



# KINGS APARTMENTS

## 3126 E Victory Rd, Nampa, Idaho

### PROPERTY DESCRIPTION

Introducing a new 24-unit apartment building at the prime corner of Victory and Kings Roads in Nampa, Idaho. Prime location near College of Western Idaho and a major retail center, with quick access to highways, education, shopping, dining, and entertainment. Nampa's strong growth and vibrant community make it highly attractive for tenants and investors.

Units will feature spacious layouts, premium finishes, and excellent amenities: fitness center, community lounge, outdoor recreation spaces, and abundant parking. There are a total of five buildings with this unit mix. There are three 12-plexes and six more 24-plexes.

Site improvement plans are submitted to the City of Nampa—approval expected in ~30 days. Site approval required before building permit submissions.

Construction documents are finished for two of three Phase 1 building types (third + clubhouse in final stages). Upon site approval, we'll submit all Phase 1 building permits immediately, targeting approval in about three months. Vertical construction follows. Site work can proceed per approved phasing, with major utilities and drainage tied to Phase 1.

### EXECUTIVE SUMMARY

#### PROPERTY INFO

Price	\$6,611,427
Units	24
Price per unit	\$275,476
Price per SF	\$317.92
YB/YR	2025-2027
Building size (RSF)	20,796 SF
Bedrooms	36
Lot size	435,600 SF

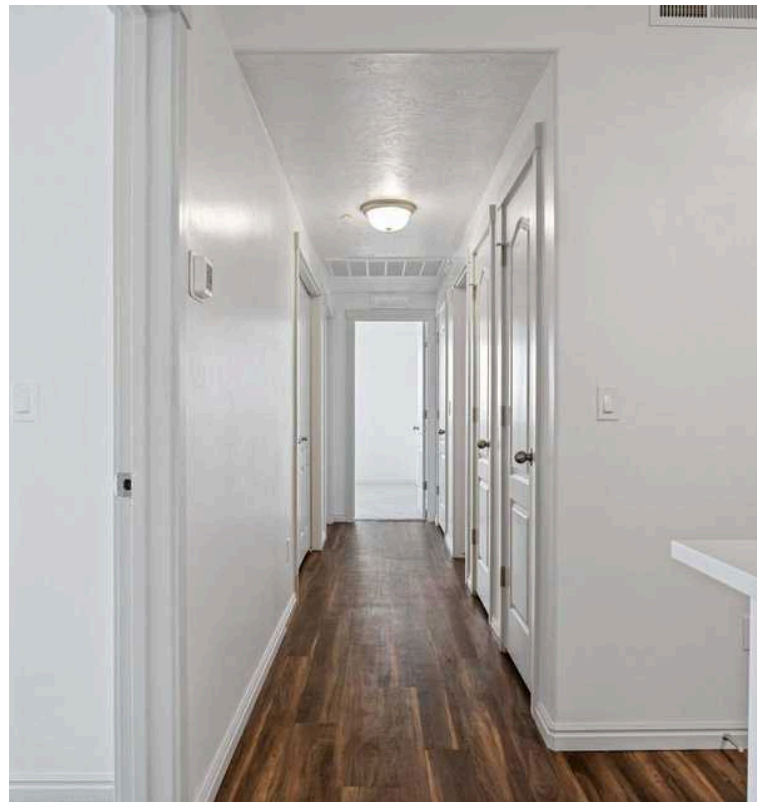


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**Kings Apartments | Nampa, Idaho \*Photos Similar**



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Owned and Operated  
KW Commercial

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1065 S. Allante Place, Boise, ID 83709



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Population</b>	<b>8,486</b>	<b>71,739</b>	<b>129,951</b>
<b>Average Age</b>	<b>35</b>	<b>36</b>	<b>37</b>
<b>Average Age (Male)</b>	<b>35</b>	<b>35</b>	<b>36</b>
<b>Average Age (Female)</b>	<b>36</b>	<b>37</b>	<b>38</b>
<b>Household &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Households</b>	<b>2,880</b>	<b>25,303</b>	<b>45,227</b>
<b>Persons per HH</b>	<b>2.9</b>	<b>2.8</b>	<b>2.9</b>
<b>Average HH Income</b>	<b>\$80,389</b>	<b>\$78,722</b>	<b>\$88,648</b>
<b>Average House Value</b>	<b>\$369,250</b>	<b>\$388,745</b>	<b>\$433,319</b>
<b>Per Capita Income</b>	<b>\$27,720</b>	<b>\$28,115</b>	<b>\$30,568</b>

