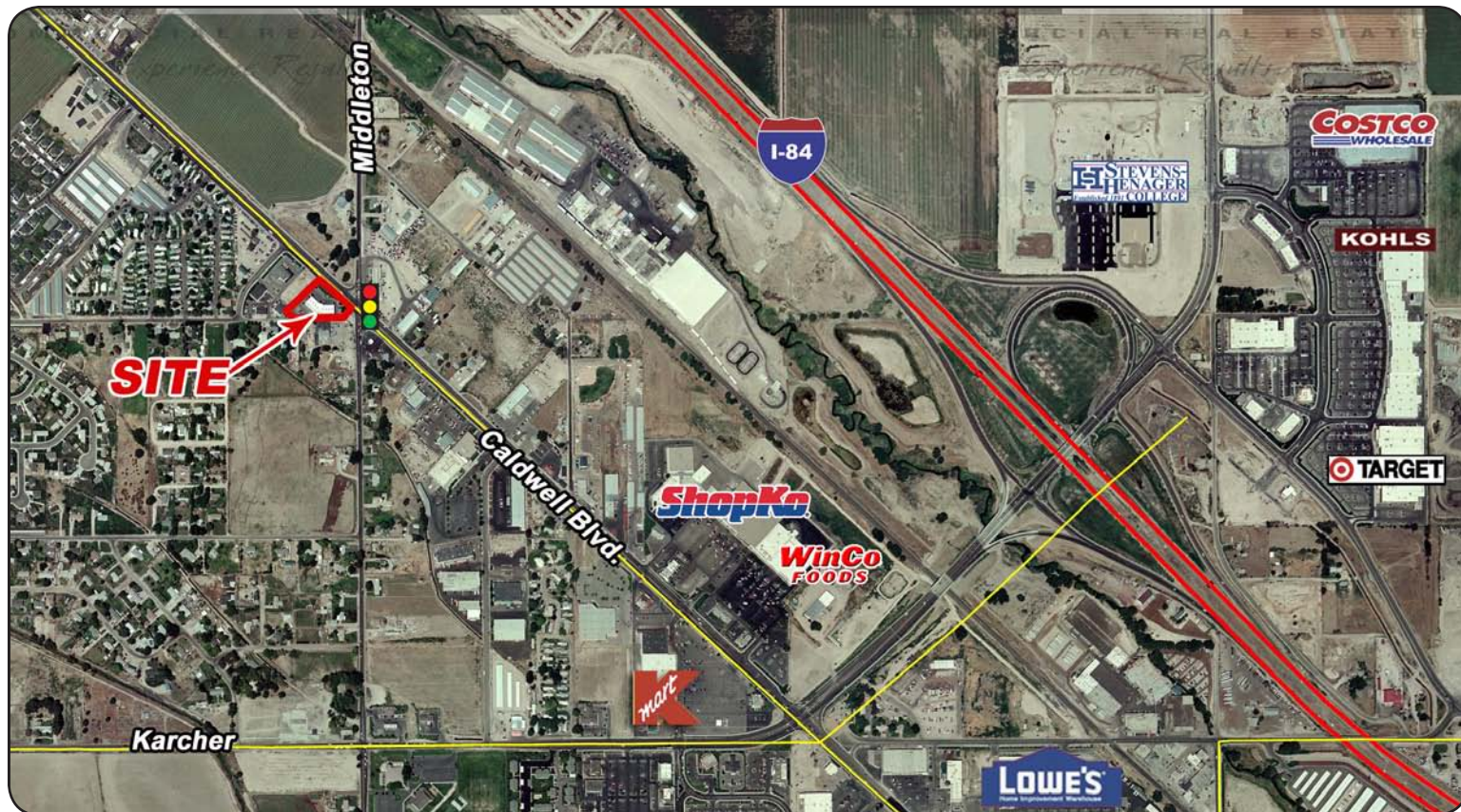


# Boulevard Plaza

2585 Caldwell Blvd - Nampa, ID  
RETAIL / OFFICE SPACE FOR LEASE



### Demographics:

**Population:** 36,052 (3 mi.)  
**HH Income:** \$54,628 (3 mi.)  
2010

### Key Tenants:

SOS Staffing, Cinderella Shoes, Boost Mobile, Community Partnerships of Idaho, Core PC and new tenant - MultiCare.

### 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.

Move in today!!

### Available Space:

SPACE:	RSF:	RATE:
Ste 104	1,400 SF	\$12.50
Ste 108	1,000 SF	\$12.50

### Contact:

**Ben Zamzow, CCIM, CLS**  
Ph: 208.947.5514  
Fx: 208.947.0869  
benz@tokcommercial.com  
www.tokcommercial.com



# Boulevard Plaza

2585 Caldwell Blvd - Nampa, ID  
RETAIL / OFFICE SPACE FOR LEASE

## Property Information:

**Available:** Immediately  
**Bldg Size:** 8,800 SF  
**Parking:** 4/1000

## Lease Terms:

**Lease Term:** 3 Yrs Preferred  
**Lease Type:** Modified Gross  
**TI Allowance:** Quoted "As Is" • TI Negotiable  
**Taxes, Ins, CAM:** By Landlord  
**Utilities:** By Tenant

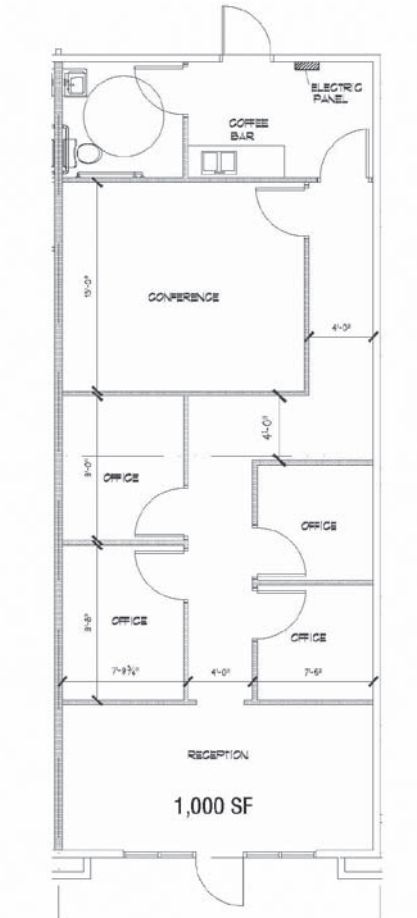


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# Boulevard Plaza

2585 Caldwell Blvd - Nampa, ID  
RETAIL / OFFICE SPACE FOR LEASE

**SUITE 108**  
**1,000 SF - \$12.50**



# Boulevard Plaza

2585 Caldwell Blvd - Nampa, ID  
**RETAIL / OFFICE SPACE FOR LEASE**

  
**LOCKBOX**  
 ON VACANCIES



**SIGNALIZED INTERSECTION**  
 23,576 Average vpd



**PYLON SIGNAGE**

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