

BOULEVARD SHOWROOM | RETAIL SPACE FOR LEASE

421 CALDWELL BLVD

421 CALDWELL BOULEVARD | NAMPA 83651



GREAT ACCESS & VISIBILITY

FOR LEASE | 1,165 SF to 9,982 SF

PROPERTY INFORMATION:

Submarket:	Nampa	Parking:	4/1,000
Available:	Immediately	Lease Term:	3 - 5 yrs
Bldg Type:	Retail	Lease Type:	NNN
Bldg Size:	13,565 SF	Est. NNN:	\$2.25/SF

DEMOGRAPHICS:

2018	1 Mi.	3 Mi.	5 Mi.
Population:	10,947	70,433	128,075
Avg HH Income:	\$37,798	\$42,298	\$47,904
Daytime Pop:	7,093	28,992	40,262

CONTACT:

Brianna Miller, CLS

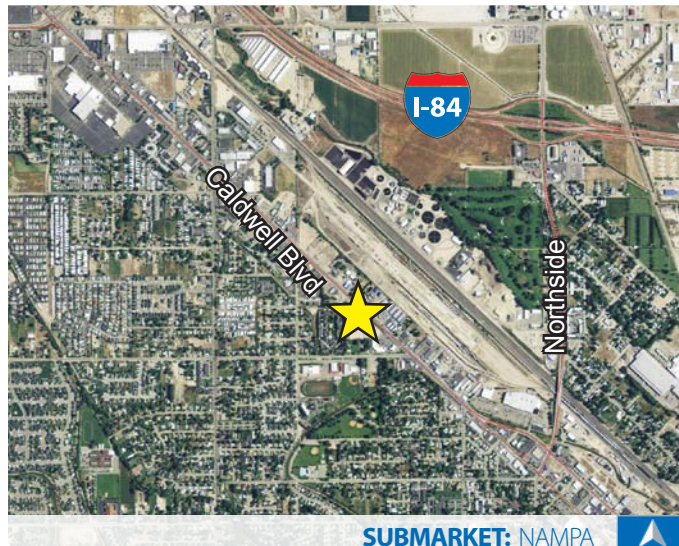
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SUBMARKET: NAMPA

LISTING COMMENTS:

Great space on Caldwell Boulevard.

Excellent access and visibility.

Pylon signage.

Suite E has loading dock and overhead door.

Other tenants include Vapor Loft, Freedom Title Loans and new tenant Big Red's Auto Wholesale.

FLOOR PLAN



AVAILABLE SPACE:

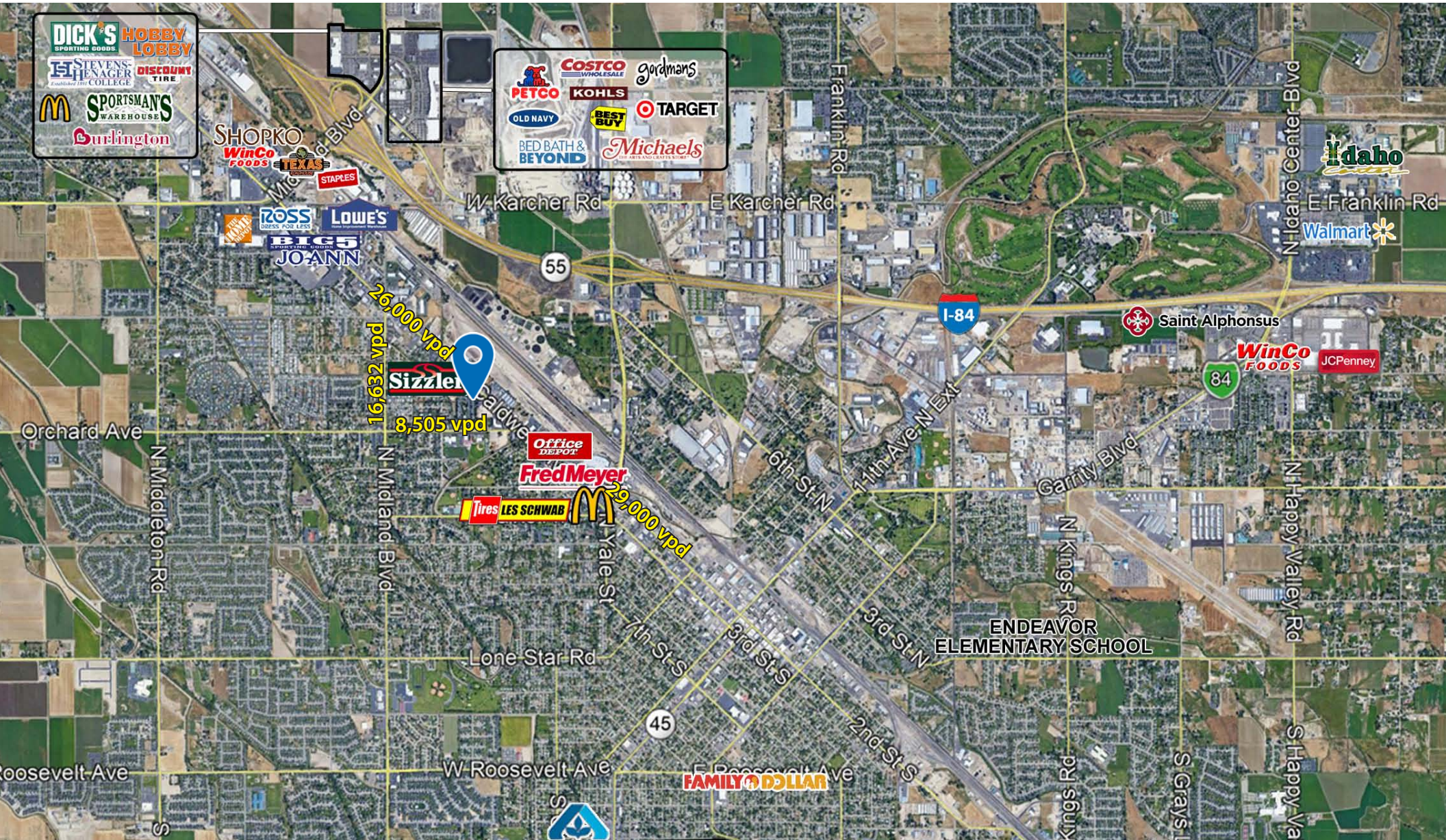
SPACE:	RSF:	RATE/SF:	RATE/MO.:	NNN/MO.:	MONTHLY TOTAL:
STE B	1,165 SF	\$10.00	\$970.83	\$218.44	\$1,189.27
STE D	4,273 SF	\$8.50	\$3,026.71	\$801.19	\$3,827.90
STE E	5,709 SF	\$6.00	\$2,854.50	\$1,070.44	\$3,924.94

Suites D & E can be combined for a total of 9,982 SF.

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