



COMMERCIAL NORTHWEST
REAL ESTATE

FOR LEASE



COMMERCIAL RETAIL

1309 1ST STREET, NAMPA

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HIGHLIGHTS:

- Prime location in the heart of downtown Nampa
- Open-concept layout allowing for flexible design
- Strong surrounding tenant mix driving foot traffic
- Excellent visibility along 1st Street
- Ample free street parking
- Public parking lot located across the street
- Walkable to restaurants, retail, and nightlife
- Additional $\pm 4,500$ SF basement for back-of-house use area suitable for storage/operational support
- Divisible possible

PROPERTY TYPE: Retail

SIZE	RATE	NNN
4,500 SF	\$16/SF/YR	Est. \$3/SF/YR

- Tenant Improvement Allowance Available
- Lot Size: 0.1 Acres
- Building Size: 9,000 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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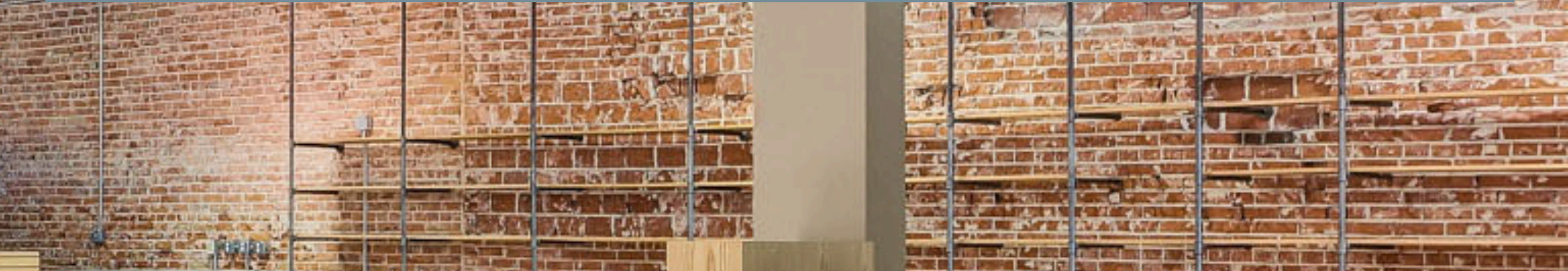


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Open-concept retail space in downtown Nampa featuring exposed brick, high ceilings, and strong natural light. Ideal for retail, showroom, or wellness use in a highly visible and walkable location.



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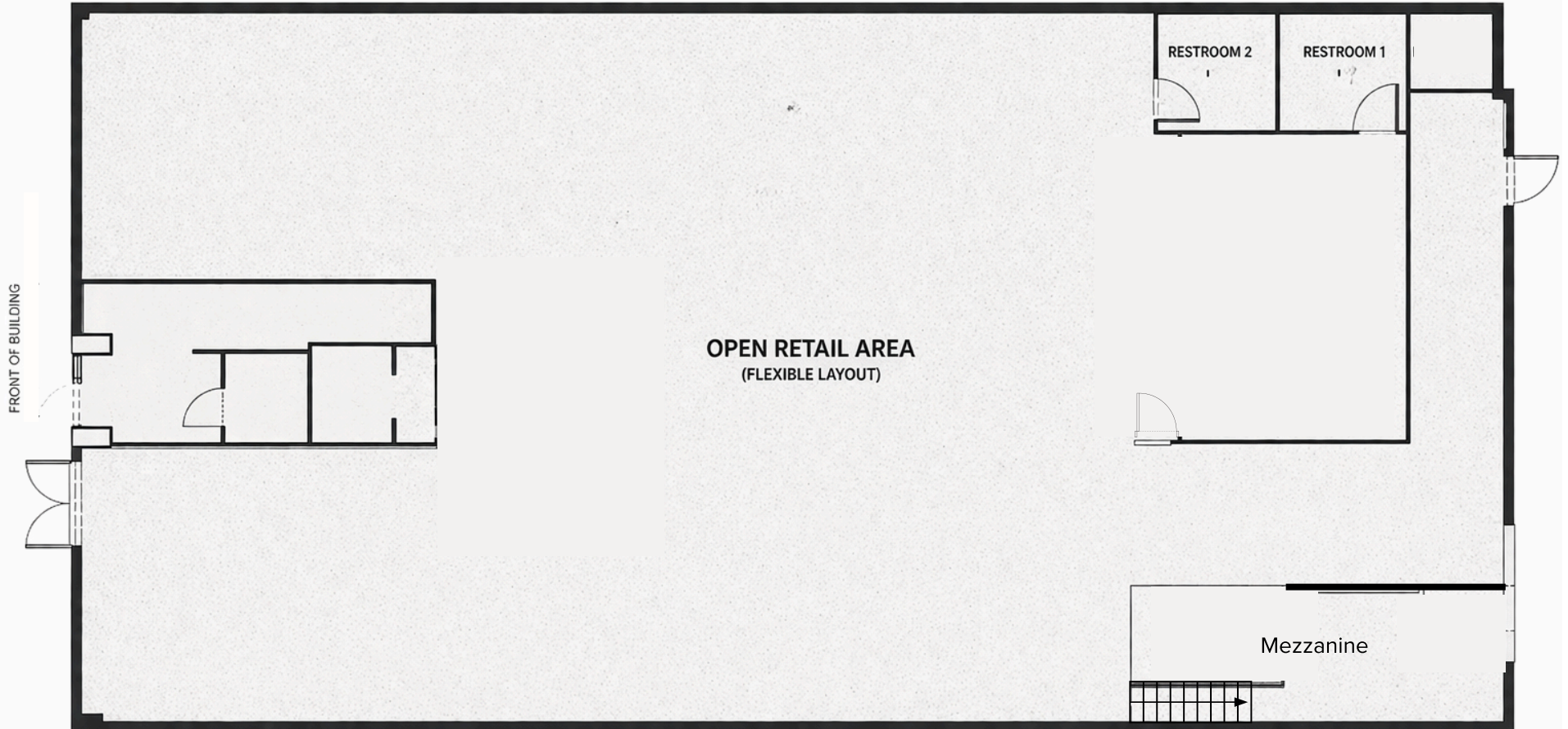
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Conceptual Layout – Main Level

1309 1st Street



CONCEPTUAL PLAN SHOWN FOR MARKETING PURPOSES ONLY - ALL DIMENSIONS APPROXIMATE - NOT TO SCALE - PLAN SUBJECT TO FIELD VERIFICATION.





PROPERTY OVERVIEW



Property Overview

1309 1st Street presents a rare opportunity to lease a large-format retail space in the heart of downtown Nampa, one of the fastest-growing and most active submarkets in the Treasure Valley.

The property features approximately 4,500 square feet of open, street-level retail space, complemented by an additional 4,500 square feet of basement space ideal for storage, back-of-house operations, or inventory. The open-concept layout provides a blank canvas for a wide range of users to design a space tailored to their brand and operational needs.

Located within walking distance of established dining, retail, and nightlife destinations including Mesa Tacos + Tequila, The Stil, Flying M, and The 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 space of this size and prominence in downtown Nampa, making it well-suited for a flagship retail, restaurant, or experiential concept.

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