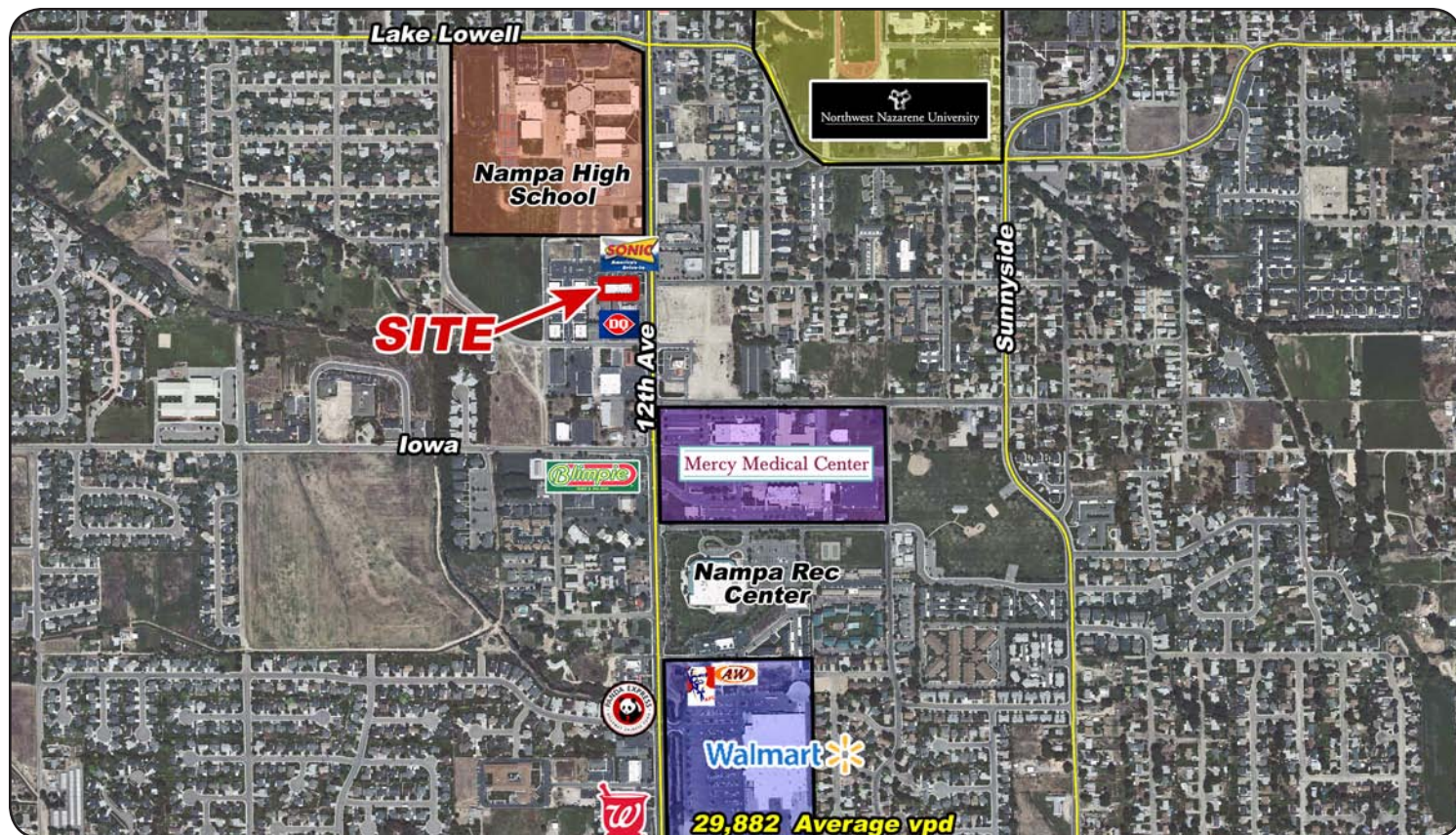


12th Avenue Place - Retail

1115 12th Avenue - Nampa, ID
RETAIL SPACE FOR LEASE / SALE



Demographics:

Population: 73,958 (3 mi.)
HH Income: \$57,832 (3 mi.)
 2010

Key Tenants:

Primo's Pizza, Sonic Drive-in and U-Swirl. Area tenants include McDonald's, Walmart Supercenter, Walgreens, Alberstons.

Listing Comments:

Traffic counts of almost 30,000 vpd on going-home side of 12th Avenue.

Second generation space.....move in today!

Close proximity to Mercy Medical Center, Albertson's, Nampa High School, city parks and Walmart.

