



RETAIL | OFFICE SPACE FOR LEASE / SUBLEASE  
**BOULEVARD PLAZA**  
 2585 CALDWELL BOULEVARD | NAMPA, IDAHO 83651

COMMERCIAL



[CLICK FOR STREET VIEW](#)

**CONTACT:**

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**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.

**AVAILABLE SPACE:**

| SPACE:               | RSF:     | MONTHLY: | NNN:  | TOTAL RENT: |
|----------------------|----------|----------|-------|-------------|
| Suite 102            | 1,000 SF | \$1,000  | \$498 | \$1,498     |
| Suite 104 (Sublease) | 1,400 SF | \$1,400  | \$698 | \$2,098     |

\*\*Sublease expiration July 31, 2022

**AVAILABLE IMMEDIATELY**  
**CONTACT AGENT FOR SHOWING**

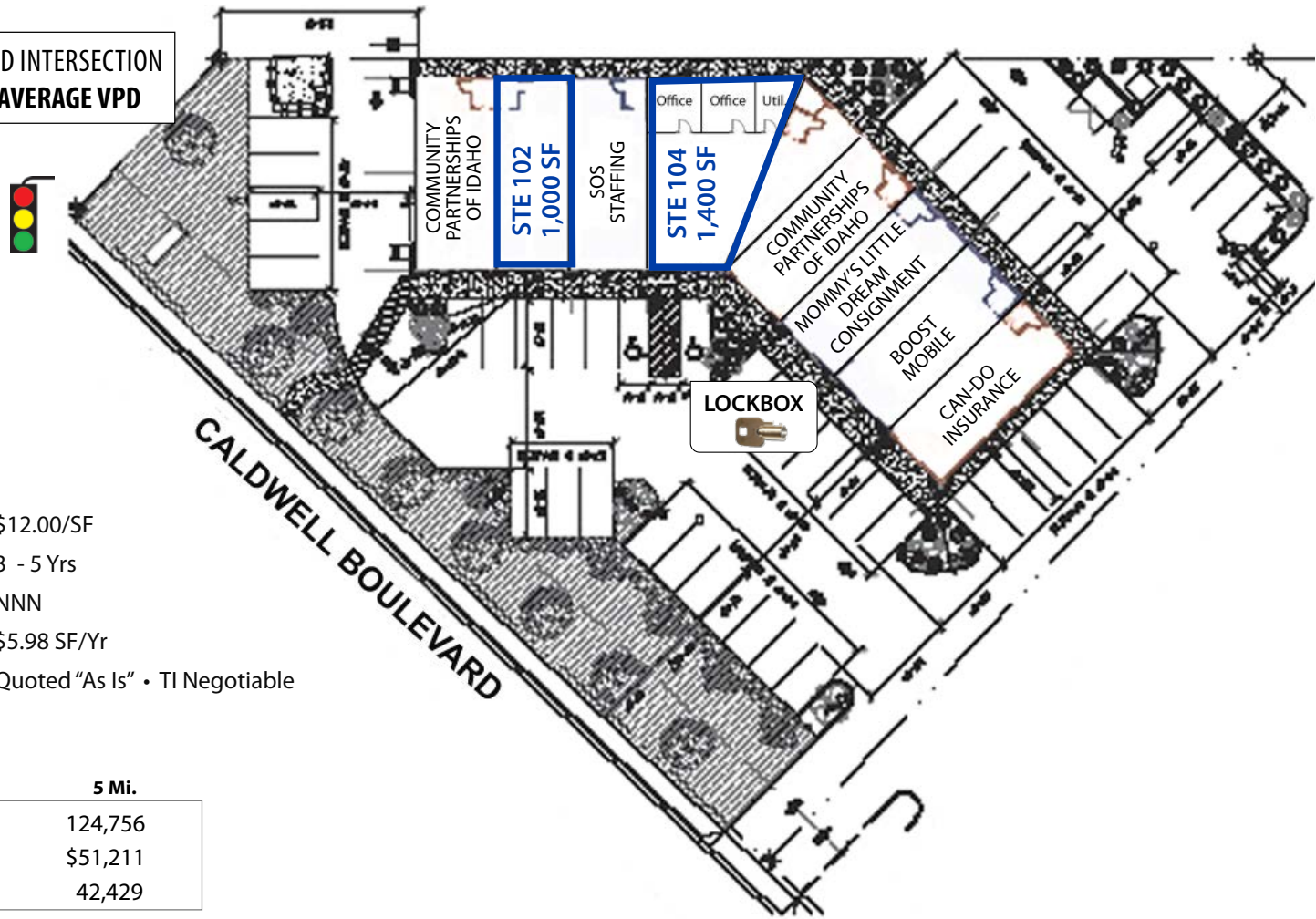


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# SITE PLAN



SIGNALIZED INTERSECTION  
**31,843 AVERAGE VPD**



### PROPERTY INFORMATION:

|                            |   |
|----------------------------|---|
| <b>Submarket:</b> Nampa    | <b>Lease Rate:</b> \$12.00/SF                       |
| <b>Bldg Type:</b> Retail   | <b>Lease Term:</b> 3 - 5 Yrs                        |
| <b>Bldg Size:</b> 8,800 SF | <b>Lease Type:</b> NNN                              |
| <b>Parking:</b> 4/1,000    | <b>Est. 2019 NNN:</b> \$5.98 SF/Yr                  |
|                            | <b>TI Allowance:</b> Quoted "As Is" • TI Negotiable |

