

HIGH-VISIBILITY COMMERCIAL MIXED-USE OPPORTUNITY

FOR SALE OR LEASE

301 11th Ave. N, Nampa, ID

25,800 SF | \$2,600,000

Seller Financing Available



Adjacent 6,000 SF Service Center Building is Potentially Available For Sale or Lease

 **LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

DREY CAMPBELL, PHD, CCIM

Principal

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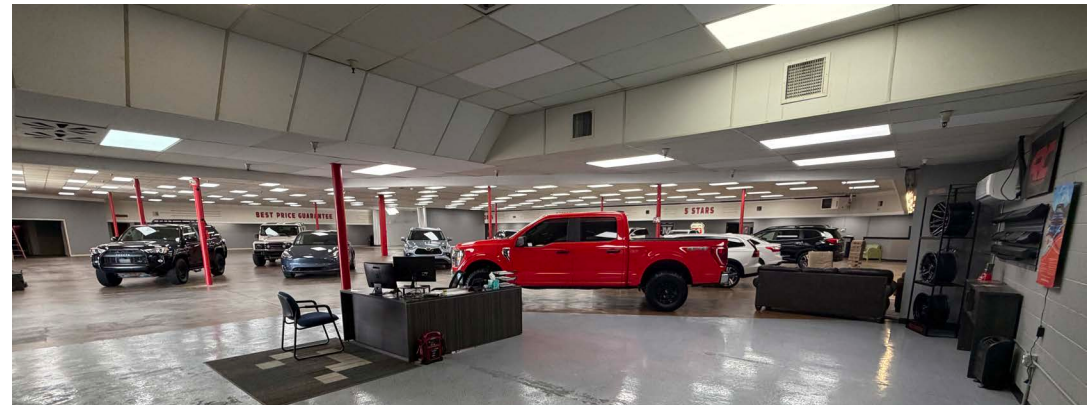
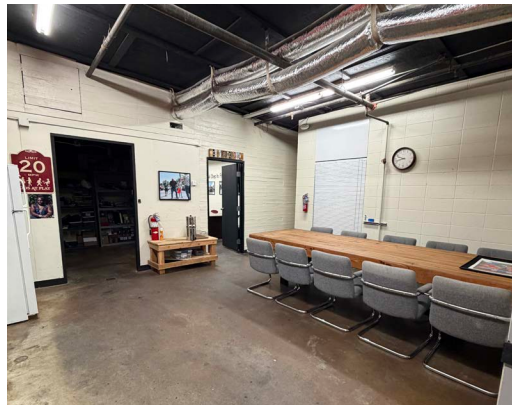
NICK DODSON

Associate

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PROPERTY DETAILS



SALE PRICE	\$2,600,000
LEASE RATE	\$0.60 SF/Month
LEASE TYPE	NNN
BUILDING SIZE	22,800 SF is Showroom, Offices, & Flex Space 3,000 SF is Shop Space Dock and Grade Level Roll Up Doors 2 Small Enclosed Yards 5 Offices, Showroom, Sales Floor, Breakroom, Lobby, Conference Room, Shop

PARKING	Onsite
SITE AREA	1.7 Acres
PARCEL #	R0871600000
YEAR BUILT	1976
REMODELED	2021 – Roof, HVAC, Interior, Solar Power
ZONING	BC

[CLICK HERE FOR BC ZONING ALLOWANCES](#)

PROPERTY OVERVIEW



Lee & Associates is pleased to present this highly versatile 25,800 SF commercial campus positioned on 1.7 acres near Downtown Nampa. Featuring exceptional street presence and direct exposure on a major Nampa thoroughfare, this property presents an outstanding opportunity for an owner-user, investor, or tenant looking for flexible operational space in the growing Treasure Valley.

The building offers a modern footprint comprising approximately 22,800 SF of showroom, office, customer lounge, and flex space, complemented by a 3,000 SF interior shop area. The existing shop footprint offers tremendous expansion potential and can be enlarged to 10,000+ SF to suit larger industrial or service requirements.

