

NEW CONSTRUCTION DOWNTOWN NAMPA OFFICE/RETAIL SPACE FOR LEASE

ALLIANCE TITLE BUILDING | 216 13TH AVE S | NAMPA, ID 83651

SITE



**ON-SITE
PARKING**

**OFFICE/RETAIL PAD
READY FOR BTS**

READY FOR OCCUPANCY!

SEAN EDWARDS
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HIGHLIGHTS

- Brand new, rare, Downtown Nampa office/retail space.
- High quality open floorplans.
- Easy access to services.
- Ample on-site parking.
- Tenant improvement allowance available.
- Ready to occupy!**
- ±5,000 SF office/retail pad can support a potential ±13,400 SF building.**

DETAILS

SPACE	SIZE	LEASE RATE
Basement	±2,909 SF	Contact Agent
Office/Retail Pad	±13,400 SF	Contact Agent

AVAILABLE:	Immediately	LEASE TERM:	3+ Years
BLDG. TYPE:	Office/Retail	LEASE TYPE:	FSEJ
PARKING:	Ample	ZONING:	DH

CONTACT



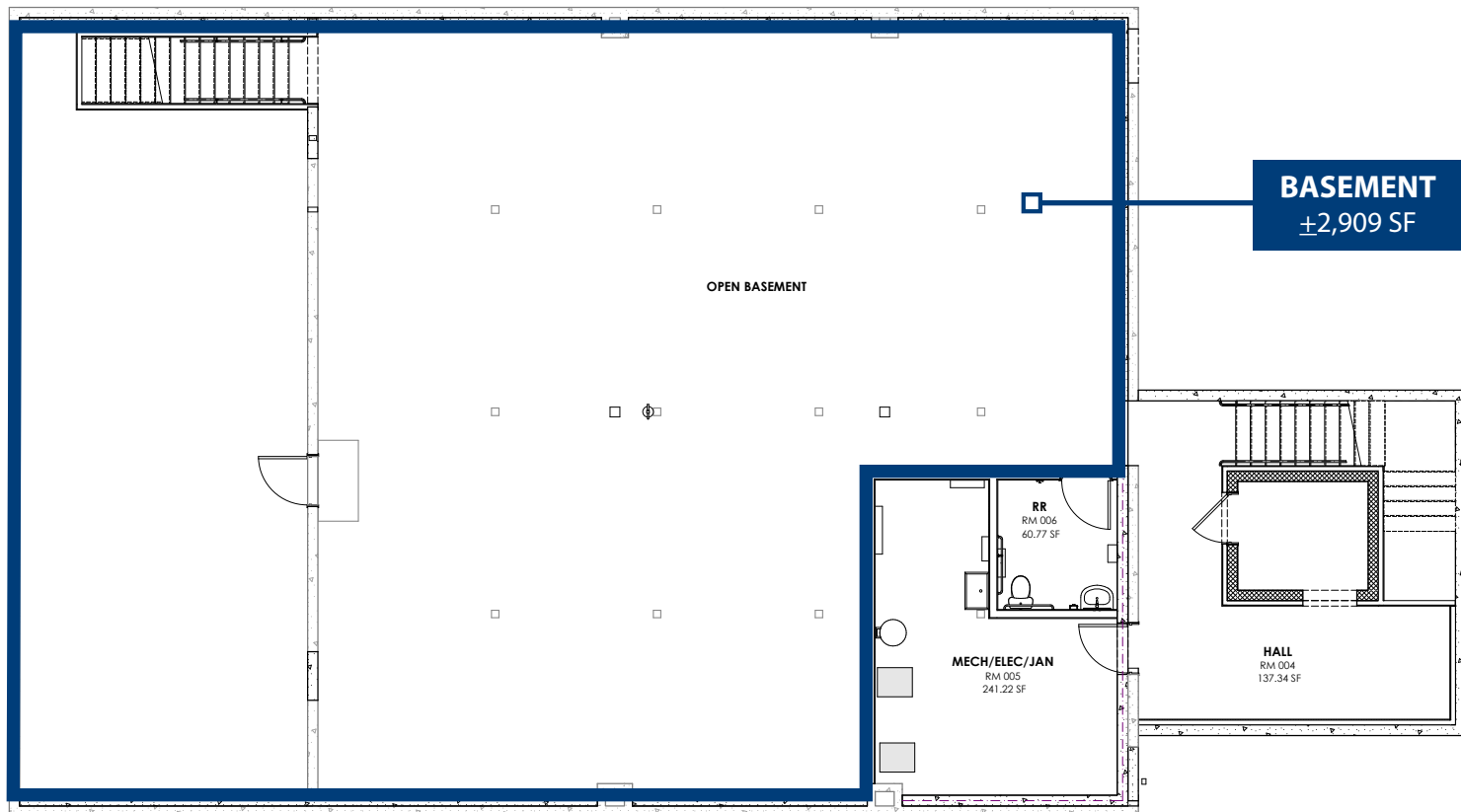
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FLOOR PLAN

OPEN BASEMENT

**BASEMENT TO BE FINISHED TO A HIGH QUALITY,
PROFESSIONAL STANDARD**



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PROPOSED BUILDING
FOOTPRINT CAN BE EXPANDED



PROPOSED BUILD-TO-SUIT RENDERING

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NAMPA-CALDWELL BLVD

NAMPA-CALDWELL BLVD

2ND ST S

4,503 VPD

216-224 13TH AVE

13TH AVE S

4,333 VPD

3RD ST S

GREAT ACCESSIBILITY FROM MAIN ARTERIALS

STRATEGICALLY LOCATED IN DOWNTOWN CORE



POPULATION	TOTAL HOUSEHOLD EXP.	AVG. HOUSEHOLD INC.
94,327	\$3.31B	\$92,566
3 MI. RADIUS	3 MI. RADIUS	3 MI. RADIUS

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SITE

NORTHSIDE & CALDWELL BLVD

- Best Western PLUS
- Best Buy
- AT&T
- LES SCHWAB
- Orca boost
- Shell
- Sinclair
- BURGER KING
- SUBWAY
- Great Clips
- McDonald's
- Fred Meyer
- Los Berrys
- CHASE

LAKE LOWELL AVE & 12TH

- True Value
- Jiffy Lube
- Bi-MART
- Walmart
- GameStop
- Supercuts
- Walmart
- GameStop
- Supercuts
- Walmart
- GameStop
- Supercuts

GREENHURST & 12TH

- Walmart
- GameStop
- Supercuts
- Walmart
- GameStop
- Supercuts
- Walmart
- GameStop
- Supercuts

NORTH 12TH CORRIDOR

- US Bank
- cricket
- FAMILY DOLLAR
- Walmart
- Walmart
- Walmart
- Walmart
- Walmart
- Walmart
- Walmart
- Walmart

IOWA & 12TH

- BLIMPIE
- SONIC
- DQ
- McDonald's
- AutoZone
- Carls Jr.
- Starbucks
- ROLAGIER BANK
- DOLLAR TREE
- Starbucks
- Starbucks

CONNECTION POINT TO MAJOR CORRIDORS

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