Excellent pylon signage available with frontage on 12th Avenue.

Available Space:

SPACE:	RSF:	RATE:
1123	2,012 SF	\$12.00
1127	1,265 SF	\$10.00
1129 (Former restaurant)	1,391 SF	\$12.00

Can be combined for 4,668 SF

Sale Terms: See Investment Flyer

Contact:

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A Development By:



12th Avenue Place - Retail

1115 12th Avenue - Nampa, ID
RETAIL SPACE FOR LEASE / SALE



Property Information:

Available:	Immediately
Building Size:	10,340 SF
Divisible:	To 1,000 SF
Completed:	2006
Parking:	6/1,000
Terms:	~3 Years
Tenant Improvements:	Negotiable
NNN:	Est. \$4.25/SF
Free Rent:	Negotiable



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12th Avenue Place - Retail

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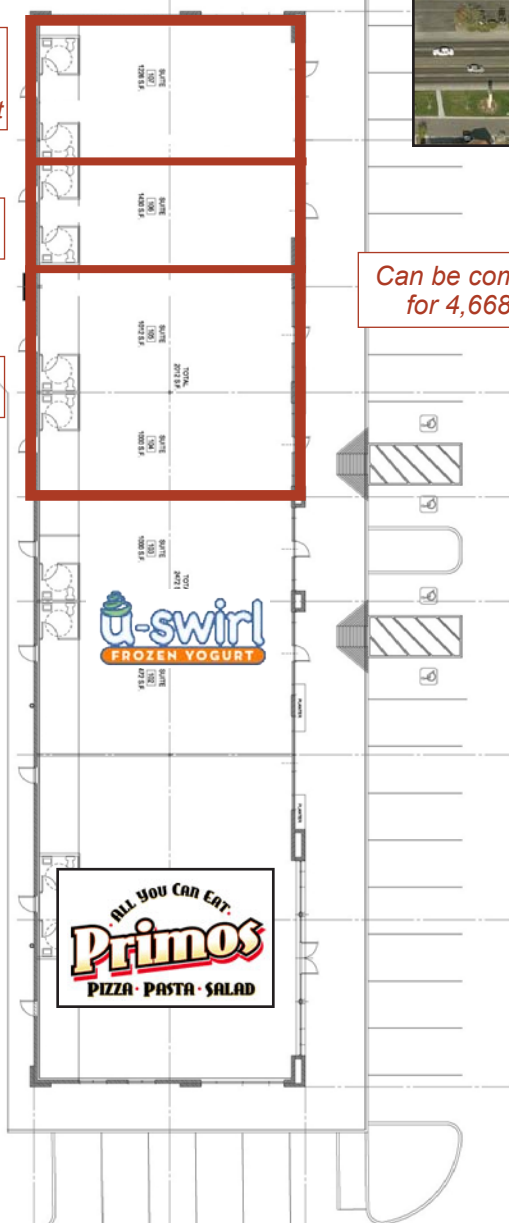


