



OFFICE SUITES FOR LEASE - 1ST FLOOR



THE CENTURY BUILDING

16150 North High Desert St.
Nampa, Idaho 83687

1,696 TO 2,765 RSF

PROPERTY HIGHLIGHTS

Available	1,696 to 2,765 RSF
Lease Rate	\$24.00/SF FSEJ
Lot Size	2.9 Acres
Parcel Numbers	R3106711500 & 200
Zoning	GB1 (Gateway Business)
Availability	September 1st, 2024
LockBox	No, Contact Agents



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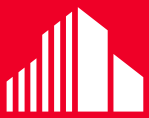
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LISTING FEATURES

- Two suites remaining in a newly constructed 2 story office building available in a growing area in Nampa
- Suites include private offices, open work area, copy/work room and break room
- One block away from the College of Western Idaho, with over 28,974 students - <http://cwi.edu/info/facts-glance>
- Tenants surrounding the property include Walmart Supercenter, The Ford Idaho Center, several car dealerships, the Ridgecrest Golf Course, hotels and restaurants, retailers and professional services
- Close to the recently completed 2,000,000 SF Amazon fulfillment center - 2,500 to 3,000 new employees
- Near the Nampa Gateway Center - Tenants include: Edwards Theater, Crunch Fitness, Defy, JCPenny, Winco, Popeye's, Jimmy Johns, Freddy's Steak Burgers, The Joint Chiropractic, Sports Clips & Noodles
- North of the new \$80 million dollar Saint Alphonsus Nampa medical campus at Garrity and Flamingo



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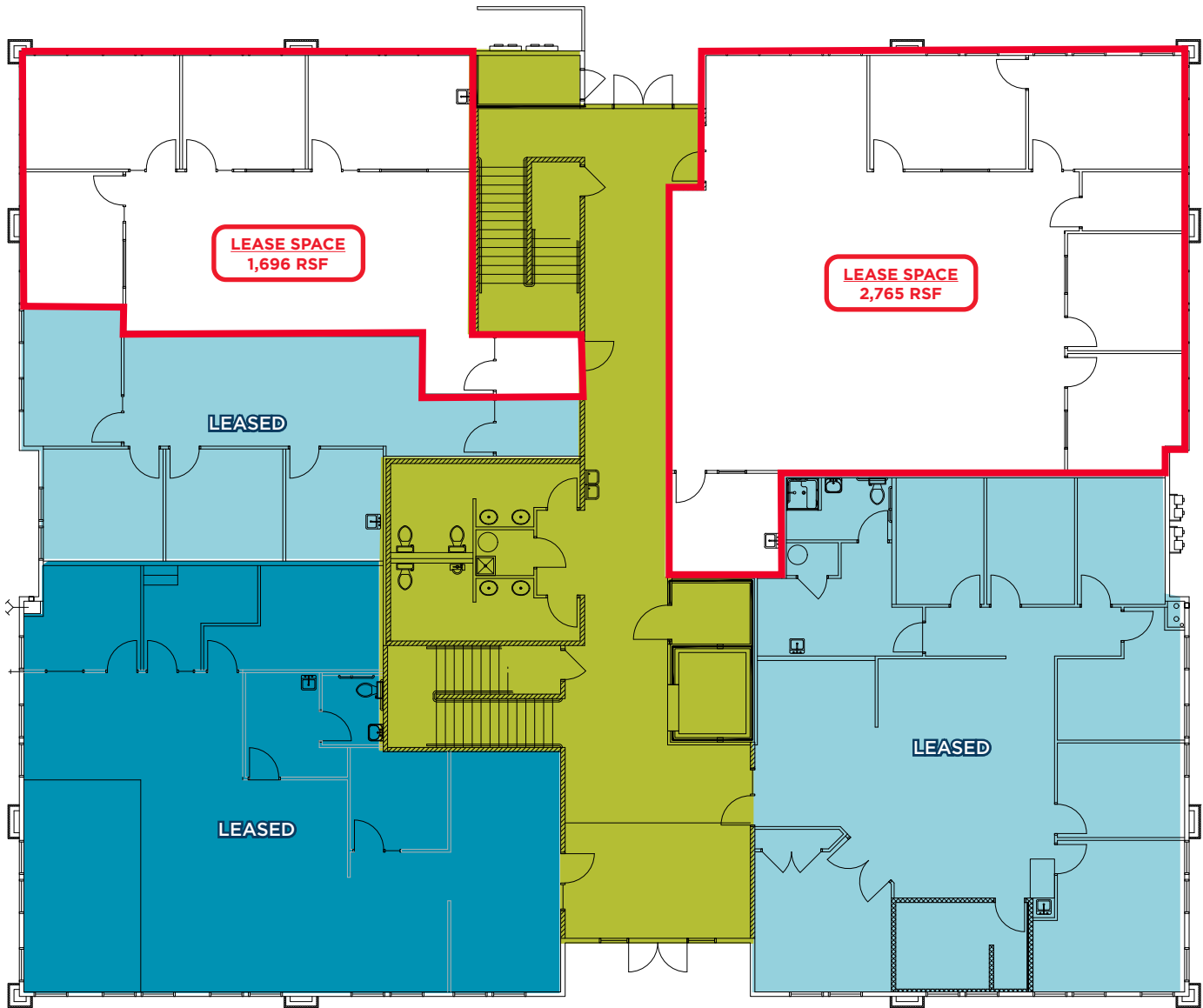
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ONE SUITE AVAILABLE