Map and demographics data derived from AlphaMap



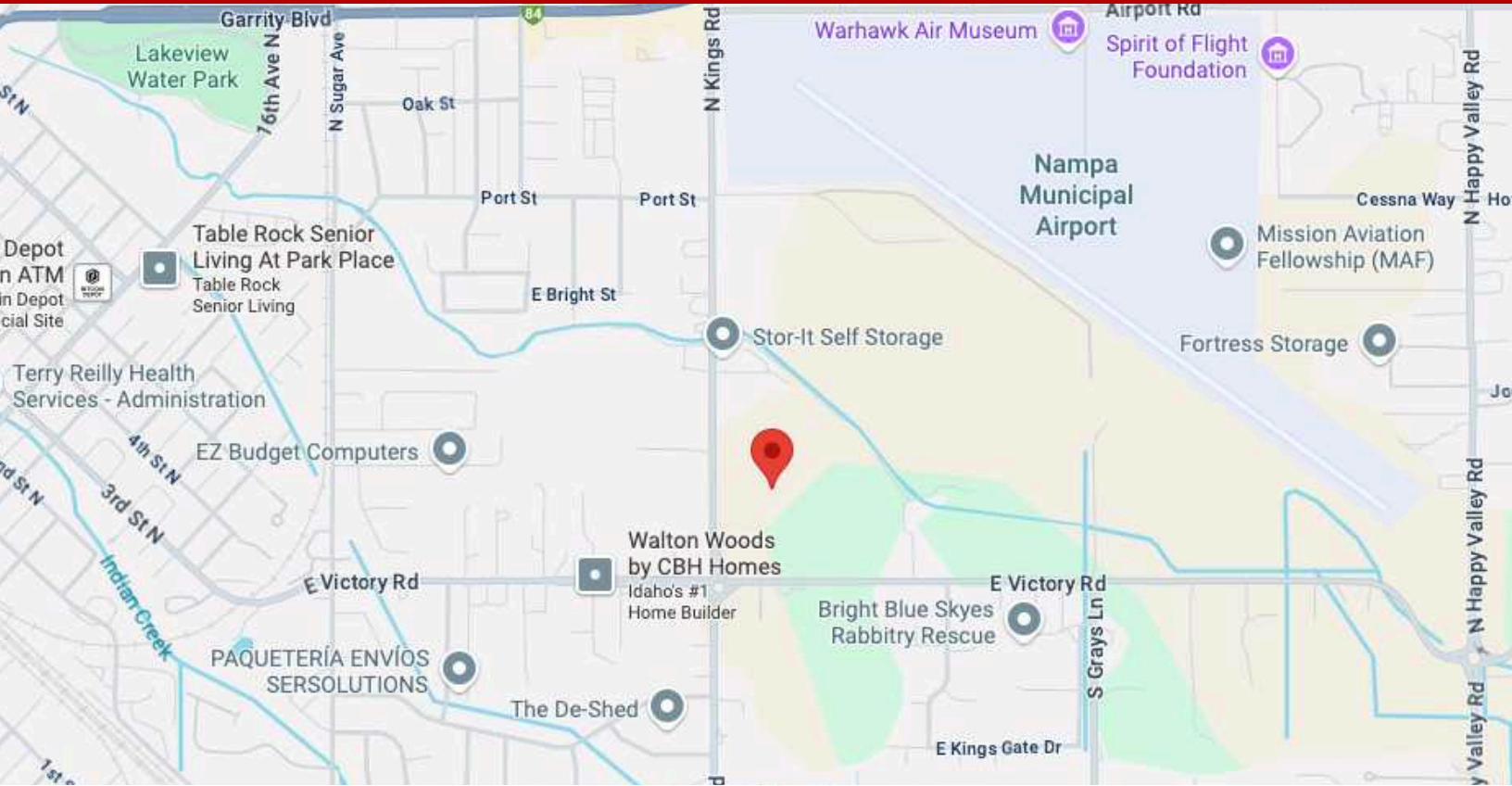
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## LIVING IN THE TREASURE VALLEY

Backed by beautiful mountains, blessed with over 200 days of sunny weather and an unemployment rate of 2.8% the Treasure Valley is earning national acclaim like no other mid-sized city in America. It is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work. Our unbelievable quality of life has attracted a thriving mix of agribusiness, high tech and manufacturing industries along with a young, educated workforce to support them. The Boise Foothills provide over 135 miles of unmatched mountain biking and hiking trails expanding to Bogus Basin Ski Area. A beautiful greenbelt system runs from Lucky Peak Reservoir through Boise, 25 miles, along the Boise River and ending in Eagle, ID.

### Location Details

County	Canyon
Proximity to Boise	20 miles west of Boise
Diverse Industries	Manufacturing, retail, & healthcare
Transportation	Easy access to major highways
Walking Trails	Nampa Greenbelt



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