

THE NAMPA GATEWAY CENTER

1206 NORTH GALLERIA DRIVE, NAMPA, IDAHO 83687



For Sale, Lease & Build-to-Suit / Retail, Restaurant, Mixed-Use Suites & Pad Sites
Shadow Anchored by Winco Foods / 1,000 to 103,000 SF Available

WE ARE
THE CENTER
OF RETAIL



PACCRA.COM

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AVAILABLE

1,000 to 103,000 SF

LEASE RATE

Starting at \$12.00/SF - Dependent Upon Term & T.I.'s

SALE PRICE & BTS RATE

Negotiable, Dependent Upon Size Term & Use

POTENTIAL USES

Retail / Restaurant / Entertainment / Mixed-Use

CURRENT TENANTS

JCPenny, Edwards Theater, Shoe Carnival, Allstate, Twisted Crown Salon, Haven Place, LaDon's Fine Jewelry, Northwest Science Museum, Italianesque, Local First, Jabbers, Yoga Six

SURROUNDING TENANTS

Amazon Distribution Center, Ford Idaho Center, Walmart, College of Western Idaho, Winco Foods, Saint Alphonsus

DEVELOPMENT SIZE/ZONING

407,130 SF on 73.67 Acres/BC (Business Community)

LISTING FEATURES

- Small to large spaces and pad sites located at one of the busiest intersections in the region, positioned along Idaho's Interstate-84 (80,000 VPD) and Garrity Boulevard (32,000 VPD) with multiple signalized access points and excellent visibility
- Available suites range from shell to fully built-out condition - tenant improvement allowance available, contact agents for details
- Pads site are build-ready and range from 0.5 to 7.42 acres and support a variety of uses including mixed-use and hospitality
- The center is surrounded by new and existing developments and traffic draws including Ford Idaho Center and Amphitheater which seats over 22,779 people and hosts over 250 events per-year, the new 2,000,000 SF Amazon fulfillment center with over 1,000 employees, the \$80 million dollar Saint Alphonsus 100-bed 240,000 square foot Medical Campus, the College of Western Idaho with over 31,350 students, as well as hotels, premier car dealerships, fast and fast casual food users such as Wendy's, Subway, McDonald's, Popeye's, Jimmy Johns, Panda Express, Freddy's, Popeye's, Starbucks, Fire House Subs and other professional service providers

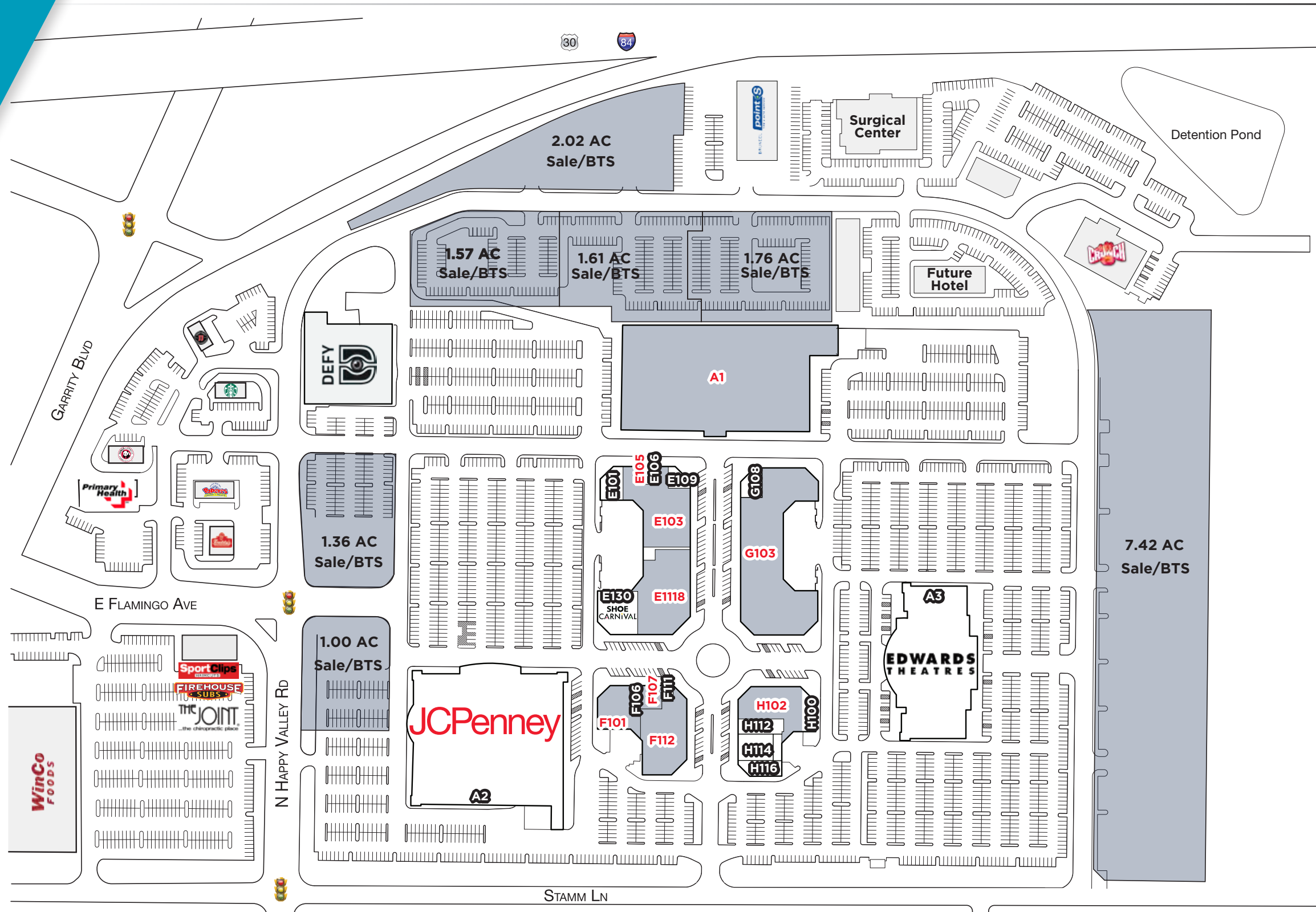
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TENANT ROSTER

