

OFFICE SPACE FOR LEASE 1000 S. 16TH ST.

Payette, ID 83661



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



AVAILABLE

SUITE C: 2,000 SF
LEASE RATE: Call For Info
LEASE TYPE: NNN

PROPERTY INFORMATION

COUNTY: Payette

BUILDING DATA

TOTAL BLDG. SF: 5,820 SF
YEAR BUILT: 2014
ZONING: Payette-C
CLEAR HEIGHT: 10'
PARKING: 5 spaces

PROPERTY OVERVIEW

Lee & Associates is pleased to present this turnkey 2,000 SF inline office space located at 1000 S. 16th Street (Highway 95) in Payette, Idaho, within the Pirate Cove neighborhood shopping center. The space features 4 private offices, 3 treatment rooms with a sink, waiting room, receptionist office, conference room, lab space and breakroom. The space offers excellent visibility along the Hwy 95 business corridor, with ample shared parking, cotenancy with Pizza Hut, and shadow anchoring by Dutch Bros that drives steady, local traffic. With plumbed treatment rooms, dedicated lab space, and a functional patient-flow layout, the space is ideally suited for a dental, medical, or other clinical services user seeking a turnkey healthcare build-out in a high-traffic location.

PROPERTY HIGHLIGHTS

- Private offices, conference room, waiting area, breakroom and restrooms
- Prominent storefront exposure along Hwy 95
- Parking 40 spaces
- 0.4 miles from Payette High School, 4.4 miles from Fruitland High School and 4 miles from I-84
- Building and window signage opportunities
- Separately metered electric and gas

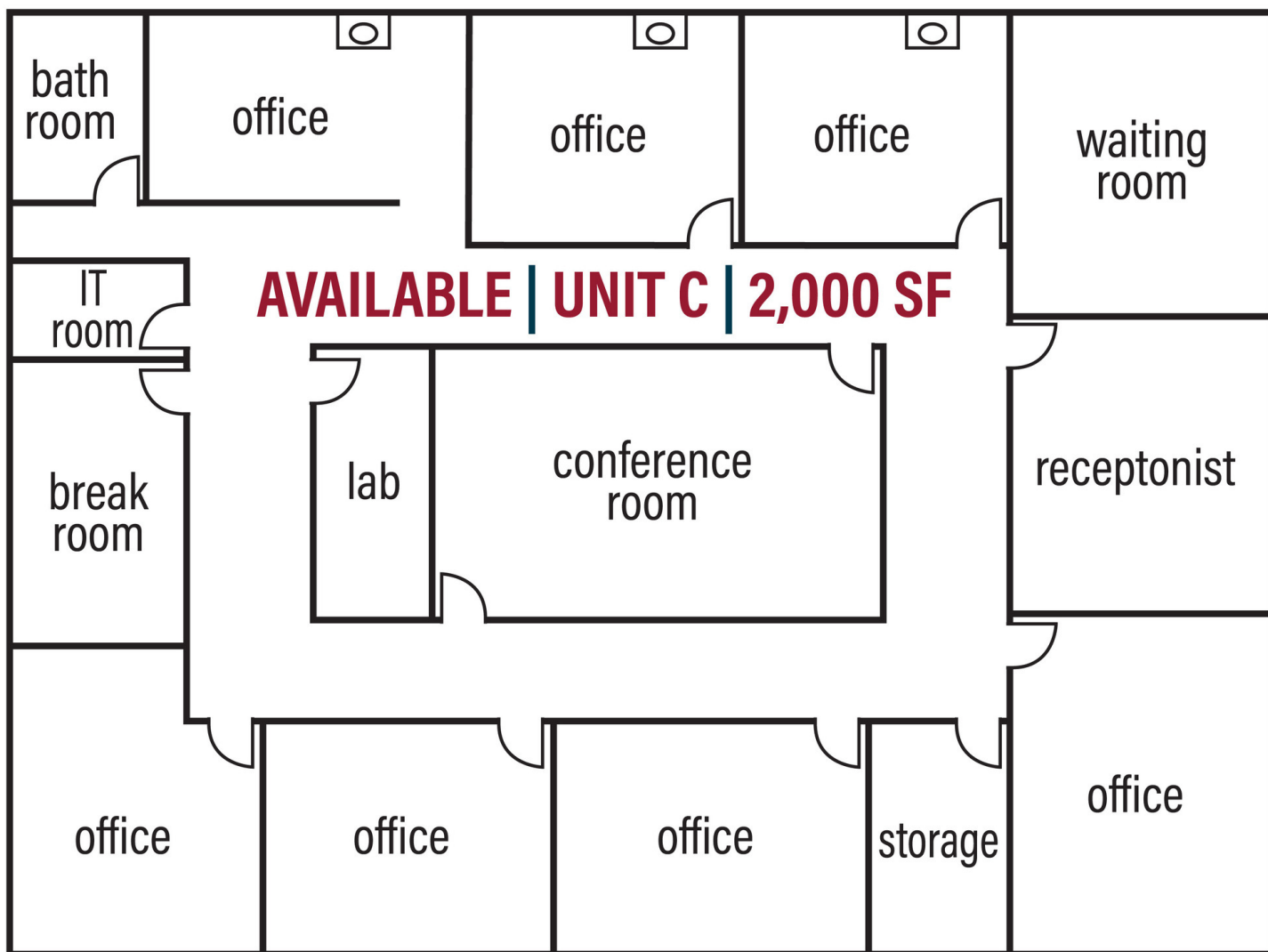
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit C	Available	2,000 SF	NNN	Contact Listing Agent