### DEMOGRAPHICS:

| 2019                    | 1 Mi.    | 3 Mi.    | 5 Mi.    |
|-------------------------|----------|----------|----------|
| <b>Population:</b>      | 5,581    | 45,423   | 124,756  |
| <b>Avg HH Income:</b>   | \$59,523 | \$52,612 | \$51,211 |
| <b>Total Employees:</b> | 3,648    | 17,996   | 42,429   |

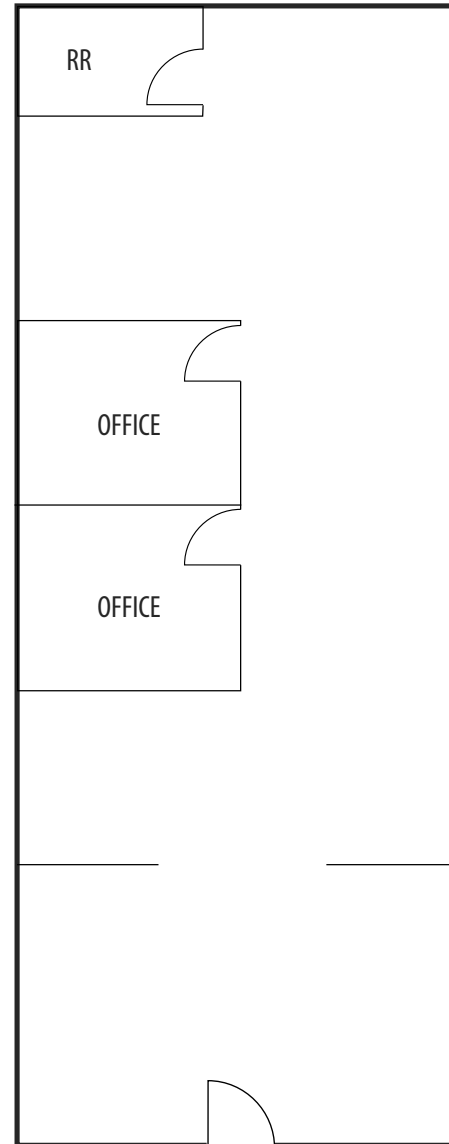


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# FLOOR PLAN

**SUITE 102**

**SUITE 104**



**SUITE 102**  
 1,000 SF



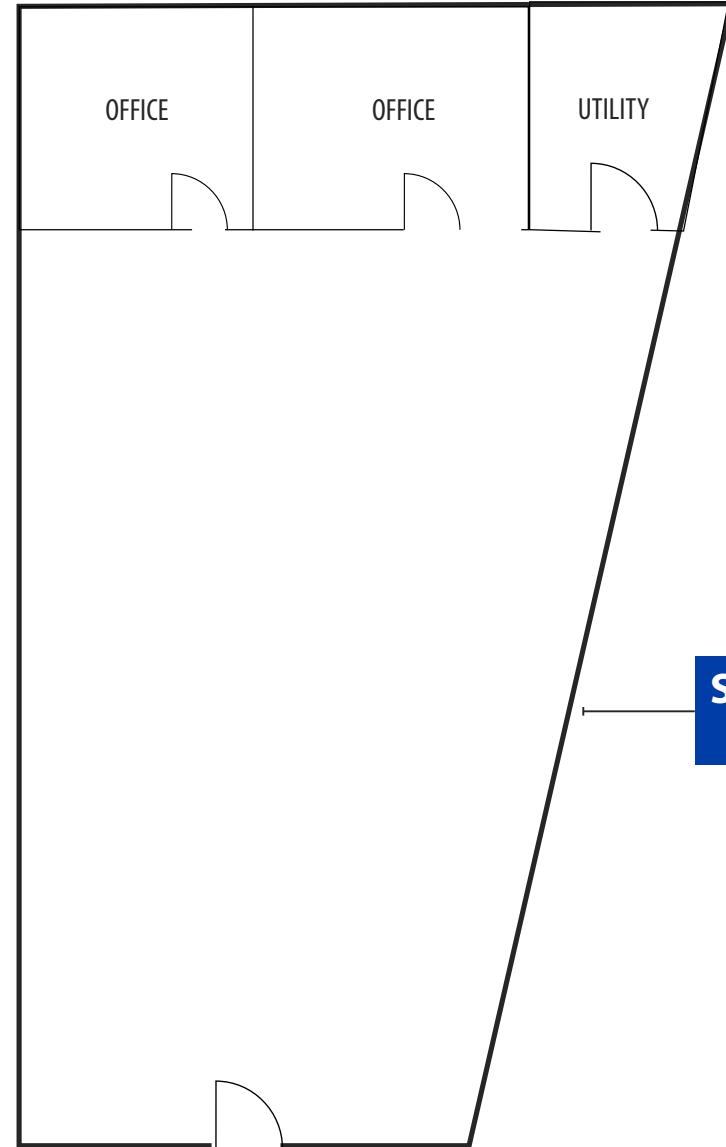
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FLOOR PLAN

SUITE 102

SUITE 104



SUITE 104  
 1,400 SF



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## EXCELLENT LOCATION AT HIGH TRAFFIC INTERSECTION