SUITE	TENANT	SIZE
A1	Available (Macy's Dark and Paying)	103,000 SF
A2	JCPenney	104,200 SF
A3	Edwards Theatre	50,000 SF
E101	Twisted Crown Salon	3,500 SF
E103	Available	15,153 SF
E105	Available	1,000 SF
E106	Haven Place	1,200 SF
E109	Haven Place	1,088 SF
E118	Available	17,813 SF
E130	Shoe Carnival	8,000 SF
F101	Available	9,406 SF
F106	LaDon's Fine Jewelry	1,600 SF
F107	Available	2,400 SF
F111	Northwest Science Museum	800 SF
F112	Available	15,079 SF
G103	Available	46,682 SF
G108	Italianesque	1,500 SF
H100	Local First	2,500 SF
H102	Available	11,186 SF
H112	Essential Hot Yoga	3,000 SF
H114	Jabbers	4,840 SF
H116	Allstate	3,183 SF
TOTAL		407,130 SF

Several Sizes & Configurations Available
Contact Agents for Additional Details

	LEASED
	AVAILABLE
	NOT OWNED

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Ridgecrest Golf Course

amazon.com
 2,000,000 SF
 DISTRIBUTION CENTER
 1,000 FULL TIME JOBS

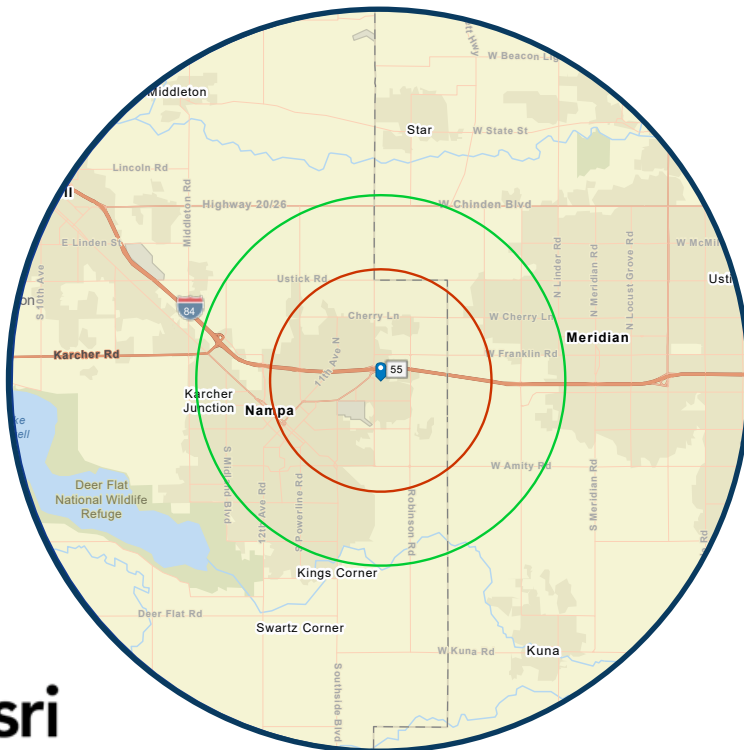
SITE

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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

	3 miles	5 miles	10 miles
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

	3 miles	5 miles	10 miles
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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

- COMMUNITY PROFILE -

