



READY FOR TENANT IMPROVEMENTS



NORTHWOOD OFFICE BUILDING

16210 North High Desert St.
Nampa, Idaho 83687

1,500 SF TO 10,000 SF

PROPERTY HIGHLIGHTS

Lease Rate	\$23.00/SF FSEJ
Space Status	Shell - \$65/SF TI Allowance
Sale Price	\$270/SF Includes \$65 TI Allowance
Parcel Numbers	R3106711500
Zoning	GB1 (Gateway Business)
Status	Ready for TI's
Parking	Ample - On-Site
LockBox	No, Contact Agents



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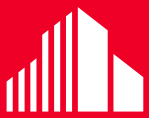
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**CUSHMAN &
WAKEFIELD**

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READY FOR TI'S



LISTING FEATURES

- Newly constructed 1 story office building available for sale & lease in a growing area in Nampa, Idaho
- One block away from the College of Western Idaho, with over 28,974 students - <http://cwi.edu/info/facts-glance>
- Tenants surrounding the property include Walmart Supercenter, The Ford Idaho Center, several car dealerships, the Ridgecrest Golf Course, hotels and restaurants, retailers and professional services
- Near the New Amazon Fulfillment Center & the Nampa Gateway Center - Tenants include: Edwards Theater, Crunch Fitness, Circus Trix, JCPenny, the New Winco
- North of to the new \$80 million dollar Saint Alphonsus Nampa medical campus at Garrity and Flamingo
- Please contact agents to discuss potential uses, tenant improvements & build-outs

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- LOCATED IN A HIGH GROWTH AREA IN NAMPA -

In the identified area, the current year population is 410,762. In 2010, the Census count in the area was 301,881. The rate of change since 2010 was 3.05% annually. The five-year projection for the population in the area is 463,578 representing a change of 2.45% annually from 2020 to 2025.



	3 miles	5 miles	10 miles
Population			
2000 Population	20,378	68,745	182,224
2010 Population	27,741	95,628	301,881
2020 Population	34,218	117,809	410,762
2025 Population	38,060	131,927	463,578
2000-2010 Annual Rate	3.13%	3.36%	5.18%
2010-2020 Annual Rate	2.07%	2.06%	3.05%
2020-2025 Annual Rate	2.15%	2.29%	2.45%
2020 Male Population	50.3%	49.2%	49.3%
2020 Female Population	49.7%	50.8%	50.7%
2020 Median Age	32.1	33.0	33.2
Households			
2020 Wealth Index	52	58	84
2000 Households	6,818	23,623	62,049
2010 Households	9,283	33,028	101,278
2020 Total Households	11,414	40,478	137,167
2025 Total Households	12,674	45,243	154,627
2000-2010 Annual Rate	3.13%	3.41%	5.02%
2010-2020 Annual Rate	2.04%	2.00%	3.00%
2020-2025 Annual Rate	2.12%	2.25%	2.43%
2020 Average Household Size	2.95	2.87	2.97
Average Household Income			
2020 Average Household Income	\$62,282	\$65,645	\$82,847
2025 Average Household Income	\$67,610	\$72,064	\$91,823
2020-2025 Annual Rate	1.66%	1.88%	2.08%
Data for all businesses in area			
	3 miles	5 miles	10 miles
Total Businesses:	1,451	3,421	10,676
Total Employees:	17,554	39,002	111,021

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.