

FOR SALE > 40,100 SF CHURCH/SCHOOL/CORPORATE OFFICE PARK
4170 E. AMITY AVENUE | NAMPA, ID 83687



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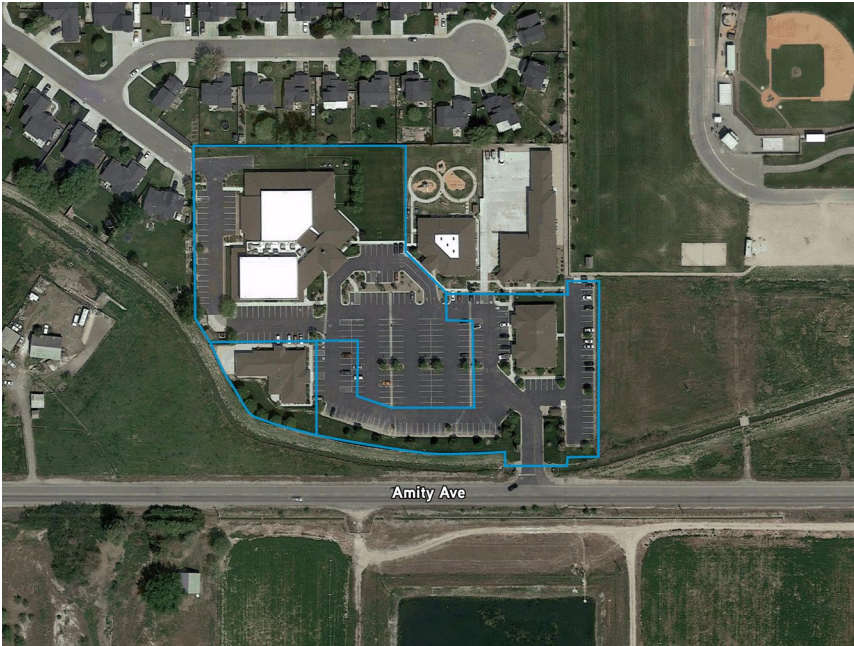
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4170 E. AMITY AVENUE | NAMPA, ID



PROPERTY PROFILE

Address	4170 E. Amity Ave. Nampa, ID 83687
Property Type	Church/School/Special Purpose/Corporate Office Park
Buildings	3
Size	
4150 E. Amity	5,900 SF
4170 E. Amity	28,440 SF
4286 E. Amity	5,760 SF
Total	40,100 SF
Land Size	5.42 Acres
Parking	Over 275 parking spots with an additional 100 possible off site spaces
Zoning	RP-Residential Professional
Price	\$3,990,000



