

Sportsman's Warehouse Bldg

I-84 & Karcher Road - Nampa, ID
FREESTANDING RETAIL BLDG FOR LEASE



Demographics:

Population: 103,476 (5 mile)
HH Income: \$55,363 (5 mile)
2010

Key Tenants:

Shadow anchored by Costco, Target, and Kohl's and over a dozen of the nation's best power retailers.

Available Space:

RSF:	RATE/NNN:
48,000 SF	-\$11.95 \$6.95
24,000 SF (or smaller)	Negotiable

Give me a call & let's talk size!

Contact:

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www.tokcommercial.com



The
Owner Says:
"Divide the space
& get it leased!"

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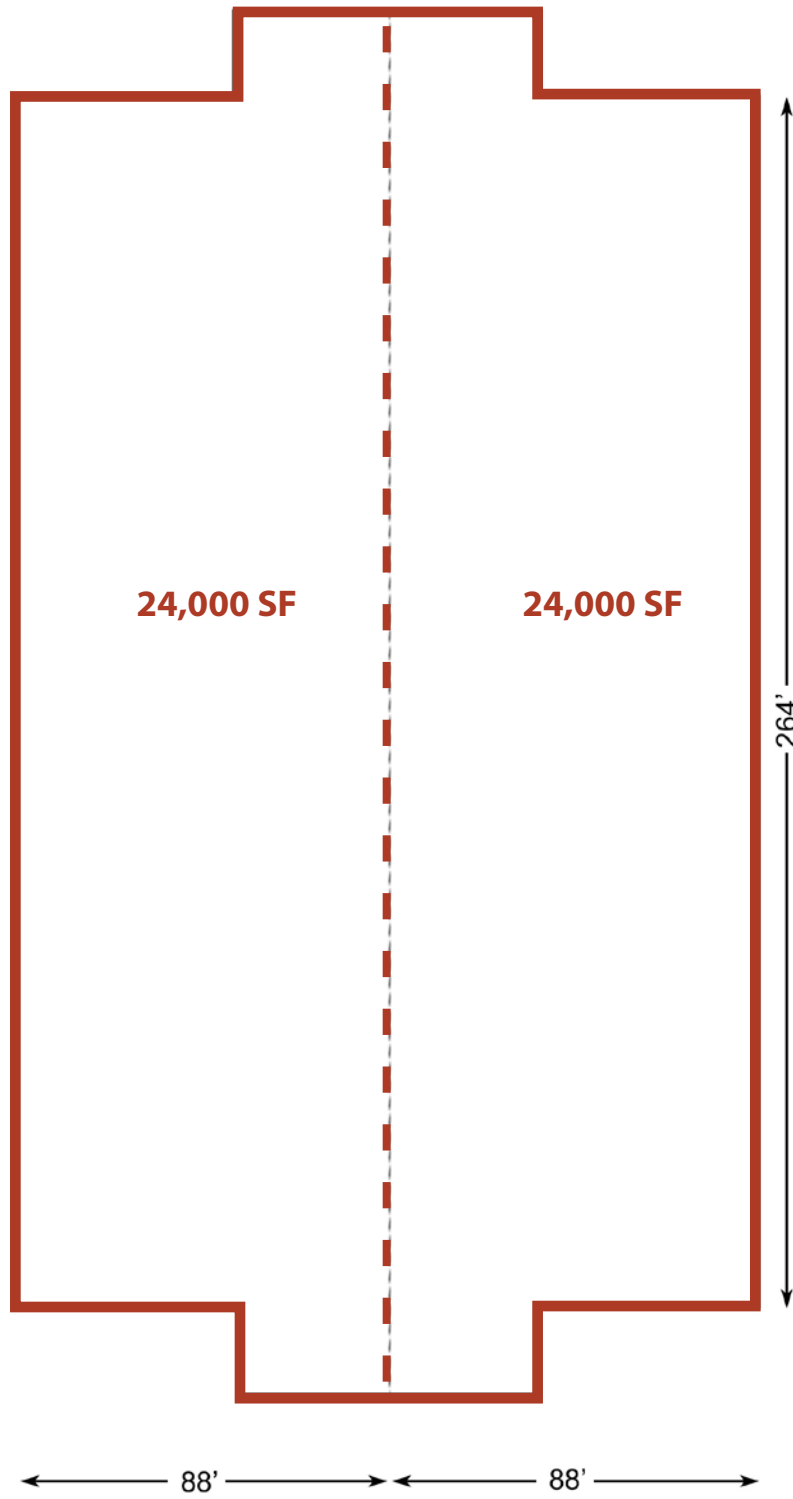
Your Name Here!



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IdahoStatesman.com



April 13, 2011

Medical facility a shot in the arm for Nampa

St. Luke's and Saltzer Medical Group will occupy a new building north of the Treasure Valley Marketplace.

BY SANDRA FORESTER - sforester@idahostatesman.com

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St. Luke's and Saltzer Medical Group will occupy a new building north of the Treasure Valley Marketplace.

Gardner Ahlquist Development of Meridian has begun construction of a three-story building in Nampa, the first phase of a medical and retail complex similar to the Portico in Meridian.

The \$25 million complex is on 35 acres north of the Treasure Valley Marketplace.

St. Luke's will lease about 40,000 square feet in the project's initial building. St. Luke's expects to invest about \$3 million to finish and equip its space. Saltzer Medical Group also plans to lease space for clinic operations and an urgent-care center.

The building will have a full-service, 24-hour St. Luke's emergency department staffed by Emergency Medicine of Idaho, the same emergency physician group that provides care at St. Luke's emergency departments in Boise and Meridian. Other services planned for the medical plaza include a laboratory, diagnostics and imaging, medical office space for primary-care clinics and outpatient rehabilitation.

"St. Luke's has experienced a growing interest from the community and medical providers to offer additional services in the Nampa/Caldwell region," said Gary Fletcher, St. Luke's Treasure Valley CEO.

About 25 percent of St. Luke's patients come from Canyon County. St. Luke's said 42 percent of 300 county residents surveyed in November said they would choose St. Luke's if their health plan allowed them to select only one hospital.

The project will create an estimated 300 jobs when completed.

"The new jobs created by St. Luke's and Saltzer Medical will breathe new life into Nampa and help to create diversity within our economy," said Nampa Economic Development Director Cliff Long. "This is exactly what Nampa's economy needs right now."

The Nampa Development Corp., the city's urban renewal agency, provided a tax incentive for Gardner Ahlquist that will help pay for infrastructure improvements.

The agency established an incentive policy in October 2010 to promote private investment within the urban renewal district. This is the first project to take advantage of those incentives.

The Portico is near St. Luke's Meridian Medical Center and houses medical offices, stores and other businesses.

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