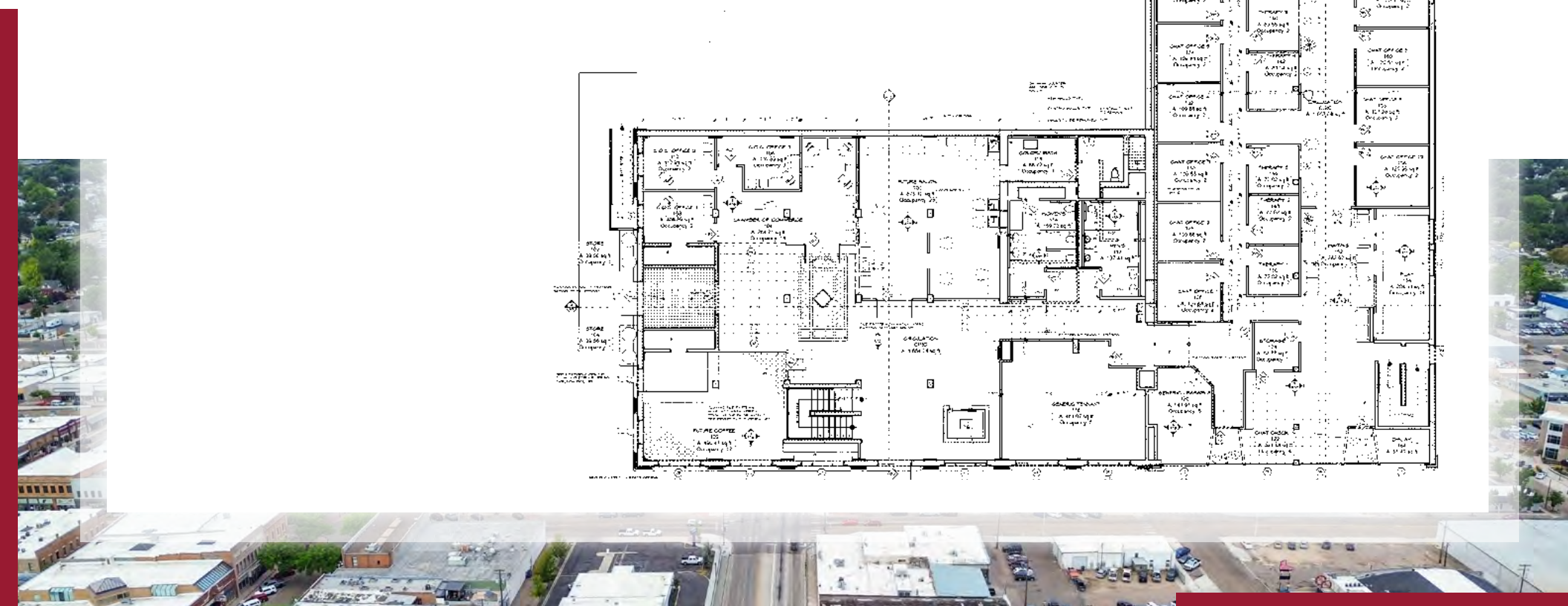
SITE PLAN



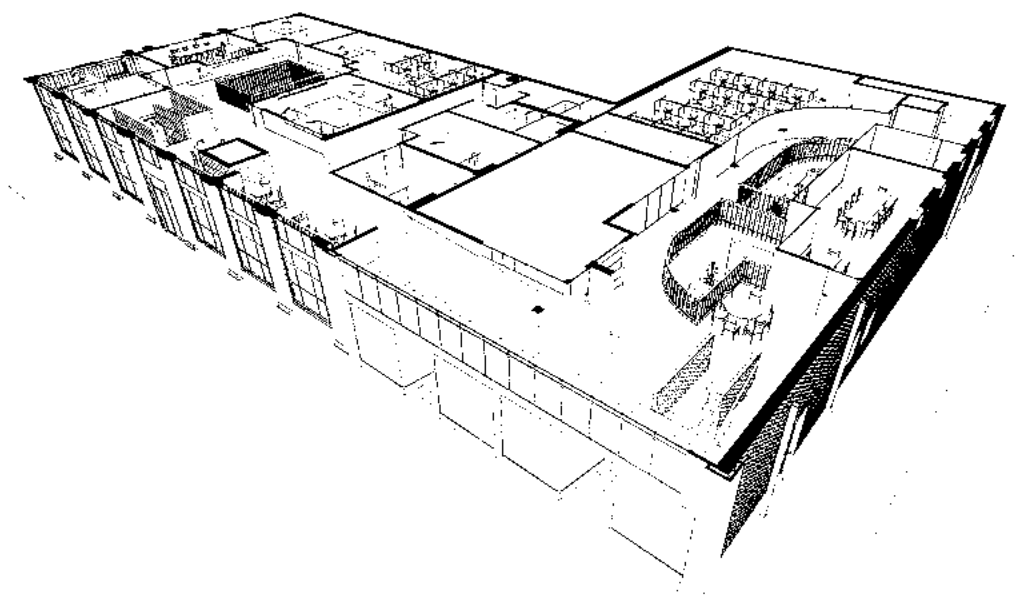
Architectural floor plan of the second floor of the Community Center. The plan shows various rooms including Therapy 1 through Therapy 22, a Waiting Room, a Reception Area, a Medical Room, a Storage Room, a Break Room, and a Reading Room. Each room is labeled with its name, size, and occupancy. The plan also includes a north arrow and a scale bar.



