

1311 12TH AVENUE ROAD

Nampa, Idaho 83686

For Lease / 3,000 to 5,220 SF End-Cap Available - Dollar Tree Shadow Anchored



Rhonda Garland, CCIM / rhonda.garland@paccra.com / +1 208 287 8905

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WE ARE
THE CENTER
OF RETAIL

PACCRA.COM

CUSHMAN & WAKEFIELD
PACIFIC
COMMERCIAL REALTY ADVISORS

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FOR LEASE

3,000 - 5,220 SF - End-Cap Space - Shell Condition

LEASE RATE

Dependent Upon Use, Terms & Size

T.I. ALLOWANCE

Negotiable - Contact Agents

LOT - PARCEL

0.46 Acres Total - R3211500000

YEAR BUILT - REMODELED

1976 - 2018

PARKING

57 Stalls Open/Shared with Dollar Tree

ZONING

City-of-Nampa-BC (Business Commercial)

POTENTIAL USES

Retail, Restaurant, Sales Office, Other Professional Services

AVAILABILITY

Immediate - Contact Agents for Build-Out Options

LOCKBOX

Yes - Contact Agents for Code

LISTING FEATURES

- Prime end-cap retail space on 12th Avenue in Nampa - space in shell condition, contact agents for custom build-out options
- Building recently underwent a complete remodel with new facade and multiple upgrades
- Located on the corner of 12th Avenue & Hawaii Avenue - high traffic counts - 31,000 average daily traffic
- Excellent visibility on 12th Avenue - 180 feet of unobstructed frontage - building & monument signage space provided
- South of Nampa High School - 1,501 students & surrounded by retailers, restaurants & other services
- Close proximity to Northwest Nazarene University - 2,058 students, Walmart, Saint Alphonsus & the Nampa Rec. Center
- Immediate availability, utilize on-site lockbox or contact agents to schedule tours

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Vacant End-Cap Shell Space For Lease - 3,000 to 5,220 SF Available - Lease Rate, Terms & T.I. Allowance Negotiable



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Vacant Shell Space
1311 12th Ave Rd
R3211500000 - 0.52 Acres
3,000 to 5,220 SF Available

 **DOLLAR TREE**

12th Avenue Road - 31,000 ADT

 **Treasure Valley Gastroenterology**
Raquel Croitoru, MD, FAGC, FACP
Board Certified Gastroenterologist

 **TIJELAS**
açaí café

 **WELLS FARGO**

 **CROSSFIT**

 **Idaho PIZZA**

 **SALTZER**
MEDICAL GROUP

 **Epic Shine**
CARWASH

 **D. L. Evans Bank**

 **STARBUCKS**
COFFEE

Georgia Avenue

Hawaii Avenue

Hawaii Avenue

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- LOCATED IN A HIGH GROWTH AREA IN NAMPA -

In the identified area, the current year population is 111,473. In 2010, the Census count in the area was 94,003. The rate of change since 2010 was 1.86% annually. The five-year projection for the population in the area is 122,716 representing a change of 1.94% annually from 2019 to 2024.



	1 mile	3 miles	5 miles
Population			
2000 Population	11,607	51,552	65,241
2010 Population	13,396	71,598	94,003
2019 Population	14,961	83,328	111,473
2024 Population	16,109	91,017	122,716
2000-2010 Annual Rate	1.44%	3.34%	3.72%
2010-2019 Annual Rate	1.20%	1.65%	1.86%
2019-2024 Annual Rate	1.49%	1.78%	1.94%
2019 Male Population	47.2%	49.0%	49.2%
2019 Female Population	52.8%	51.0%	50.8%
2019 Median Age	30.3	32.2	32.7

	1 mile	3 miles	5 miles
Households			
2019 Wealth Index	42	51	54
2000 Households	4,113	17,776	22,574
2010 Households	4,902	24,560	32,138
2019 Total Households	5,476	28,338	37,774
2024 Total Households	5,894	30,838	41,436
2000-2010 Annual Rate	1.77%	3.29%	3.60%
2010-2019 Annual Rate	1.20%	1.56%	1.76%
2019-2024 Annual Rate	1.48%	1.71%	1.87%
2019 Average Household Size	2.60	2.90	2.91

