TOK COMMERCIAL

703 2ND STREET

DOWNTOWN NAMPA OFFICE OR RETAIL SPACE FOR LEASE / SOUTH NAMPA, ID 83651

SELLER FINANCING PREFERRED!

CONTACT

SEAN EDWARDS
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HIGHLIGHTS

This commercially zoned property offers excellent visibility and access in a high traffic corridor.

Prime location on Nampa-Caldwell Blvd with ample parking

Downtown Nampa Redevelopment Opportunity

Ample on-site parking

DETAILS

SALE INFORMATION

SPACE	SIZE	SALE PRICE
Main Floor	2,206 SF	$730,000

LEASE INFORMATION

SPACE	SIZE	LEASE RATE
Main Floor	2,206 SF	$10.00/SF/YR

SUBMARKET	S Nampa	**YEAR BUILT**	1900
BLDG. TYPE	Office/Retail	**ZONING**	GB2
BLDG. SIZE	4,028 SF	**EST. NNN**	$5.00/SF/yr
LOT SIZE	.28 Acres		

UPDATED: 3.25.2026

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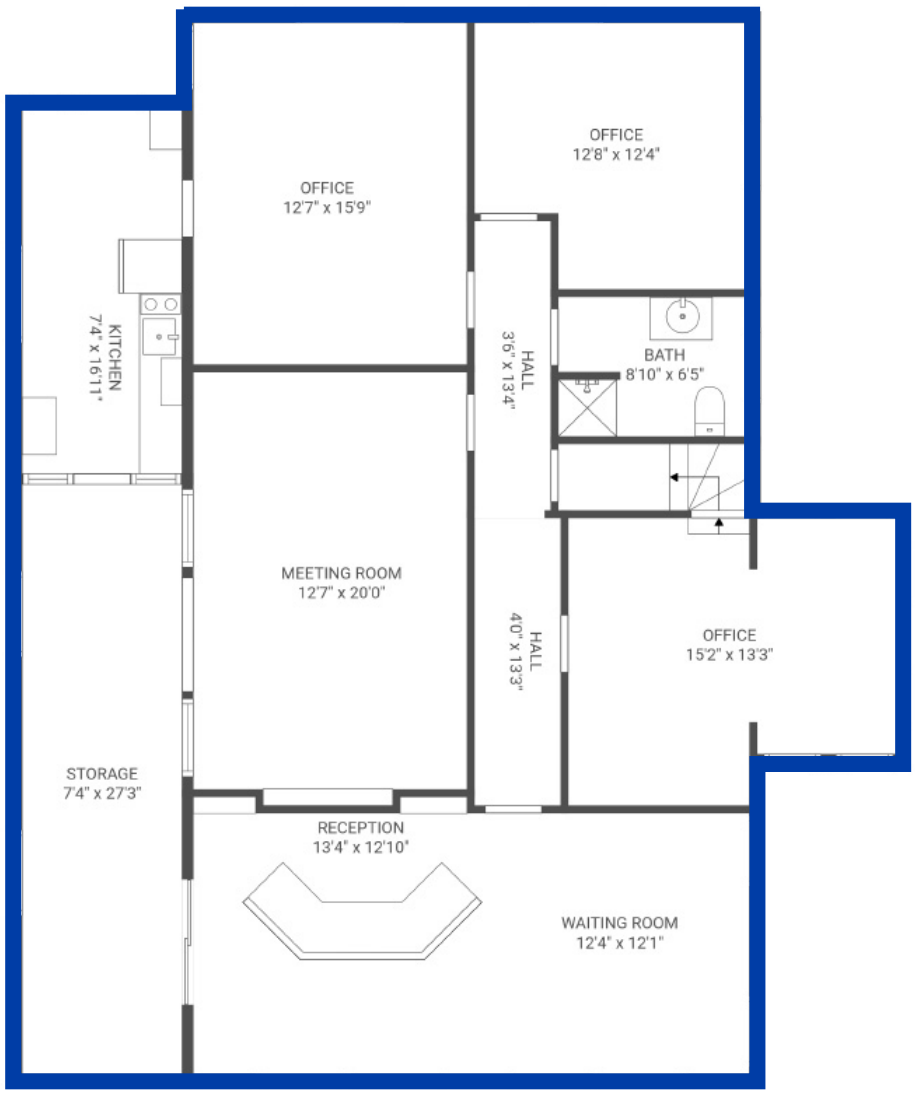
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

