

703 2ND STREET

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



SELLER FINANCING PREFERRED!

SEAN EDWARDS

208.412.7763

sean@tokcommercial.com

ASHLI RUMPP

208.599.8260

ashli@tokcommercial.com

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

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		

CONTACT



HIGHLIGHTS



DETAILS

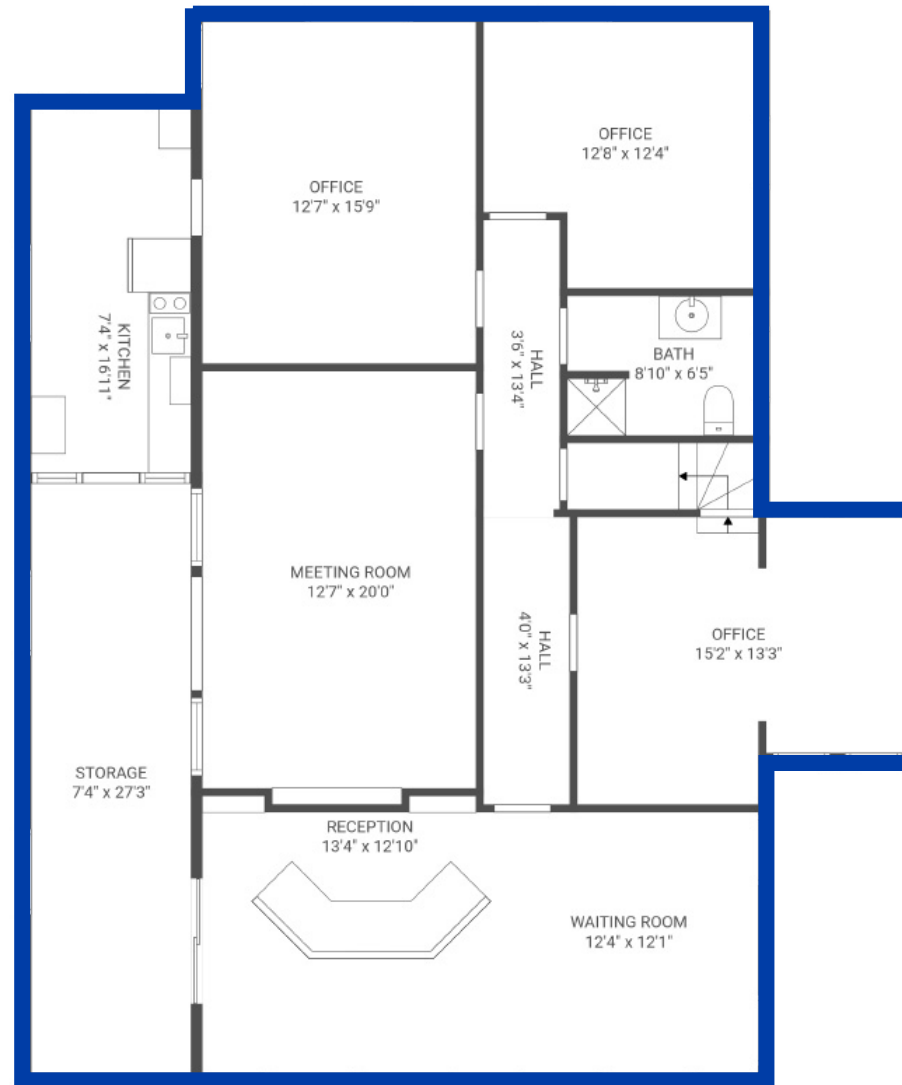


UPDATED: 3.25.2026