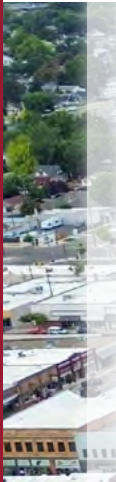
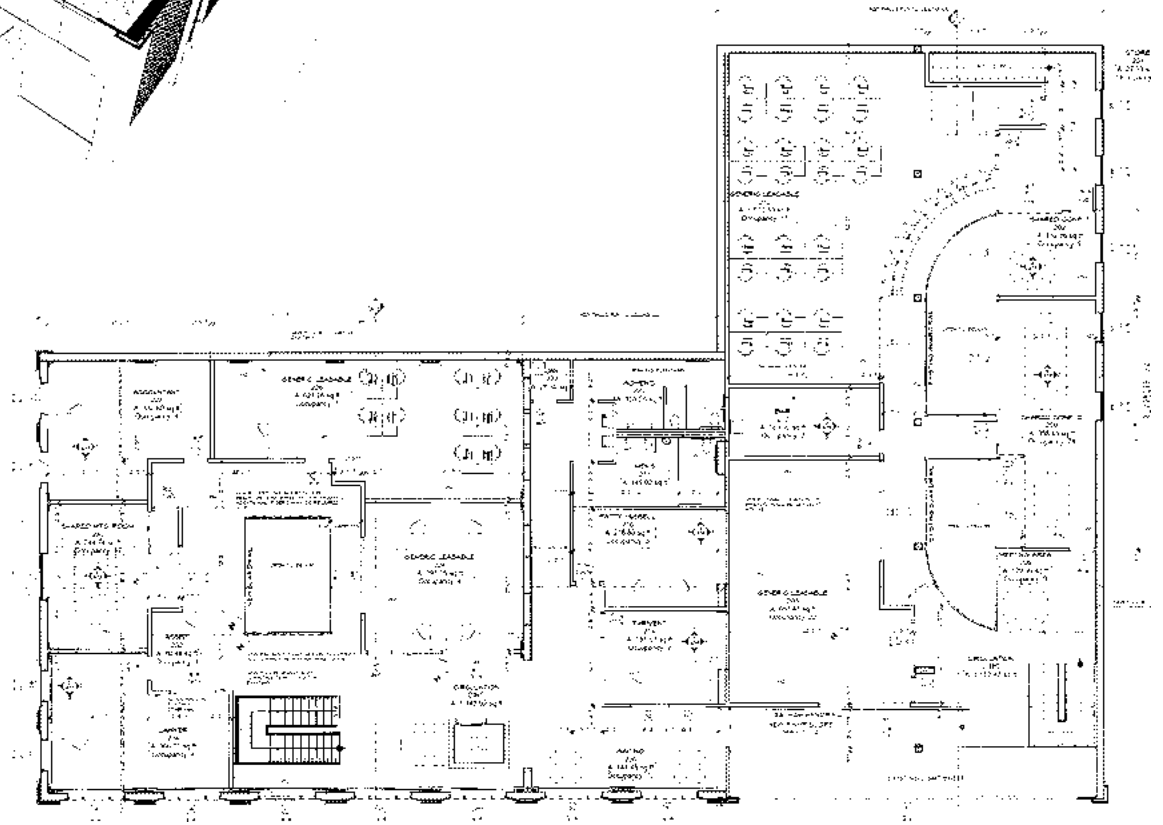
MAIN FLOOR PLAN



