



COMMERCIAL NORTHWEST  
REAL ESTATE

**FOR SALE/LEASE**



COMMERCIAL MIXED USE  
MULTIFAMILY & RETAIL/OFFICE

**1309-1311 1ST STREET S, NAMPA**



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**CONTACT:**

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**HIGHLIGHTS:**

- Prime Historic Building in the heart of downtown Nampa
- 7 apartments above ±4,500 SF retail space
- ±4,500 SF additional basement suitable for storage/operational support
- Retail space can be demised into ±1,201sf & ±2,458sf
- Great for owner user with possible SBA assumable loan at 2.977%
- Strong surrounding tenant mix driving foot traffic
- Excellent visibility along 1st Street
- Ample free street parking and public parking lot located across the street

<b>FOR SALE:</b>		Mixed use
<b>SIZE</b>	<b>PRICE</b>	<b>CAP</b>
9,000 SF	1,900,000	7.08%

<b>FOR LEASE:</b>		Retail/office
<b>SIZE</b>	<b>RATE</b>	<b>NNN</b>
4,500 SF	\$16/SF/YR	Est. \$3/SF/YR

- Tenant Improvement Allowance Available
- Lot Size: 0.1 Acres
- Building Size: 13,635 SF
- Zoning: Zoned Downtown Historic (DH), allowing for a wide range of retail, restaurant, and service-based uses seeking a highly visible, walkable location designed to activate the downtown core.

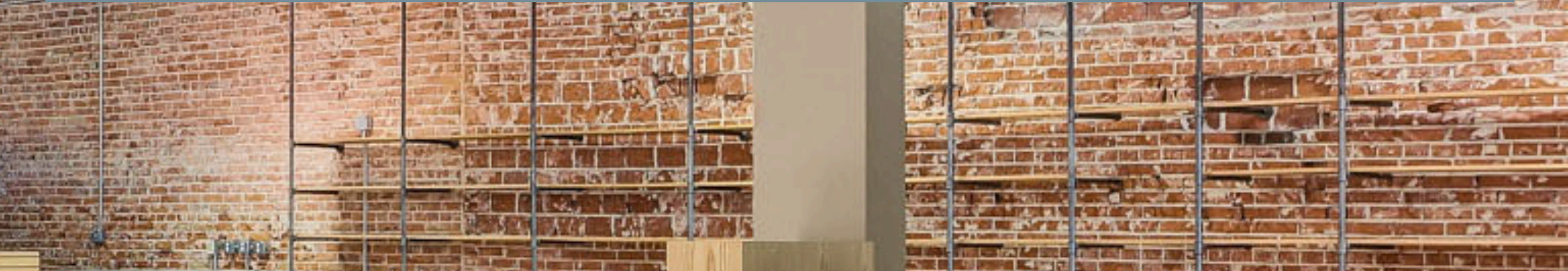


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Open-concept retail space in downtown Nampa featuring **exposed brick**, high ceilings, and strong natural light. Ideal for retail, office, showroom, restaurant or wellness use in a highly visible and walkable location.