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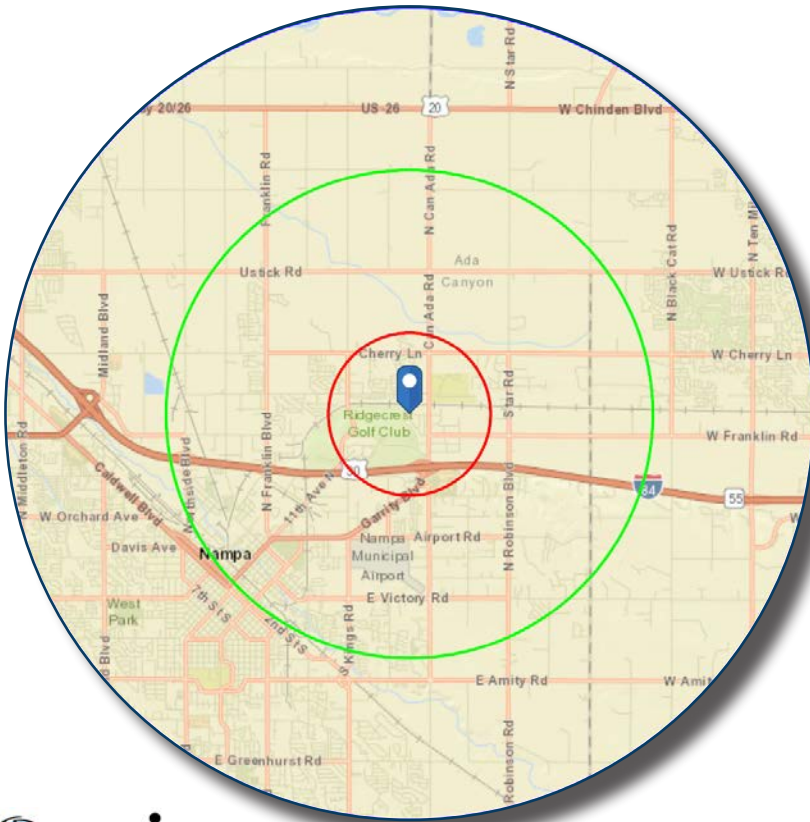
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- LOCATED IN A HIGH GROWTH AREA IN NAMPA -

In the identified area, the current year population is 120,669. In 2010, the Census count in the area was 95,650. The rate of change since 2010 was 2.09% annually. The five-year projection for the population in the area is 133,750 representing a change of 2.08% annually from 2021 to 2026.



	1 mile	3 miles	5 miles
Population			
2000 Population	1,926	20,383	67,946
2010 Population	2,575	27,941	95,650
2021 Population	4,177	35,339	120,669
2026 Population	4,713	38,978	133,750
2000-2010 Annual Rate	2.95%	3.20%	3.48%
2010-2021 Annual Rate	4.39%	2.11%	2.09%
2021-2026 Annual Rate	2.44%	1.98%	2.08%
2021 Male Population	50.6%	50.2%	49.2%
2021 Female Population	49.4%	49.8%	50.8%
2021 Median Age	34.7	32.4	33.2
Households			
2021 Wealth Index	51	54	61
2000 Households	568	6,797	23,421
2010 Households	705	9,298	33,029
2021 Total Households	1,254	11,752	41,191
2026 Total Households	1,423	12,950	45,596
2000-2010 Annual Rate	2.18%	3.18%	3.50%
2010-2021 Annual Rate	5.25%	2.10%	1.98%
2021-2026 Annual Rate	2.56%	1.96%	2.05%
Average Household Income			
2021 Average Household Income	\$64,430	\$65,874	\$69,757
2026 Average Household Income	\$71,228	\$73,480	\$78,345
2021-2026 Annual Rate	2.03%	2.21%	2.35%
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	388	1,565	3,562
Total Employees:	4,993	19,785	41,967