FLOOR PLAN

MAIN FLOOR



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STRATEGICALLY LOCATED IN DOWNTOWN CORE

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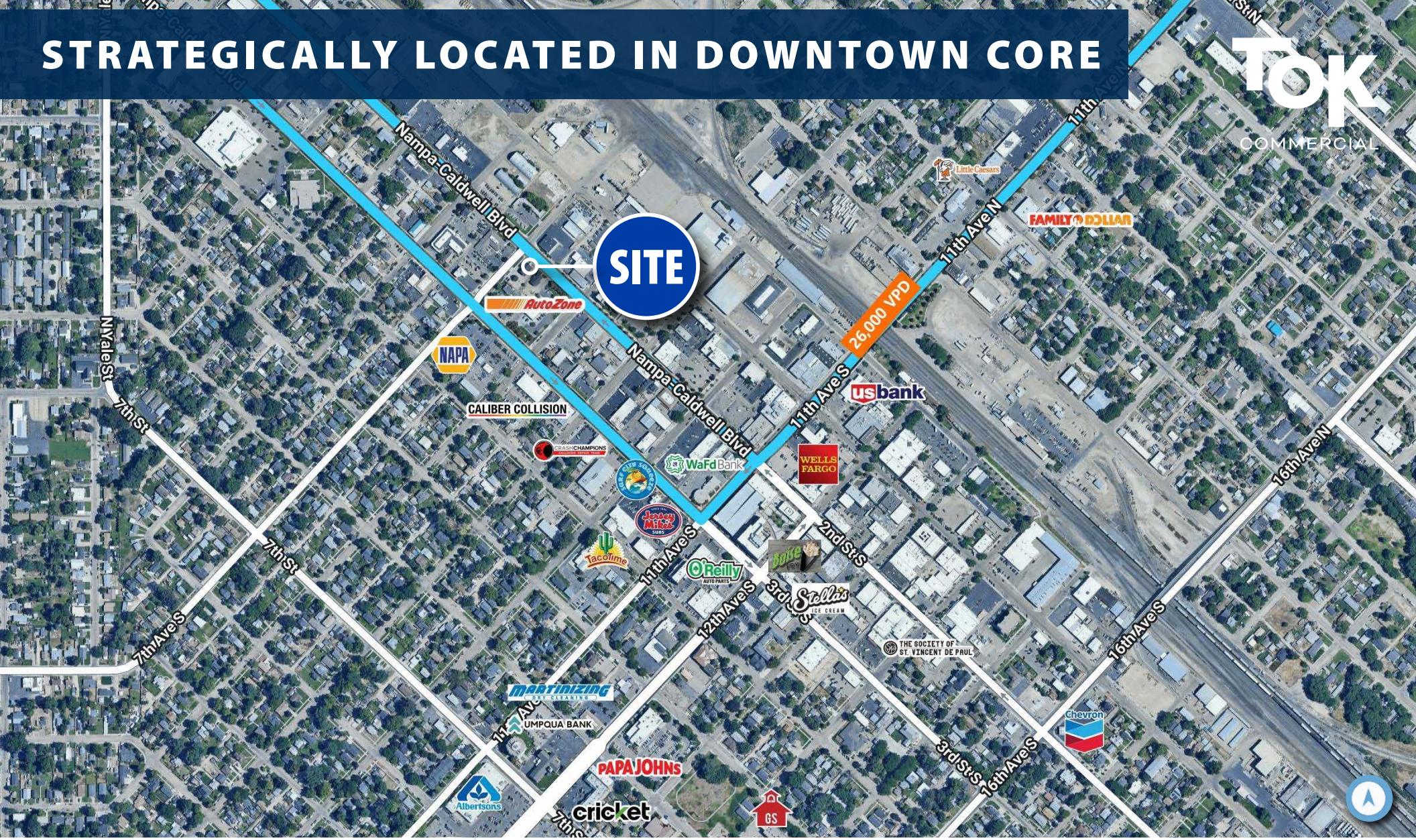