	1 mile	3 miles	5 miles
Average Household Income			
2019 Average Household Income	\$50,669	\$58,195	\$60,565
2024 Average Household Income	\$57,898	\$65,778	\$68,473
2019-2024 Annual Rate	2.70%	2.48%	2.48%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	421	1,865	3,165
Total Employees:	4,984	19,796	37,800

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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City Of Nampa, Ready For You

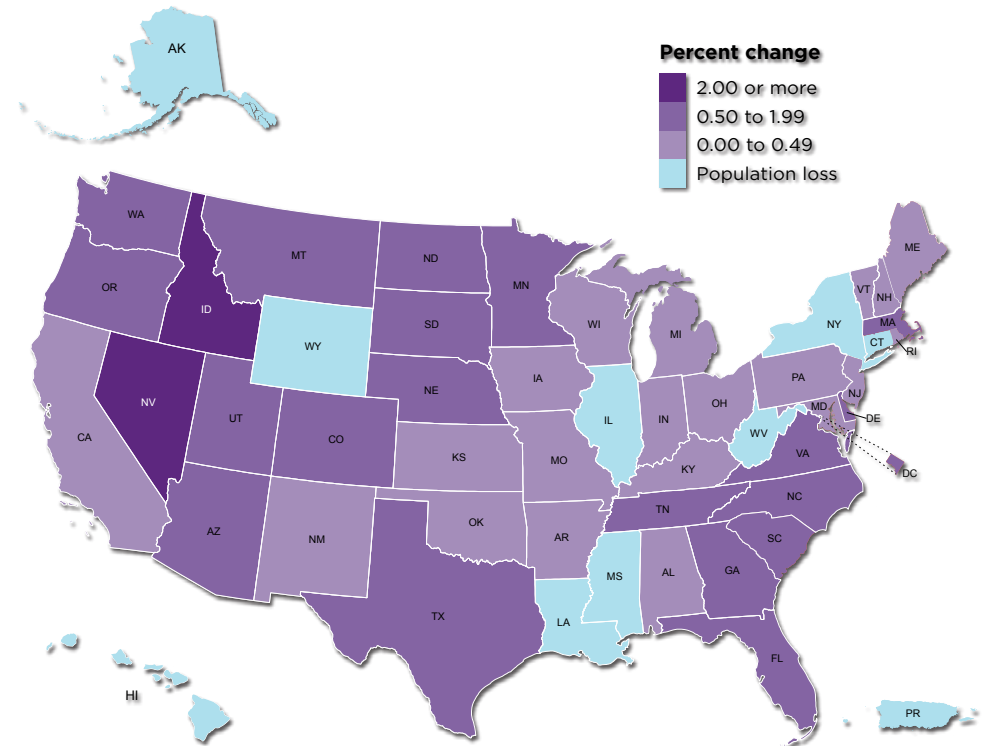
Looking for new opportunities? Consider the Boise Valley where great companies grew from an idea to a flourishing business with long legacies of success. Companies like Micron Technology, the J.R. Simplot Co., and Amalgamated Sugar have flourished in the valley. But even better, companies like Plexus Corp., Mission Aviation Fellowship and Sorrento Lactalis have made Nampa their homes.

Why? As the second largest city in Idaho, Nampa has a long history of providing a business friendly atmosphere, low operating costs, skilled employees and a great quality of life. Located just 15 miles from Boise, Nampa brings metropolitan amenities together with a relaxed pace of life and true sense of community spirit.



Idaho is one of the Nation's Fastest Growing States

Population Change for States (and Puerto Rico)
From July 1, 2017, to July 1, 2018



CLICK HERE TO DOWNLOAD THE COMPLETE NAMPA REGIONAL OVERVIEW:
<https://pacra.com/wp-content/uploads/2020/04/City-of-Nampa-Information-Brochure.pdf>



U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)

Source: Vintage 2018 Population Estimates
www.census.gov/programs-surveys/popest.html

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