----- WHY NAMPA -----

Nampa is one of the fastest growing communities in Idaho, with great demographics and a rapidly growing community. The City of Nampa has an active government focused on promoting growth and economic success. The City is located in Canyon County which is quickly becoming the central hub for expansion.

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MARKET INFORMATION

City of Nampa, Ready For You

Looking for new opportunities? Consider the Boise Valley where great companies grew from an idea to a flourishing business with long legacies of success. Companies like Micron Technology, the J.R. Simplot Co., and Amalgamated Sugar have flourished in the valley. But even better, companies like Plexus Corp., Mission Aviation Fellowship and Sorrento Lactalis have made Nampa their homes.

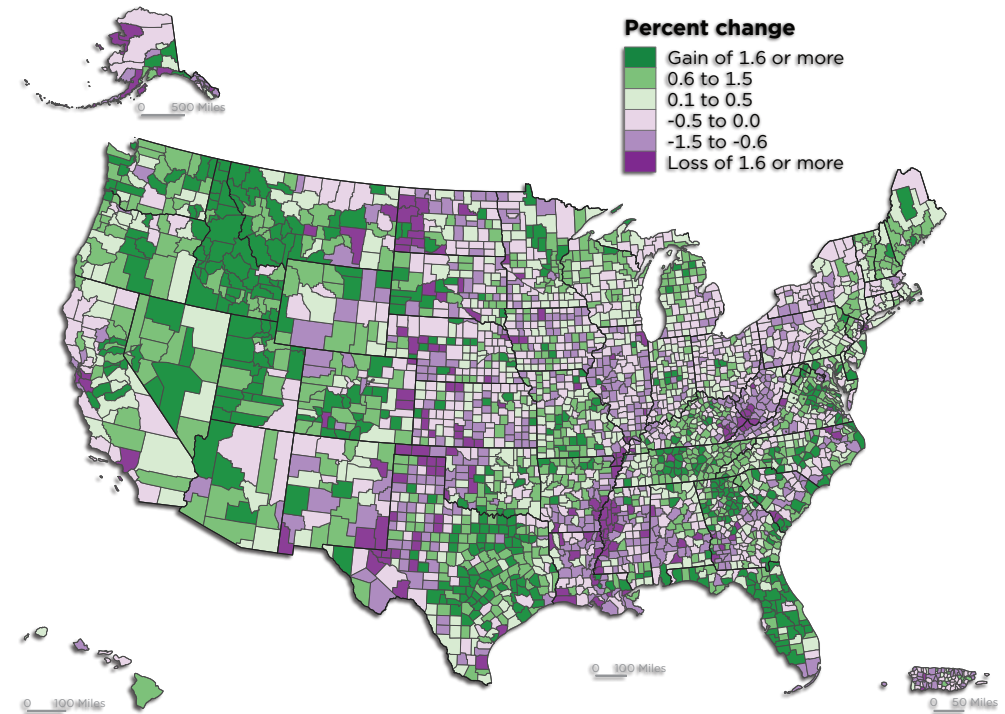
Why? As the second largest city in Idaho, Nampa has a long history of providing a business friendly atmosphere, low operating costs, skilled employees and a great quality of life. Located just 15 miles from Boise, Nampa brings metropolitan amenities together with a relaxed pace of life and true sense of community spirit.



CLICK HERE TO DOWNLOAD THE COMPLETE NAMPA REGIONAL OVERVIEW:
<https://www.cityofnampa.us/DocumentCenter/View/2230/Standard-Brochure-Final>

Where Counties are Growing

Percent Change in Population by County: 2020 to 2021



United States™
Census
 Bureau

U.S. Department of Commerce
 Economics and Statistics Administration
 U.S. CENSUS BUREAU
census.gov SOURCE: U.S. CENSUS BUREAU, VINTAGE 2021 POPULATION ESTIMATES