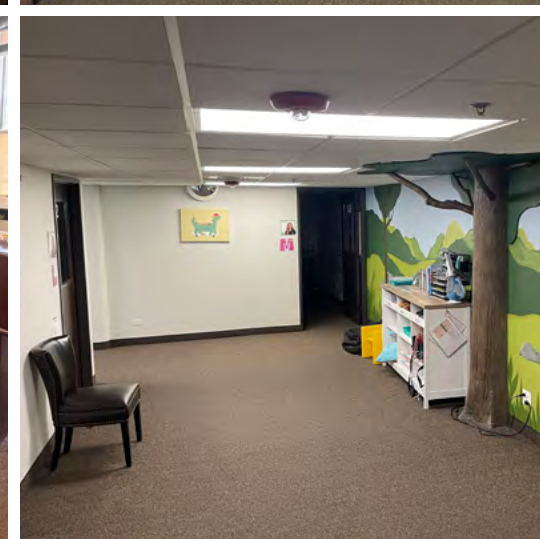
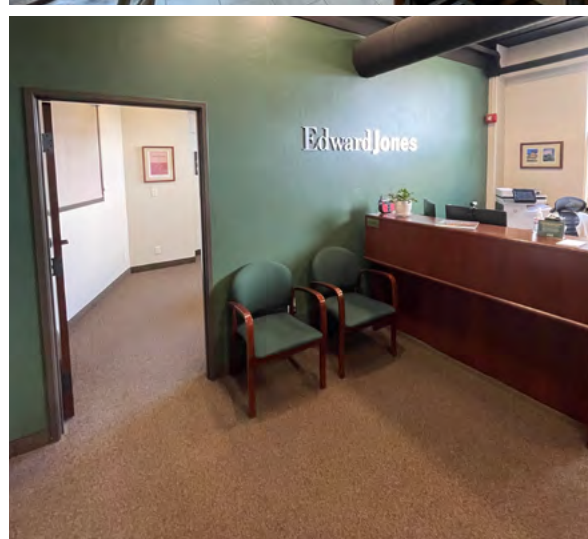
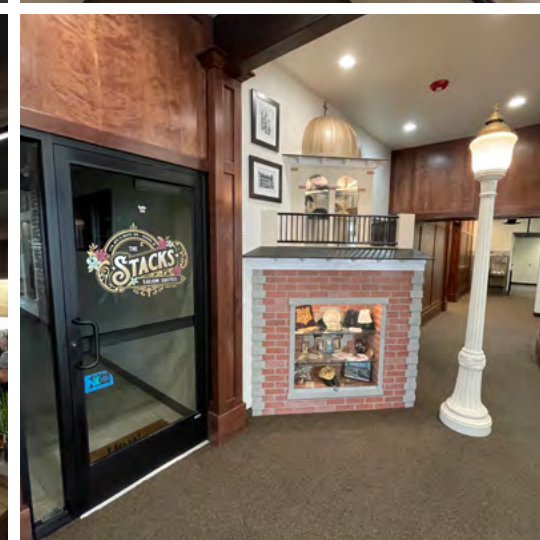
UPPER LEVEL FLOOR PLAN



THIS FLOOR PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED. THE DESIGNER DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED.







INTERSTATE 84 INTERSTATE - 1.5 MILES

NAMPA AIRPORT - 2.8 MILES

Fred Meyer

Nampa-Caldwell Blvd.



Pioneer Title Co

us bank

WELLS FARGO



MESA
TACOS & TEQUILA



Nampa Train Depot

NAMPAPUBLIC LIBRARY

HONG KONG RESTAURANT

ItalianToGo.co

KING'S TIRE PROS

MESSENGER PIZZA

PUB & PUTT

DARLENE'S PRINTING
An Employee Owned Company



ROLLING CYCLES

4 Sports Bar
FAMILY RESTAURANT

LEAVITT ENGINEERING

FLYING M COFFEE

DILLE EVENT CENTER

PANTERA MARKET #4

DOWNTOWN NAMPA



THIRD THURSDAY

Hosted by the Downtown Nampa Community Association, this popular event brings the neighborhood to life with live music, diverse food trucks, interactive activities, and entertainment for all ages. From classic cars and free massages to axe throwing and oversized lawn games, there's something for everyone to enjoy. These vibrant gatherings attract families, entrepreneurs, and visitors alike—reinforcing Downtown Nampa's role as both a cultural destination and a growing hub for economic vitality.



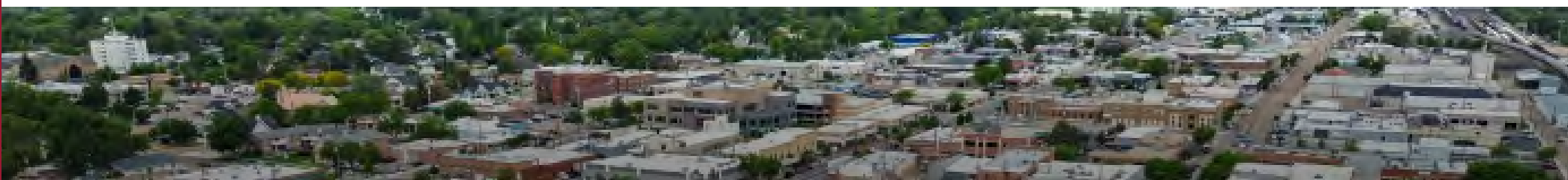
FARMERS MARKET

The Nampa Farmers Market, a staple since 1989, transforms Lloyd Square Park into a bustling community space every Saturday from April through November. With nearly 100 weekly vendors, the market showcases fresh produce, handcrafted goods, and local eats—all sourced within 100 miles. Visitors can also enjoy live music and seasonal events like the Hot Pepper Challenge and Pumpkin Palooza, making it a festive and family-friendly destination that supports local agriculture and artisans.