PROPERTY OVERVIEW



The property underwent a major remodel in 2021, featuring upgraded finishes, a new roof, HVAC, and a large roof-mounted solar power system that generates up to \$1,000/month in power savings. The site boasts single and 3-phase power, high-capacity conference rooms, five private locking offices, dock and grade level roll up doors, and abundant surface parking alongside two fenced outdoor yard spaces.

Note: The Adjacent 6,000 SF Service Center Building is Potentially Available For Sale or Lease — Contact Agents for Details.



PROPERTY HIGHLIGHTS



OPPORTUNITY ZONE LOCATION

Positioned within a designated Opportunity Zone.

MULTI-TENANT POTENTIAL

Flexible building design and layout provide clear potential for multi-tenant conversion or leasing extra space to supplement income.

FIRE SUPPRESSION

Fully sprinkled building to support high-occupancy commercial, industrial, or assembly uses.

PROMINENT MONUMENT SIGNAGE

Includes dedicated monument sign positioning along 11th Ave N, a major north-to-south arterial in Nampa.

PRIME ACCESSIBILITY

Located 1 minute from Downtown Nampa, 3 minutes to I-84, with quick access to the new Hwy 16 Expressway and 20 minutes to Boise Airport.

FLEXIBLE SELLER FINANCING AVAILABLE

Seller is open to partial owner financing, seller carry terms, or a lease with option to buy to accommodate qualified buyers and flexible deal structures.

SITE PLAN







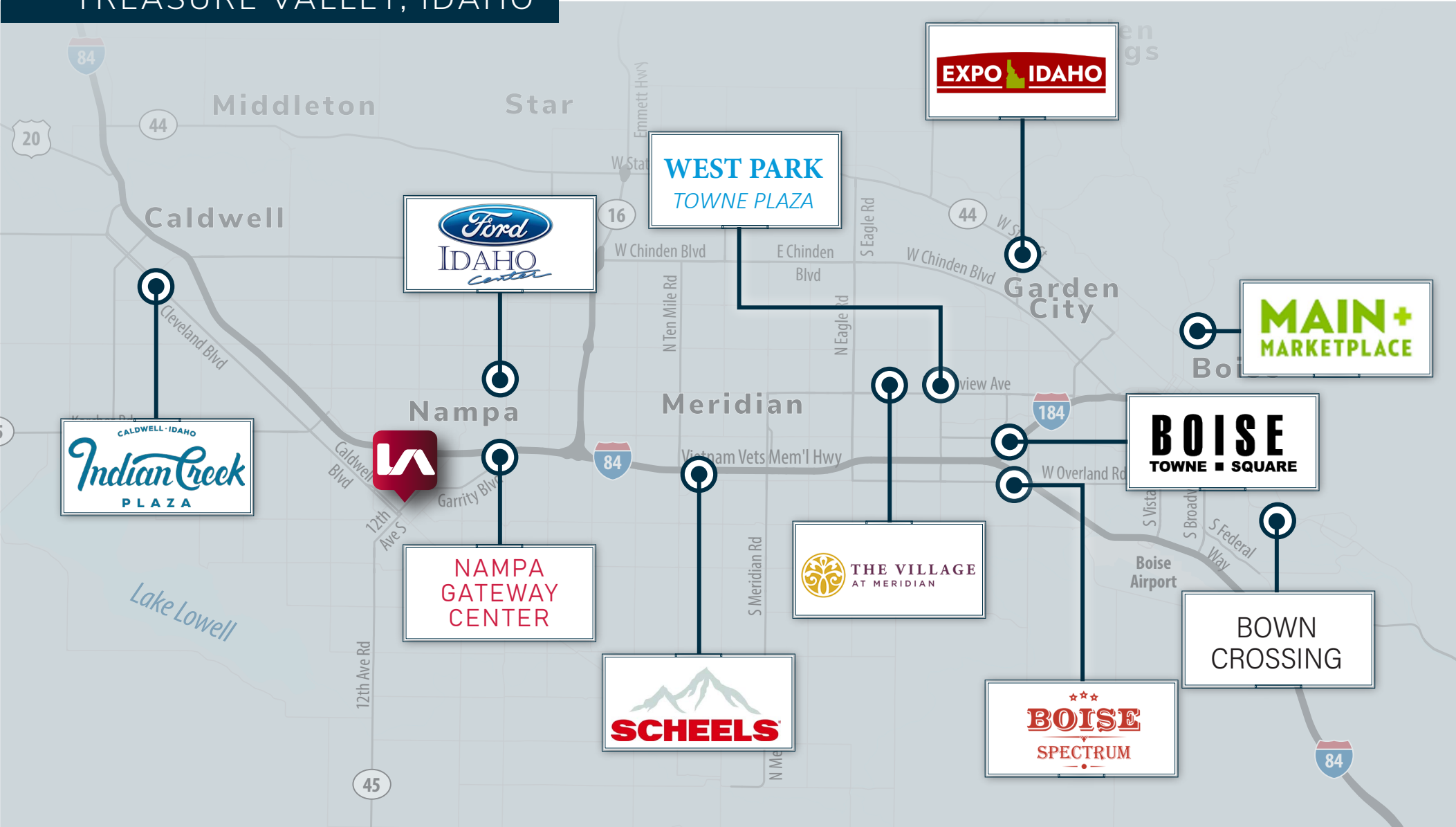
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BOISE MSA

