

RETAIL SPACE FOR LEASE



116 13TH AVENUE SOUTH

LOCATION:

116 13th Avenue South
Nampa, Idaho

LEASE TERMS:

- **LEASE TERM:** 5 Years
- **LEASE TYPE:** NNN
- **LEASE RATE:** \$15.00 per SF NNN
- **CONSTRUCTION ALLOWANCE:** Negotiable

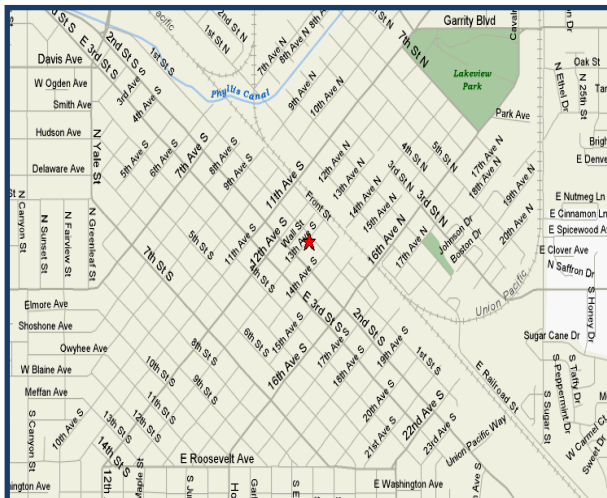
DESCRIPTION:

- **AVAILABLE SPACE:**
Main Floor: 2,470 SF
Basement: 1,355 SF

NOTE - Additional space may be available up to a maximum of 5,000 SF on the main level and 2,700 SF in the basement.

COMMENTS:

- Excellent location in the heart of downtown Nampa's Historic District.
- Ideal for restaurant or high-end retail business.
- Facade of building will be restored to it's original historic character.
- Landlord to complete core and shell and provide tenant with vanilla shell condition.
- Easy Access to I-84.



ATTACHMENTS:

- Aerial
- Demographics
- Floor Plan
- Block Plan

CONTACT:

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

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