1 MILE RADIUS		
POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INC.
14,596	5,698	$68,875

3 MILE RADIUS		
POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INC.
95,340	35,364	$91,929

5 MILE RADIUS		
POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INC.
149,467	53,187	$98,335

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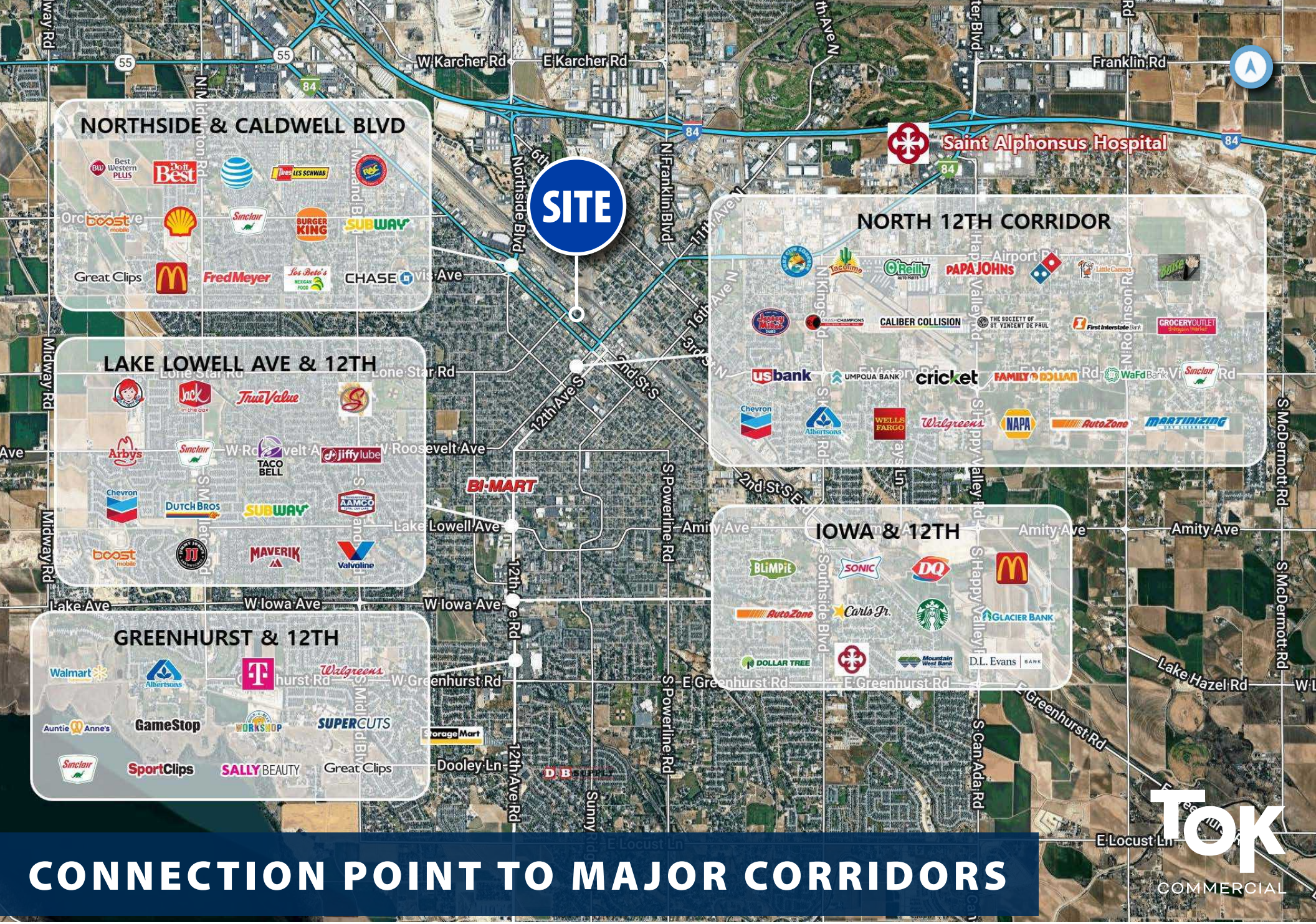

CONNECTION POINT TO MAJOR CORRIDORS

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