Ste. 1129
1,391 SF
Former Restaurant

Ste. 1127
1,265 SF

Ste. 1123
2,012 SF

*Can be combined
 for 4,668 SF*

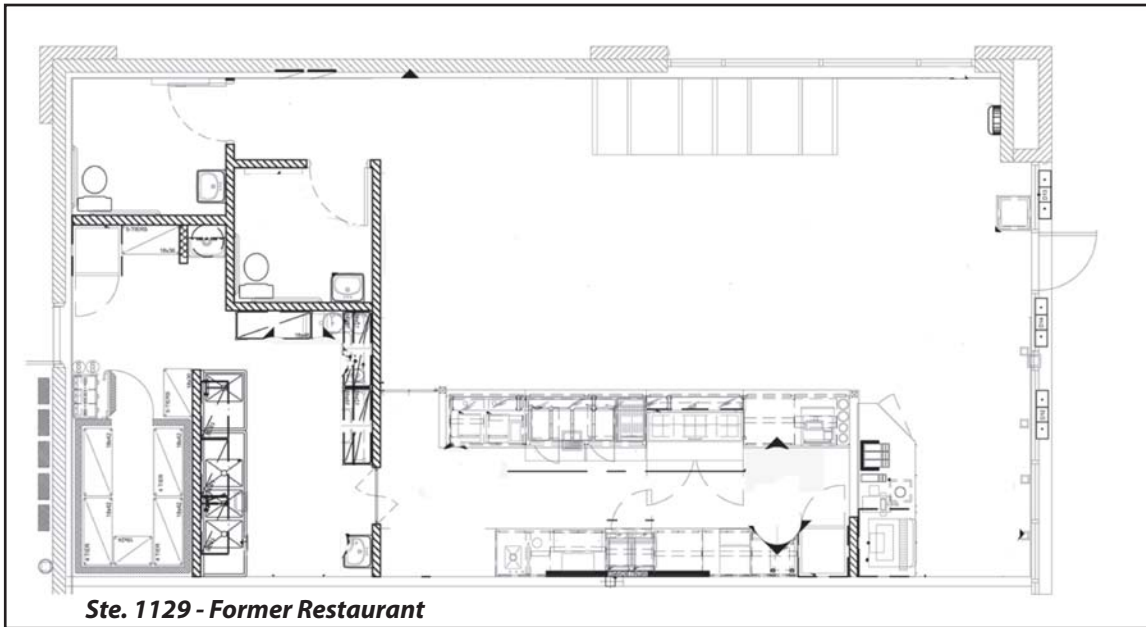



**LOCKBOX
 ON VACANCIES**

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12th Avenue Place - Retail

1115 12th Avenue - Nampa, ID
RETAIL SPACE FOR LEASE / SALE



Ste. 1129 - Former Restaurant



Ste. 1129 - Former Restaurant

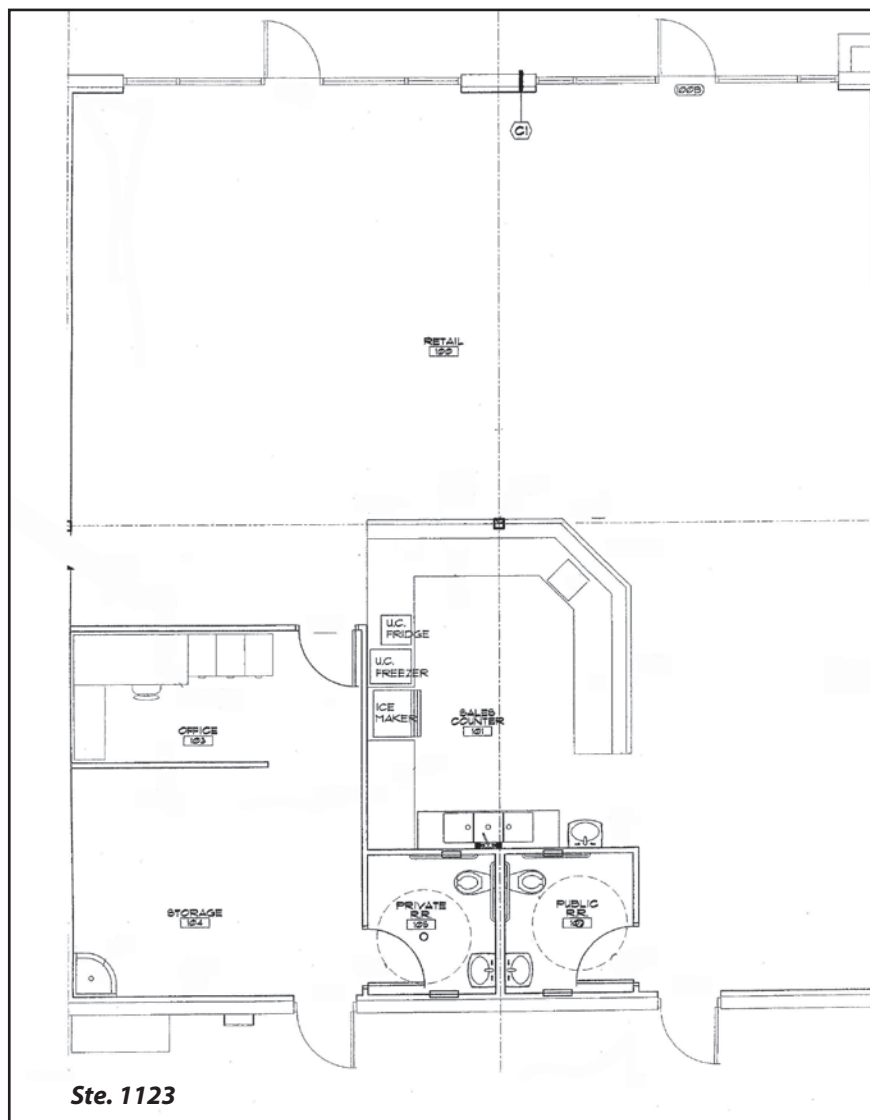


Shell Space

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12th Avenue Place - Retail

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RETAIL SPACE FOR LEASE / SALE



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