

RETAIL FOR SUBLEASE 2412 12TH AVENUE ROAD

Nampa, ID 83651



ECONOMIC DATA

SUITE: 2412
LEASE RATE: \$14.79 SF/Yr
ESTIMATED NNN: \$5.50
AVAILABLE SF: 615 SF
LEASE TERM: Sublease until 08.12.20

PROPERTY INFORMATION

COUNTY: Canyon
MARKET: Boise City/Nampa
SUBMARKET: Nampa

BUILDING DATA

TOTAL BUILDING SF: 8,453 SF
ZONING: Commercial



PROPERTY OVERVIEW

Lee & Associates is pleased to present this 615 SF retail space in the busy Greenhurst Plaza, located in Nampa, Idaho.

PROPERTY HIGHLIGHTS

- Highly visible south Nampa location at SEC of Greenhurst and 12th Avenue.
- Excellent location near Albertson's, Walmart and many more.
- High growth residential area.

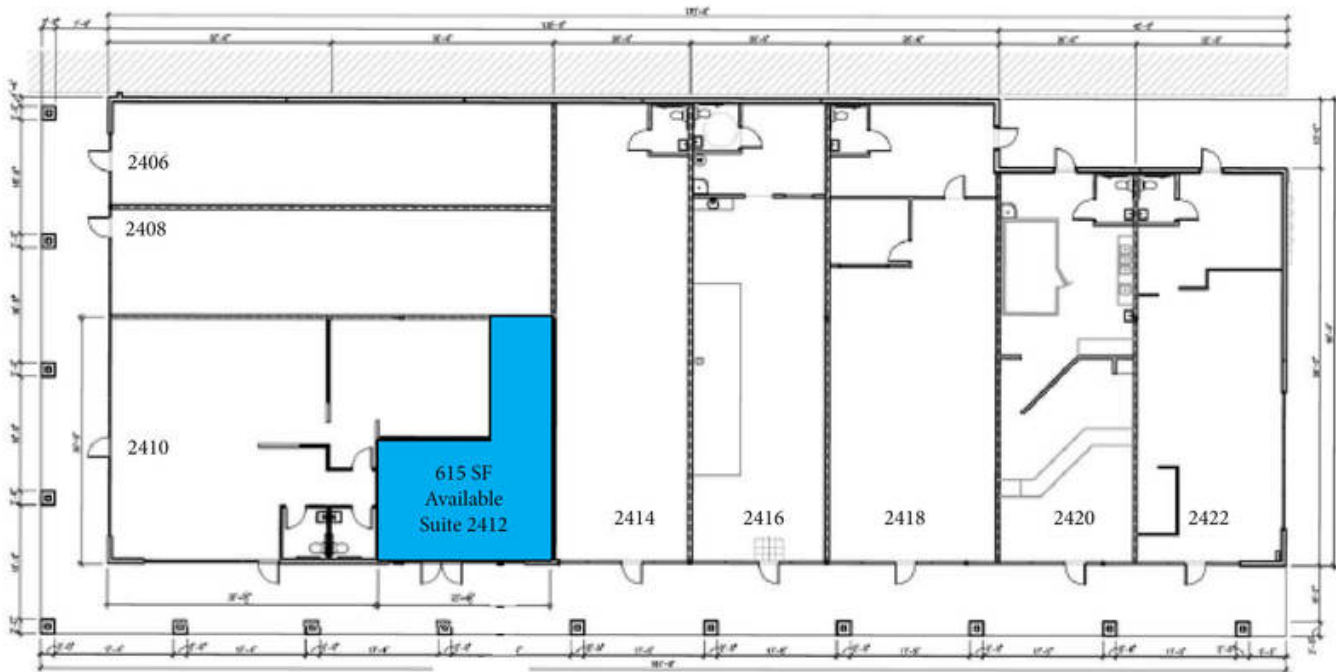
David Gronbeck | Principal
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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GREENHURST FAMILY PLAZA
SHOPS "A"