CORE COMMERCIAL DISTRICTS

TREASURE VALLEY, IDAHO



DEMOGRAPHICS

NAMPA, IDAHO

2026 POPULATION

1-MILE	3-MILE	5-MILE
10,540	84,578	132,478

2026 AVERAGE HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
\$63,755	\$84,745	\$89,875

2026 HOUSEHOLDS

1-MILE	3-MILE	5-MILE
4,072	30,252	46,099

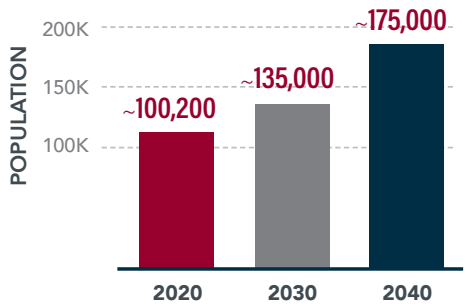
2026 CIVILIAN LABOR FORCE

1-MILE	3-MILE	5-MILE
5,190	42,391	64,492

TOP 5 INDUSTRIES BY EMPLOYMENT	APPROX. %
Health Care & Social Assistance	12.5%
Construction	11.4%
Retail Trade	11.0%
Manufacturing	10.3%
Educational Services	7.8%

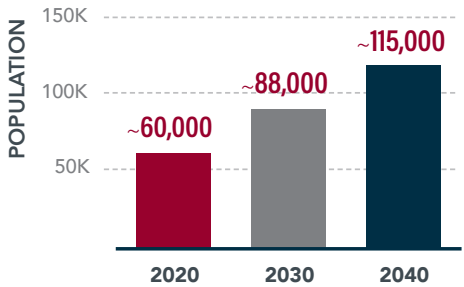
NAMPA

GROWTH PROJECTION



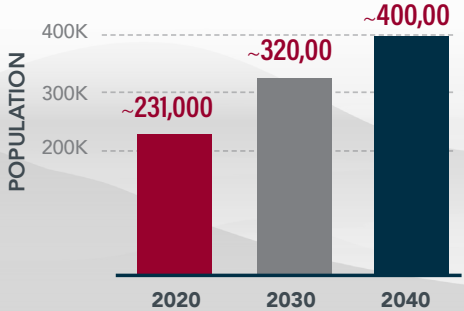
CALDWELL

GROWTH PROJECTION



CANYON COUNTY

GROWTH PROJECTION



NAMPA IDAHO

Nampa has emerged as one of Idaho's fastest-growing cities, combining a strong industrial base with expanding residential and commercial growth. As the largest city in Canyon County and Idaho's second-largest city, Nampa plays a key role in the continued expansion of the Treasure Valley. The city offers a revitalized downtown, a diverse economy, and access to major transportation corridors while maintaining a strong sense of community and relative affordability.