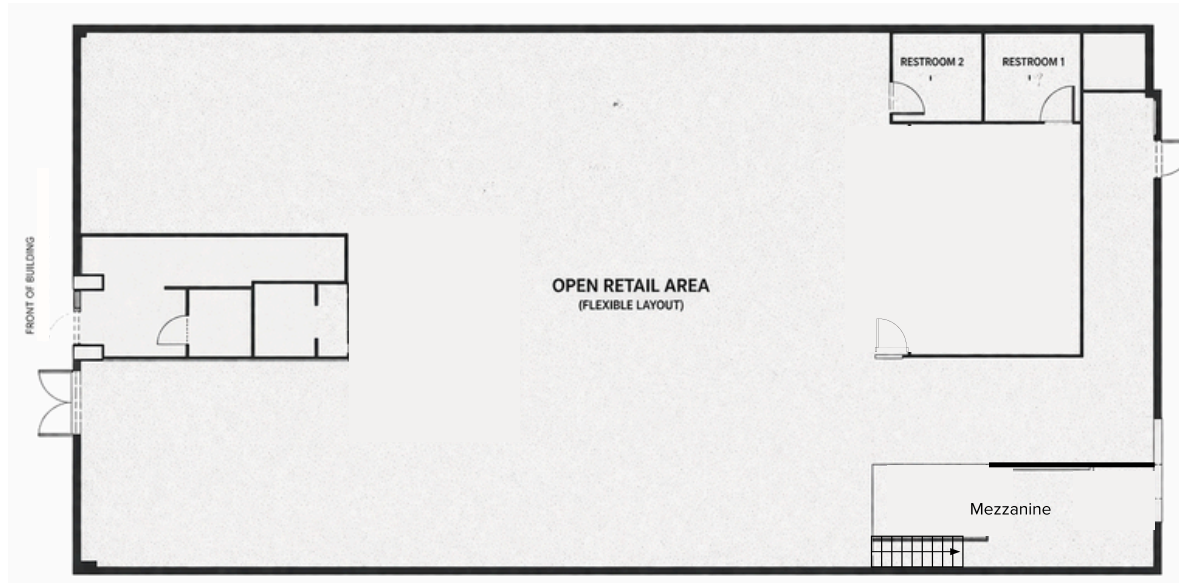


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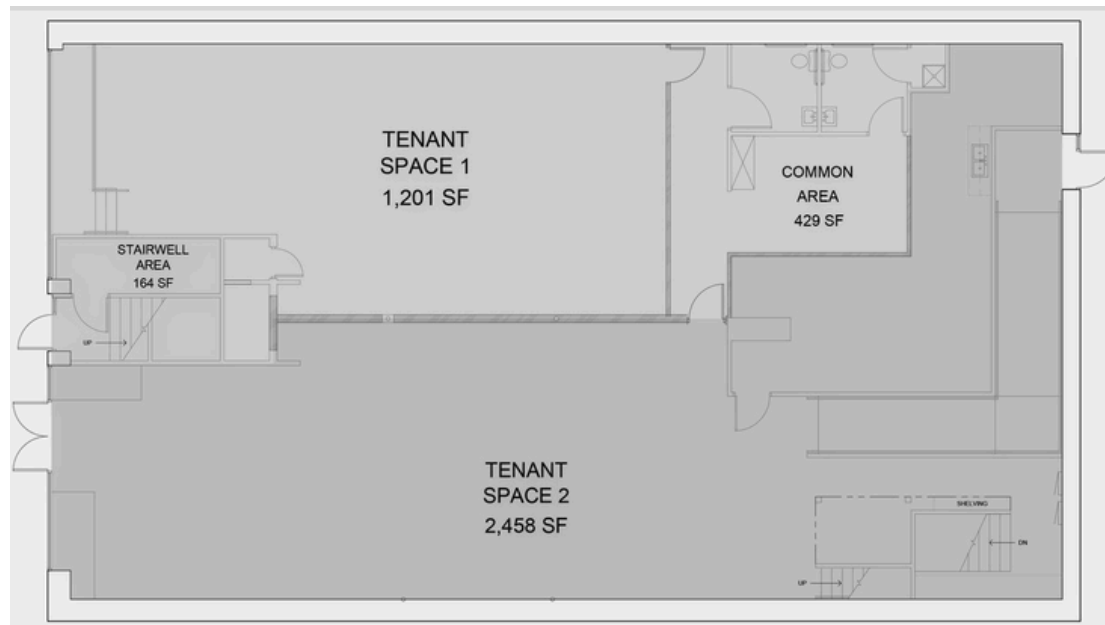


