

**FOR
LEASE**

1213-1217 1ST STREET SOUTH

CORE DOWNTOWN RETAIL | NAMPA, ID



PROPERTY INFORMATION

Property Type:	Retail
Building Size:	24,000 SF
NNN's:	\$3.50 PSF
Parking:	Downtown

SPACE AVAILABLE

Suite	Size	Rate
1213	2,070 SF	\$15.00 PSF NNN
1215	2,065 SF	\$14.00 PSF NNN
1217	1,245 SF	\$15.00 PSF NNN

HIGHLIGHTS

- » Prime downtown Nampa space with exposed brick
- » Located on highly desirable stretch of 1st Street
- » Great opportunities for restaurant space
- » Join 2C Family Brewing and Labyrinth Escape Rooms
- » Basement storage possible

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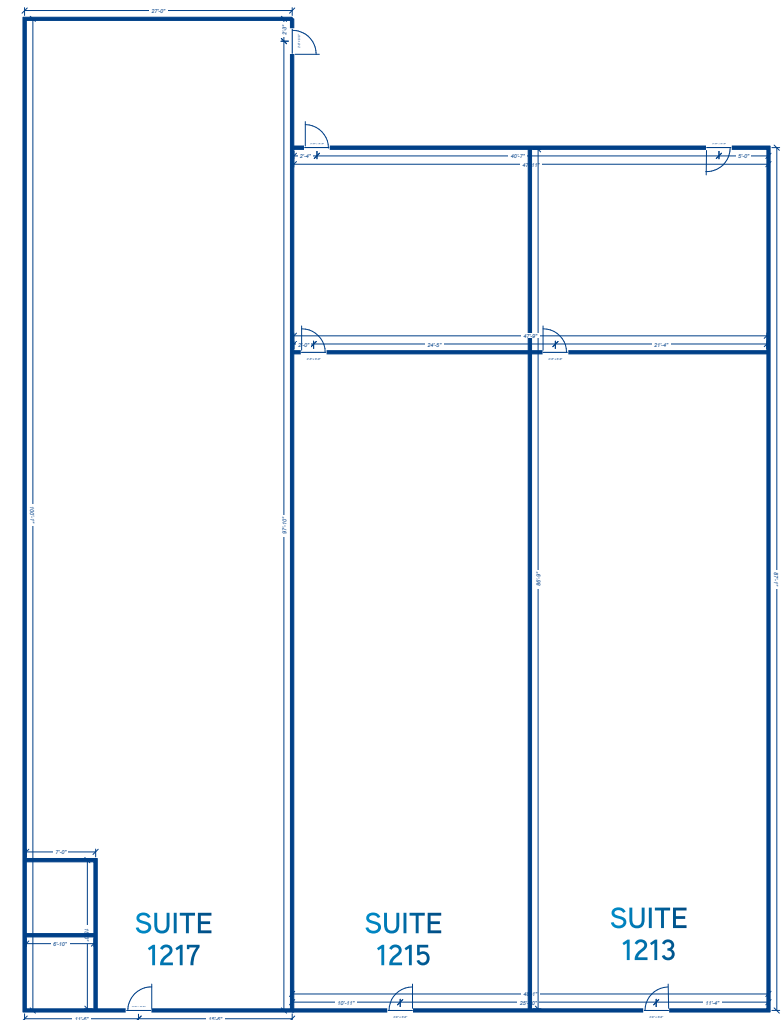
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Demographics	1 Mile	3 Miles	5 Miles
2017 Estimated Population	15,162	83,652	116,005
Proj. Ann. Growth 2017-2022	2.7%	2.3%	2.2%
2017 Est. Avg HH Income	\$40,697	\$52,034	\$55,840



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