Supported by sustained population growth, workforce development, and a business-friendly environment, Nampa continues to attract employers, investment, and new residents. With direct access to Interstate 84, proximity to Boise, more than 200 days of sunshine annually, and continued growth in manufacturing, healthcare, education, and logistics, Nampa offers a strong balance of economic opportunity and quality of life.

TOP-RANKED SCHOOL DISTRICT serving more than 16,000 students across the Nampa School District

20+ WINERIES NEARBY with easy access to the Sunnyslope Wine Trail and Snake River Valley AVA

200+ DAYS OF SUNSHINE ANNUALLY supporting year-round outdoor recreation and community events



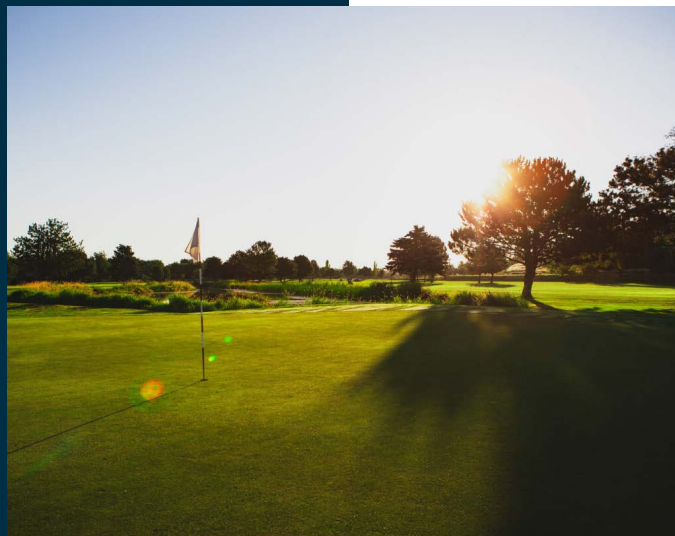
DOWNTOWN NAMPA

Historic downtown district featuring local restaurants, shops, entertainment venues, community events, and ongoing revitalization efforts.



FORD IDAHO CENTER & AMPHITHEATER

Idaho's premier entertainment complex, hosting major concerts, sporting events, trade shows, and the nationally recognized Snake River Stampede Rodeo.



CENTENNIAL GOLF COURSE

Championship public golf course owned by the City of Nampa and one of the area's premier recreation destinations.

NAMPA IN THE NEWS



TRACTOR SUPPLY INVESTS IN NAMPA



Tractor Supply Company announced plans to build an 865,000-square-foot distribution center in Nampa, representing a \$225 million investment. The facility is expected to create more than 500 jobs and will serve over 200 stores throughout the Pacific Northwest. The project highlights Nampa's growing importance as a regional logistics and distribution hub.

Business Facilities/KIVI-TV

ST. ALPHONSUS ANNOUNCES HISTORIC HOSPITAL EXPANSION



Saint Alphonsus Health System unveiled plans to double the size of its Nampa hospital through a major expansion that will add approximately 254,000 square feet and increase patient capacity. Healthcare leaders cited long-term population growth projections across the Treasure Valley as a key driver of the investment.

KTVB

HIGHWAY 16 FUELS NEW DEVELOPMENT



A major mixed-use project planned along the Highway 16 corridor will bring approximately 1,500 multifamily units, retail space, and community amenities to north Nampa. The development reflects growing investor confidence in the area and the long-term impact of Highway 16 on future growth.

BoiseDev

CONFIDENTIALITY & DISCLOSURES

CONFIDENTIALITY & DUE DILIGENCE

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property. The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site. This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

DOCUMENT REVIEW & PURCHASER RESPONSIBILITY

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

RIGHTS OF OWNER & BROKER

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

MEMORANDUM OWNERSHIP & TERMS

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





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