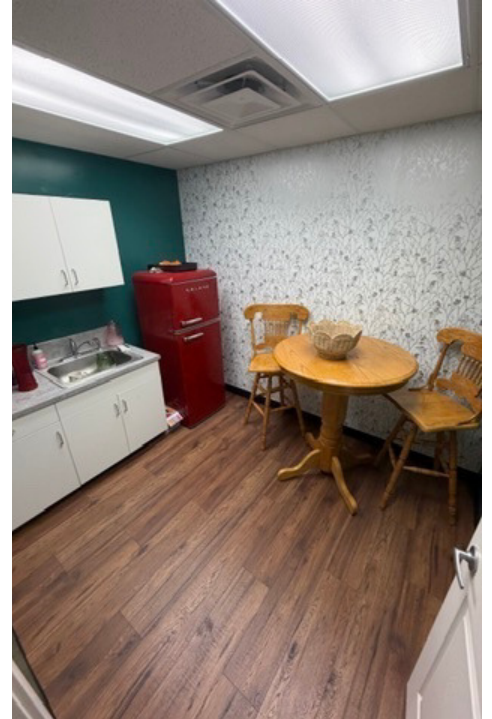
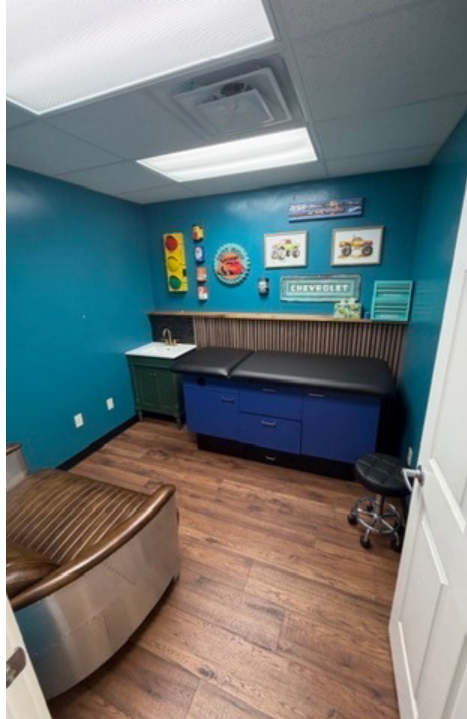
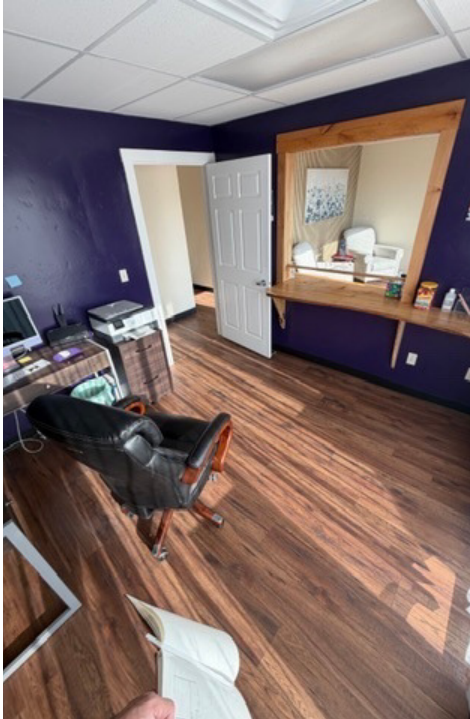
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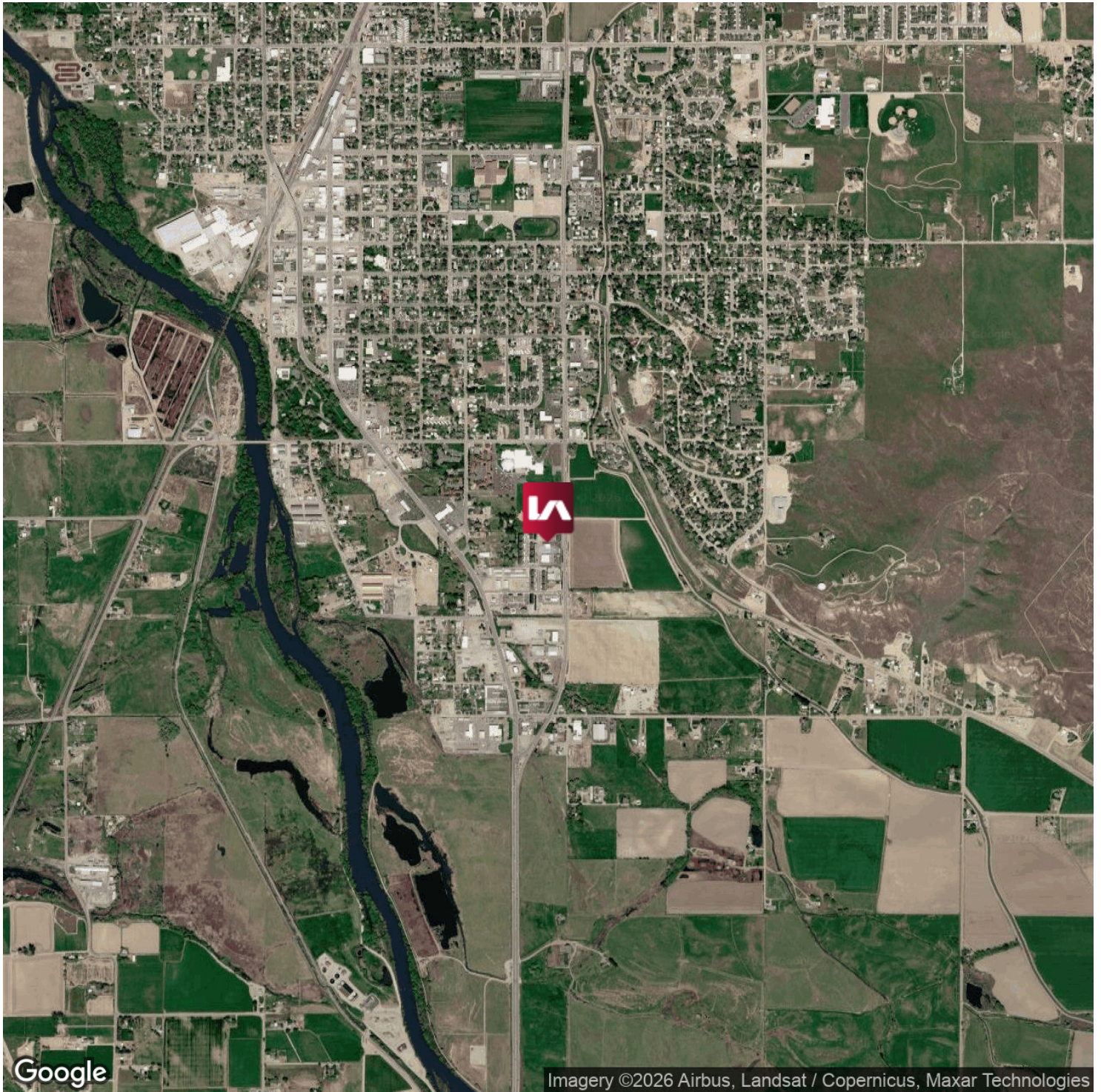
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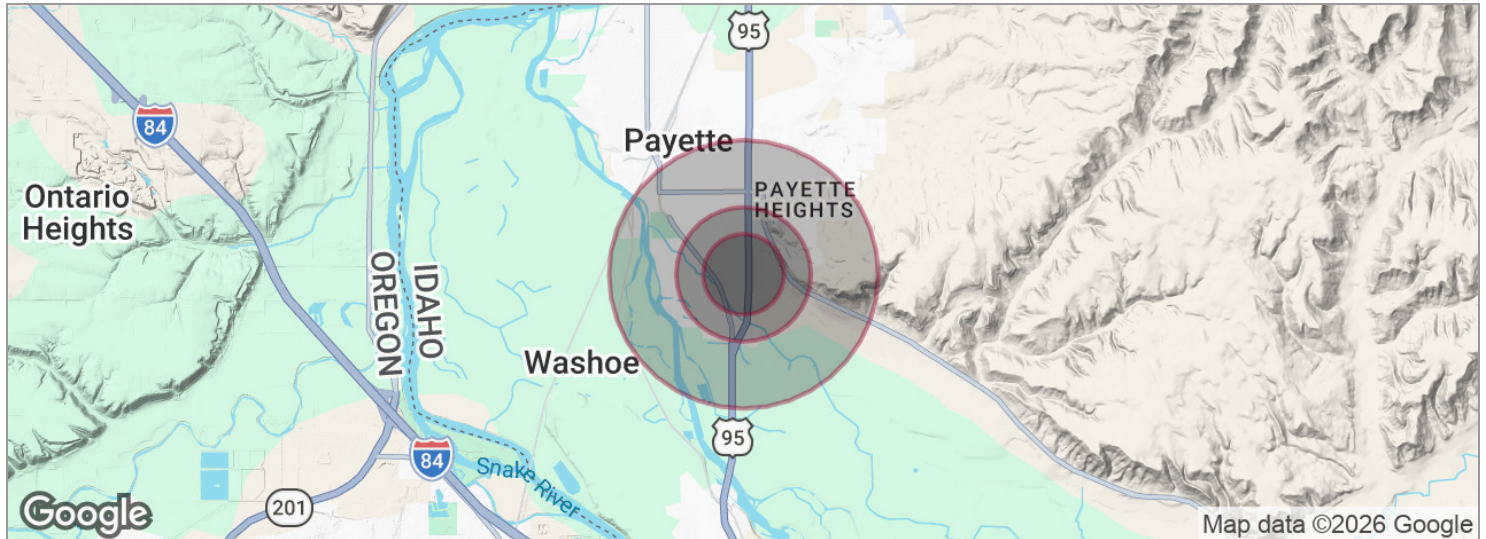
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RETAIL SPACE FOR LEASE 1000 S. 16TH ST.

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	293	647	2,350
Median age	25.7	29.3	37.0
Median age (Male)	29.5	32.8	42.1
Median age (Female)	22.2	25.8	30.8
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	113	248	910
# of persons per HH	2.6	2.6	2.6
Average HH income	\$42,980	\$47,598	\$54,390
Average house value	\$283,173	\$363,900	\$394,739

* Demographic data derived from 2020 ACS - US Census

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