



# For Lease

1203 10th St. S.  
Nampa, ID 83651

---

## Aaron Flynn

+1 208 807 3332  
aaron.flynn@colliers.com

Highly visible, newly renovated  
ground-floor office/retail space  
near Downtown Nampa.

- ±1,645 SF ground-floor space with a flexible layout that can be tailored to office or retail use
- Monument signage available with excellent exposure to 12th Ave. S. (±30,000 vehicles per day)
- Strong visibility and access ideal for customer-facing or professional users
- Just minutes from Downtown Nampa, the Nampa Public Library, and surrounding amenities
- Private side yard area available for tenant use, a rare amenity for office or retail space
- Well-suited for professional office, professional service, salon, medical, service retail or boutique concepts

# For Lease

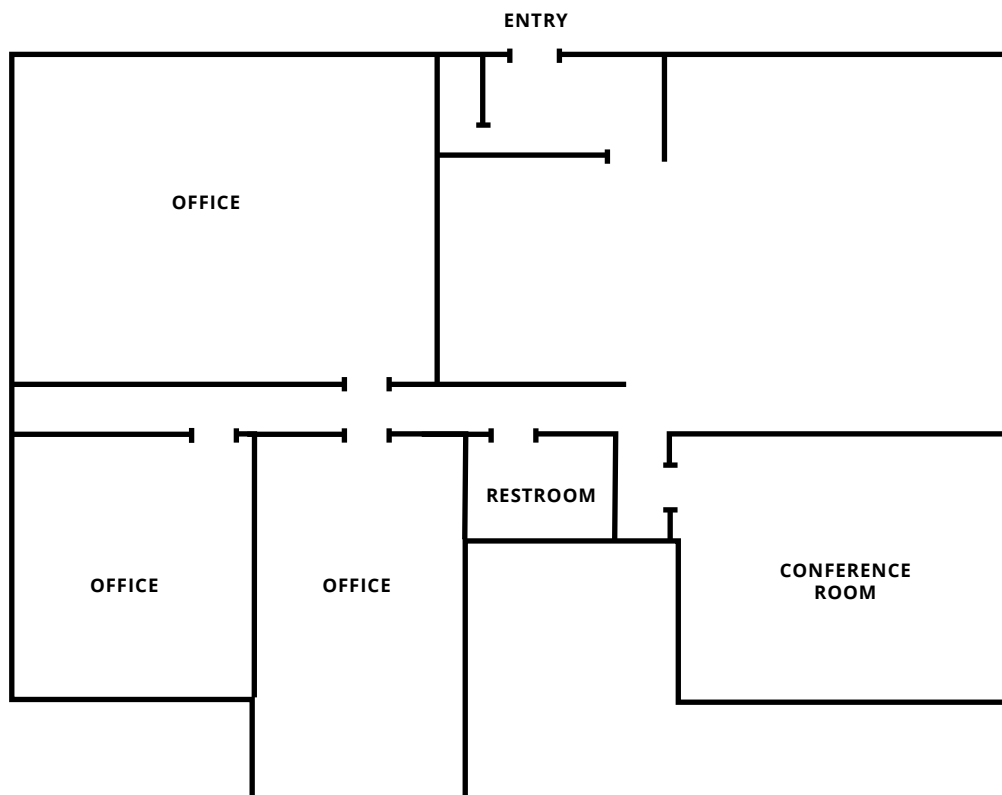
## PROPERTY INFORMATION

Property Type	Retail/Office
Building Size	4,552 SF
Available Space	±1,645 SF Ground Floor
Land Size	0.24 Acres
Lease Type	Modified Gross
Lease Rate	Contact Agent



# Floor Plan

## SUITE A - 1,645 SF



# Location

 Google Map
  Street View

DEMOGRAPHICS	1 mile	3 miles	5 miles
2025 Population	16,029	93,200	144,284
2025 Households	6,034	33,591	50,745
2025 Avg. Household Income	\$74,928	\$91,504	\$98,745



Site

28,000 VPD  
 31,000 VPD  
 37,000 VPD



5700 E Franklin Road, Suite 205  
 Nampa, Idaho 83686  
 +1 208 472 1660  
 colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensors(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Treasure Valley, LLC.