Nampa Idaho is the largest and the fastest growing city in Canyon County, Idaho, USA. The population of Nampa was 81,557 at the 2010 census making it the State of Idaho's second largest city. Nampa is located about 20 miles west of Boise along Interstate 84, and six miles west of Meridian. Nampa is a principal city of the Boise-Nampa metropolitan area. The name "Nampa" may have come from a Shoshoni word meaning either moccasin or footprint. It is blessed with friendly people a safe atmosphere and an excellent quality of life which includes tremendous recreation, schools, weather and medical care. Canyon County is part of the Boise, ID Metropolitan Statistical Area. According to the U.S. Census Bureau, Canyon County has a total area of 604 square miles and is a major part of the Treasure Valley.

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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.

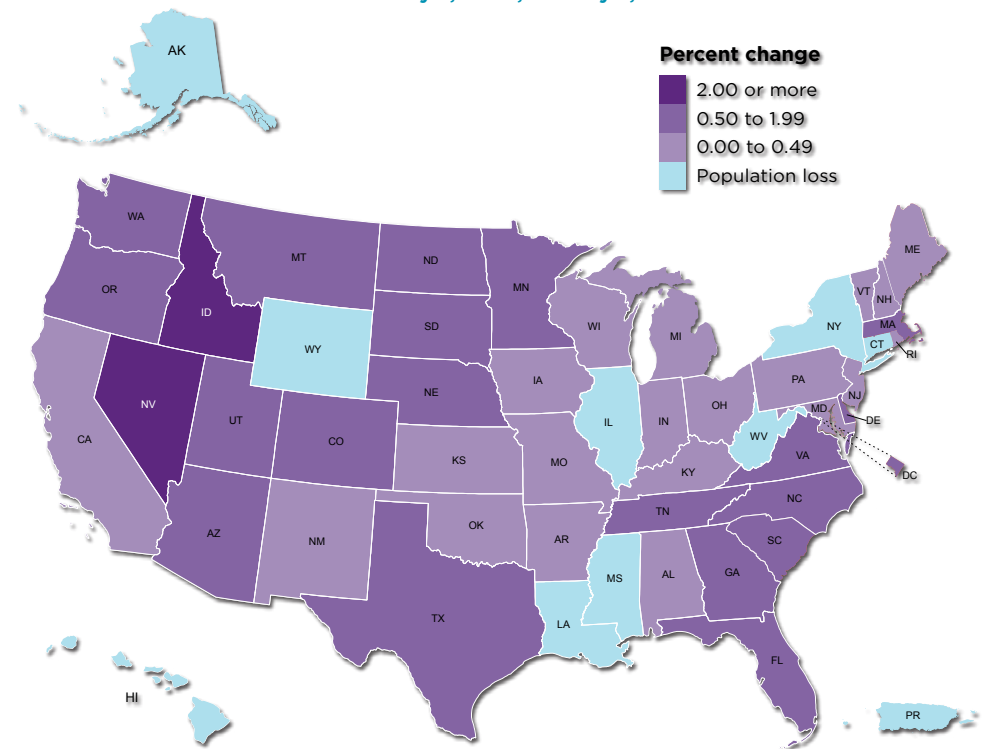
Why? As the second largest city in Idaho, Nampa has a long history of providing a business friendly atmosphere, low operating costs, skilled employees and a great quality of life. Located just 15 miles from Boise, Nampa brings metropolitan amenities together with a relaxed pace of life and true sense 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://paccra.com/wp-content/uploads/2020/04/City-of-Nampa-Information-Brochure.pdf>

United States
Census
Bureau

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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