GREENHURST & 12TH AVE.
NAMPA, IDAHO



EXISTING FLOOR PLAN R01.0
SCALE: 1" = 20'-0" 3-24-11

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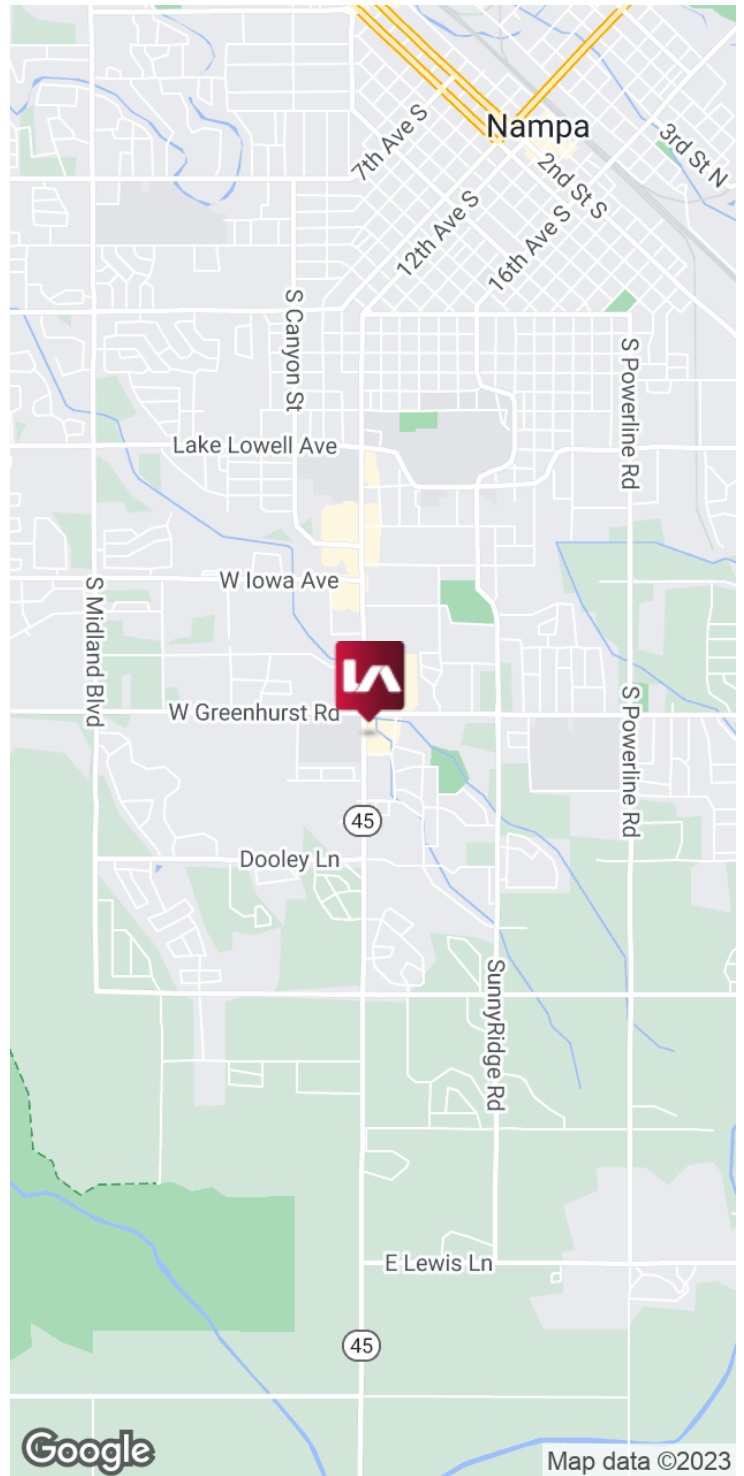
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Nampa Downtown Development



HUGH NICHOLS PUBLIC SAFETY BUILDING

This building was another catalyst project for downtown redevelopment. It now houses the Police Department, Fire Administration and Nampa's Information Technologies Department. This project opened an additional city block in Downtown for public/private development.

2nd & 3rd STREETS SOUTH REBUILDING

During the Spring and Summer of 2018, this area was rebuilt. Roadway segments, corners and sidewalks were rebuilt to Downtown Historic District Streetscape standards.

LIBRARY SQUARE

Nampa Downtown Development has been a focus of Nampa Economic Development for several years, with the Library Square Development Project Grand Opening in 2015. The project was the largest investment in downtown Nampa in 20 years. It has served as a catalyst for economic development in the historic downtown area. The beautiful new library set the scene for new retail buildings that have front facades sitting across from the library and opening onto a shared retail plaza.



OTHER DOWNTOWN REDEVELOPMENT

- Lloyd's Square (A community Gathering Place)
- New Downtown public and leased parking lots
- Main Street Program (partner)
- Bike and Walk to Downtown Project (partner)
- "Paint the Box" Utility Art boxes

For more information see Nampa Economic Development website:
<http://id-nampa.civicplus.com/904/Downtown-Development>

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