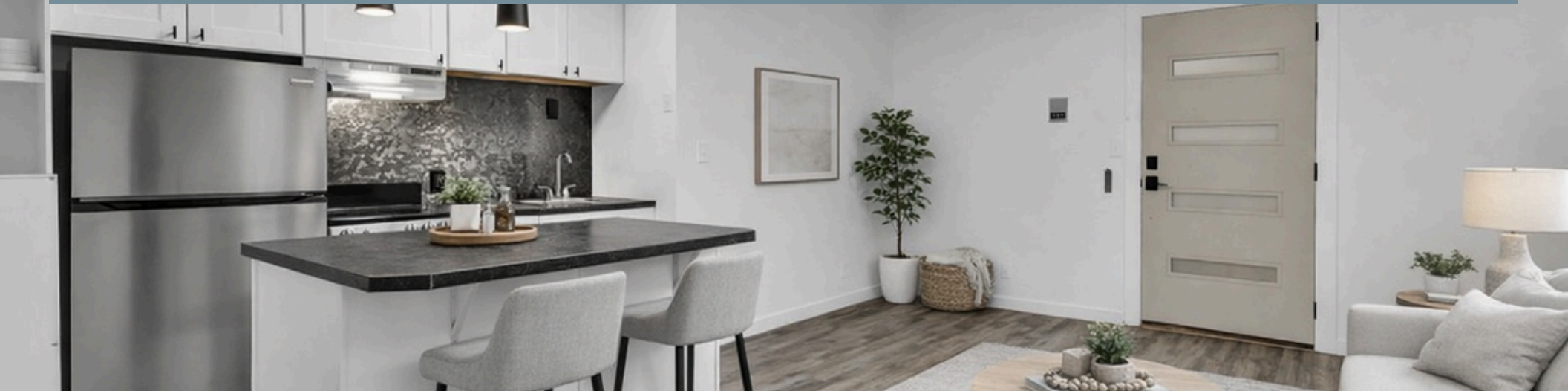


Current floor plan



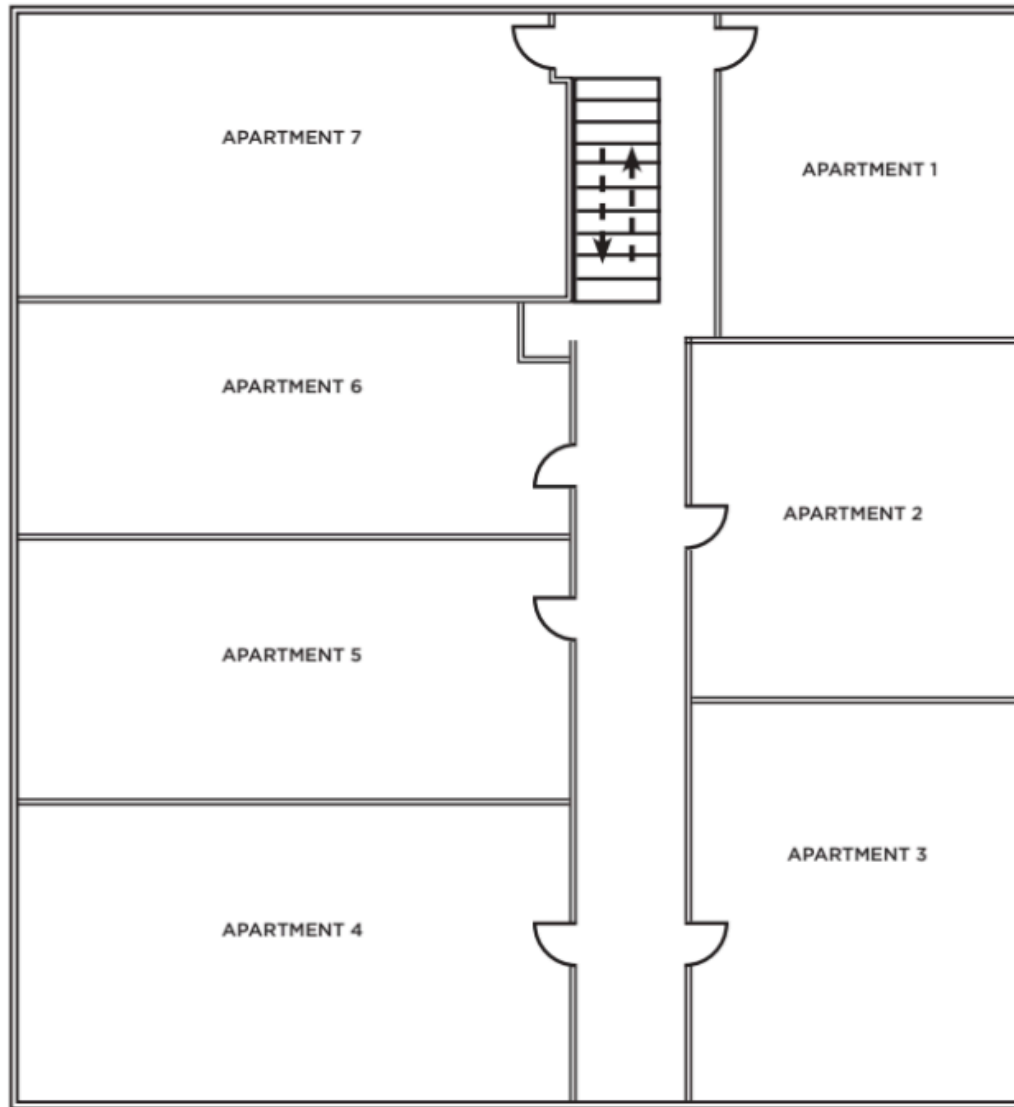
Possible demised floor plan





2<sup>ND</sup> FLOOR APARTMENTS  
1309-1311 1ST STREET S, NAMPA









# PROPERTY OVERVIEW



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## Property Overview

1309 1st Street presents a rare opportunity to acquire a mixed-use asset in the heart of downtown Nampa, one of the fastest-growing submarkets in the Treasure Valley.

The property offers approximately 4,500 square feet of open, street-level retail/office space and can be demised into approximately 1,201 square feet and 2,458 square feet, allowing for multiple leasing or occupancy strategies. Complemented by an additional 4,500 square feet of basement space ideal for storage, back-of-house operations, or inventory.

Above the retail, the building features seven apartment units, creating a strong blend of income-producing residential and highly visible commercial frontage.

The open-concept retail/office layout provides a blank canvas for an owner user or investor to design a space tailored to their brand and operational needs, while benefiting from the additional income stream from the residential units.

Located within walking distance of established dining, retail, and nightlife destinations including Mesa Tacos + Tequila, The STIL, Flying M Coffee, and Syringa Cocktail Lounge, the property benefits from strong foot traffic, high visibility, and a growing customer base.

This is one of the few opportunities to secure a building of this scale and prominence in downtown Nampa, making it well-suited for a flagship retail, restaurant, or experiential concept paired with stabilized residential income.

For owner users, there may be a unique opportunity to assume the existing SBA loan structure, potentially featuring a below-market interest rate near 2.977%, creating a compelling pathway to long-term ownership with favorable financing in place.



# CONTACT FOR PROFORMA

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