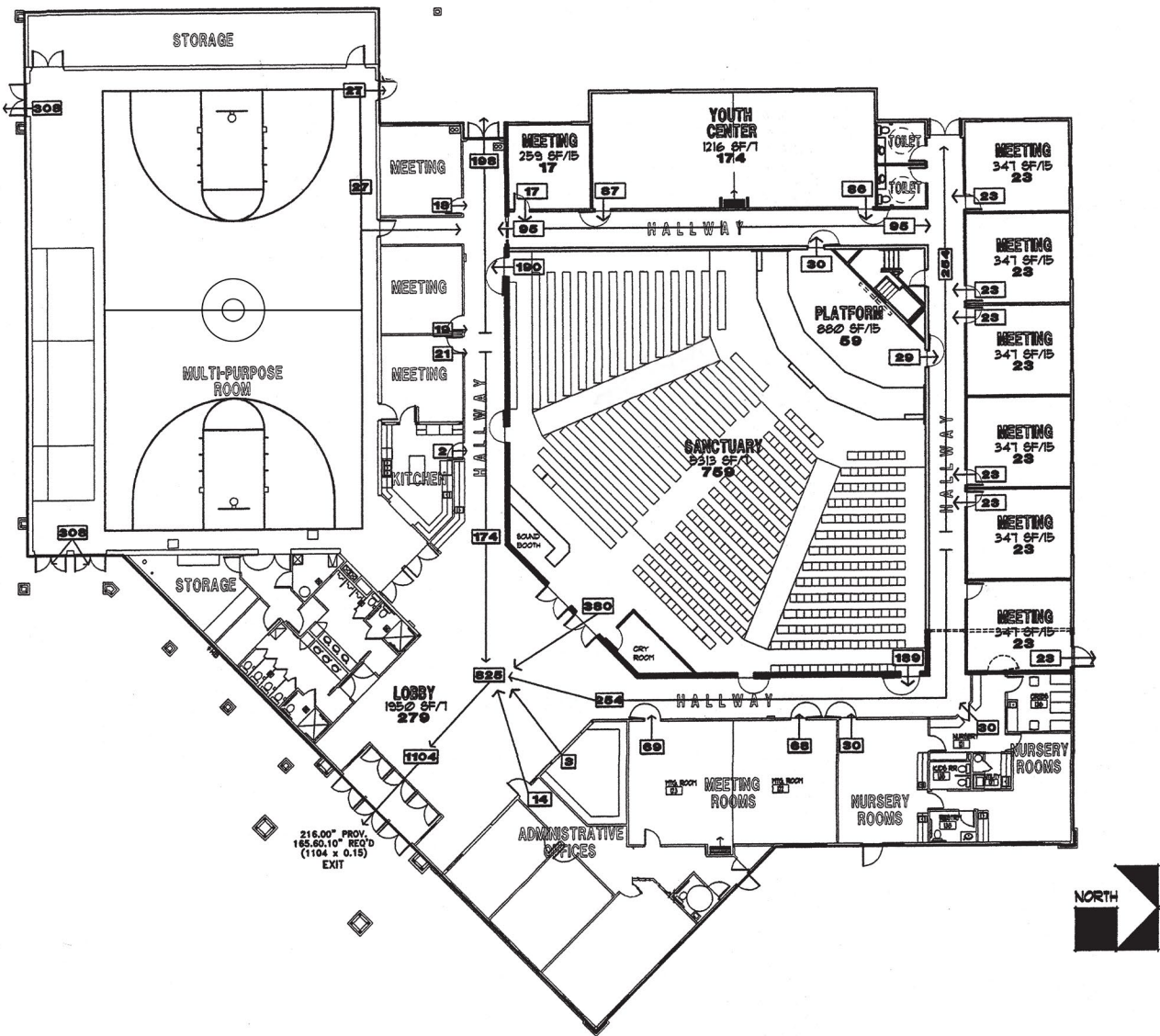
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HIGHLIGHTS

- › Highest quality Church facility to come available in the Treasure Valley in years
- › Property consists of 3 buildings
- › Property is well situated for a Church, School, Montessori, Corporate Office Park or other mixed use
- › 4170 E Amity - Gym area built in 2002, addition of sanctuary and classrooms building in 2006
- › 4150 E Amity - Built in 2003 (Used as offices)
- › 4286 E Amity - Built in 2006 with a major remodel done in 2013
- › Sanctuary has a current occupancy load of 759
- › Church's FF&E is negotiable
- › Seller will work with Buyer for possible sharing of space.
- › Call for any showings, do not disturb current occupant



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2015 Estimated Population	4,172	47,560	97,583
2020 Projected Population	4,421	50,155	102,739
2010 Census Population	4,037	45,595	92,022
2000 Census Population	2,232	35,923	64,635
Projected Annual Growth 2015 to 2020	1.2%	1.1%	1.1%
Historical Annual Growth 2000 to 2015	5.8%	2.2%	3.4%
Households			
2015 Estimated Households	1,385	16,889	34,098
2020 Projected Households	1,492	18,112	36,533
2010 Census Households	1,311	15,754	31,267
2000 Census Households	723	12,327	22,140
Projected Annual Growth 2015 to 2020	1.5%	1.4%	1.4%
Historical Annual Growth 2000 to 2015	6.1%	2.5%	3.6%
Household Income			
2015 Est. HH Income \$200,000 or More	1.0%	1.3%	1.2%
2015 Est. HH Income \$150,000 to \$199,999	1.8%	1.6%	1.7%
2015 Est. HH Income \$100,000 to \$149,999	7.7%	5.3%	7.7%
2015 Est. HH Income \$75,000 to \$99,999	10.9%	8.8%	9.8%
2015 Est. HH Income \$50,000 to \$74,999	23.3%	20.2%	22.0%
2015 Est. HH Income \$35,000 to \$49,999	13.7%	14.5%	15.8%
2015 Est. HH Income \$25,000 to \$34,999	19.4%	15.5%	14.1%
2015 Est. HH Income \$15,000 to \$24,999	12.0%	14.3%	13.6%
2015 Est. HH Income Under \$15,000	10.1%	18.6%	14.2%
2015 Est. Average Household Income	\$51,180	\$47,465	\$52,784

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