BUSINESS IMPROVEMENT DISTRICT

Formed in 1985 by local business and property owners, the Nampa Business Improvement District (BID) plays a key role in maintaining and enhancing the appeal of Downtown Nampa. The BID supports seasonal landscaping, sanitation, holiday décor, and the coordination of community events. These initiatives not only beautify the area but also contribute to long-term economic growth by promoting business retention, recruitment, and marketing.



NAMPA

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	45,314	122,993	154,384

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$74,702	\$88,068	\$91,094

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	17,080	44,489	54,911

LABOR FORCE

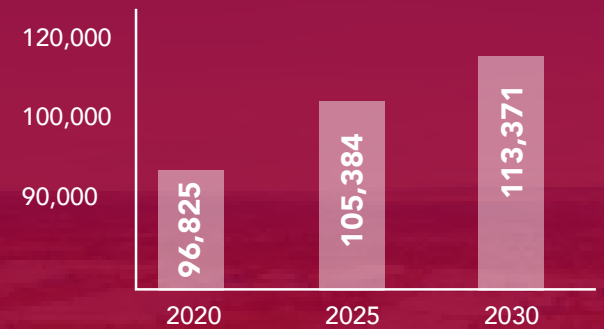
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	16,069	38,777	59,228

KEY EMPLOYERS

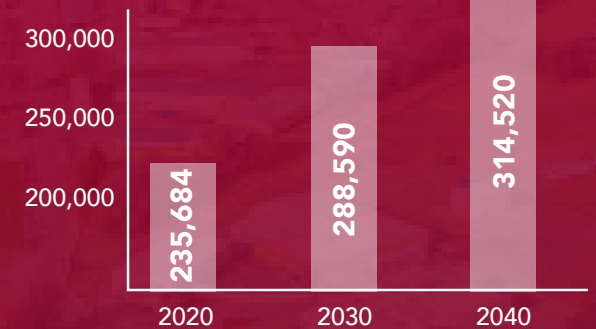
	# OF EMPLOYEES
Canyon County	900+
Vallivue School District #132	900+
Caldwell School District #132	800+
West Valley Medical Center	600+
The College of Idaho	500+

GROWTH PROJECTION

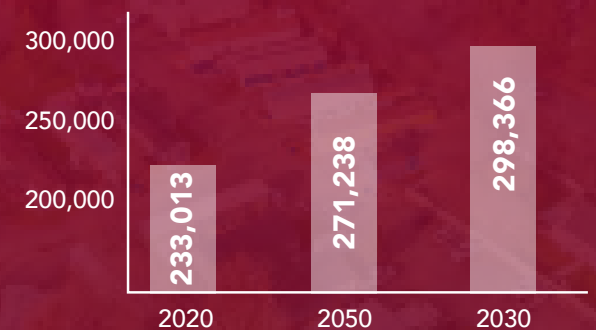
NAMPA



BOISE



CANYON COUNTY



AREA OVERVIEW

NAMPA, IDAHO

Nampa, Idaho, is a dynamic city nestled in the heart of the Treasure Valley, about 20 miles west of Boise. With its roots deeply embedded in agriculture, Nampa has evolved from a small farming community into one of Idaho's fastest-growing cities, offering a unique blend of rural charm and urban conveniences. The area is surrounded by scenic beauty, with the Owyhee Mountains to the southwest and the Boise River to the north, providing ample opportunities for outdoor recreation. Lake Lowell, located on the city's outskirts, is a popular destination for boating, fishing, and birdwatching, while the nearby Deer Flat National Wildlife Refuge offers hiking trails and wildlife observation.

Nampa is also known for its vibrant community spirit, hosting a variety of annual events that draw residents and visitors alike. The Snake River Stampede Rodeo, one of the top rodeos in the country, is a beloved tradition that highlights the city's Western heritage. Additionally, the Nampa Civic Center and the Warhawk Air Museum serve as cultural hubs, offering a range of performances, exhibitions, and educational programs. Despite its rapid growth, Nampa has retained its small-town feel, characterized by friendly neighborhoods, affordable housing, and a strong sense of community.





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FOR MORE INFORMATION, PLEASE CONTACT

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