

RETAIL | OFFICE SPACE FOR LEASE BOULEVARD PLAZA

2585 CALDWELL BLVD • NAMPA, IDAHO 83651

One month free base rent per year of lease term!



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AVAILABLE SPACE:

SPACE:	RSF:	RATE:
106	1,000 SF	-\$14.50 \$13.50

Base Rent \$1,125 + NNN \$521
\$1,646 Total Month Rent

LEASE TERMS:

Lease Term:	3 - 5 Yrs
Lease Type:	NNN
Est. 2018 NNN:	\$6.25/SF/Yr
TI Allowance:	Quoted "As Is" • TI Negotiable

LISTING COMMENTS:

Great location on Caldwell Boulevard just west of Karcher Interchange.

Excellent exposure and traffic counts at signalized intersection.

Pylon signage available.

Turnkey office and retail space.

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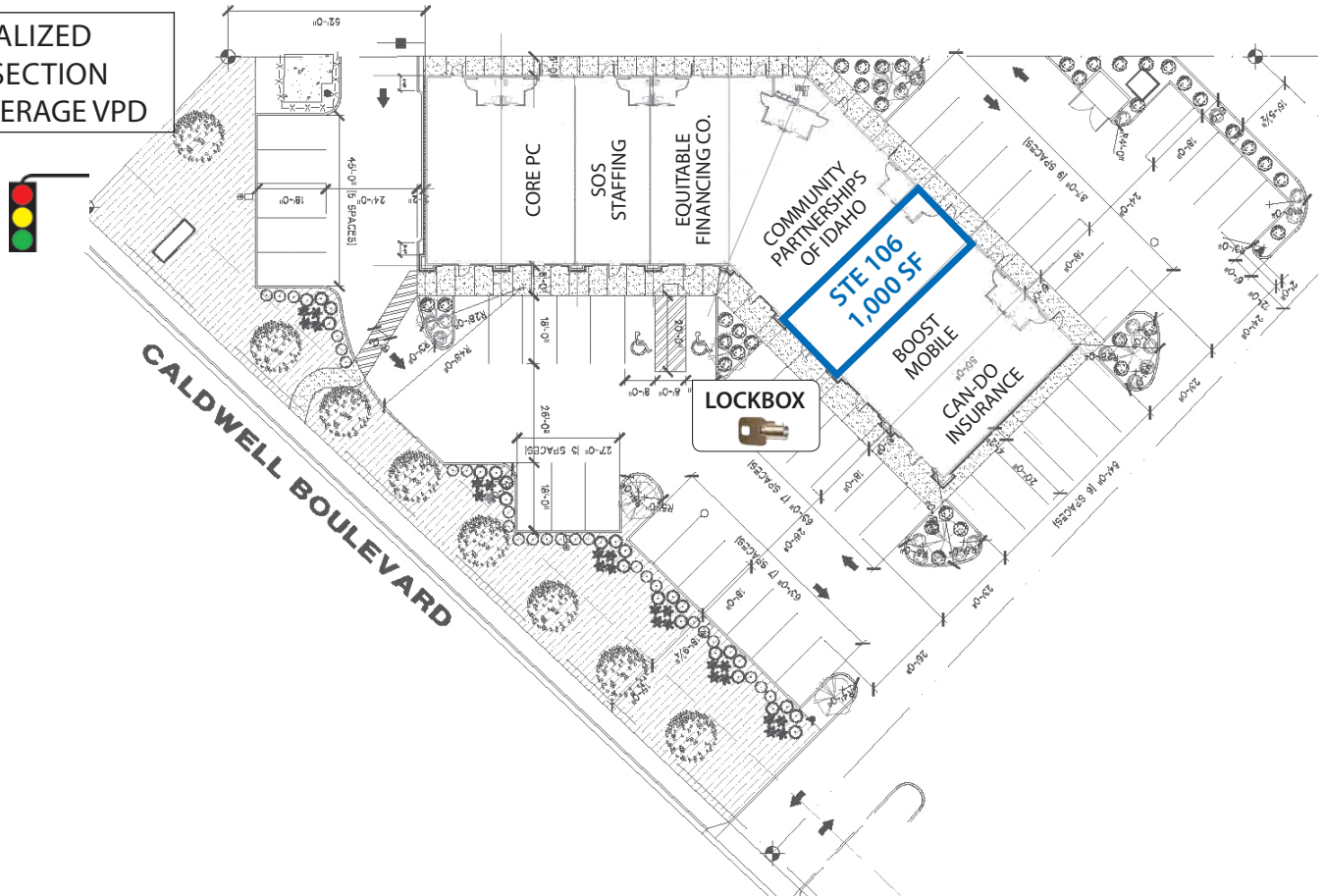
PROPERTY INFORMATION:

Submarket: Nampa **Bldg Size:** 8,800 SF
Available: Now **Parking:** 4/1,000
Bldg Type: Retail

DEMOGRAPHICS:

2016	1 Mi.	3 Mi.	5 Mi.
Population:	5,581	45,423	124,756
Avg HH Income:	\$59,523	\$52,612	\$51,211
Total Employees:	3,648	17,996	42,429

SIGNALIZED
INTERSECTION
31,843 AVERAGE VPD



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Experience Results.

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