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FLOOR PLAN

MAIN FLOOR



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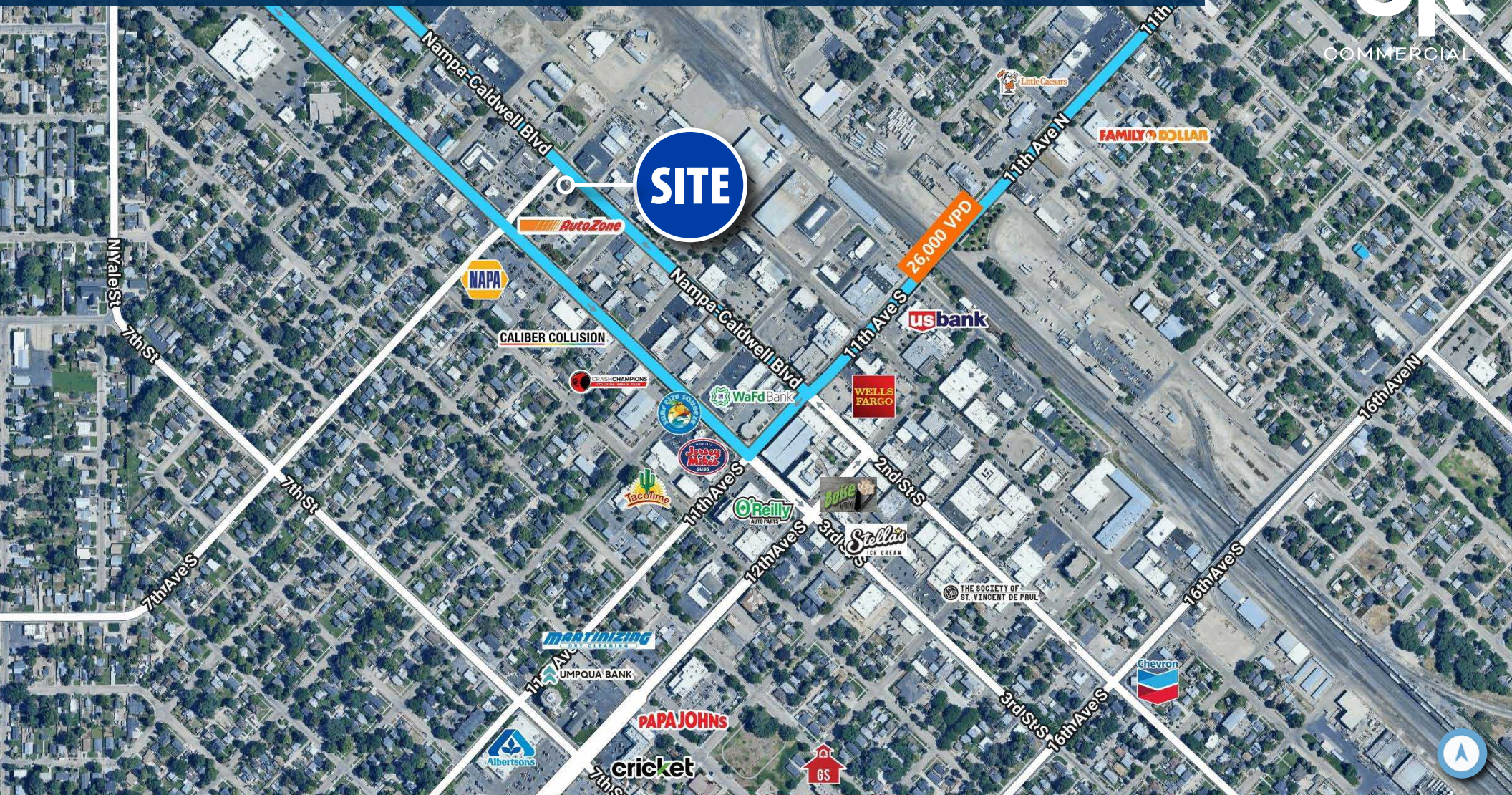
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STRATEGICALLY LOCATED IN DOWNTOWN CORE

TOK
COMMERCIAL



1 MILE RADIUS



POPULATION
14,596



HOUSEHOLDS
5,698



AVG. HOUSEHOLD INC.
\$68,875

3 MILE RADIUS



POPULATION
95,340



HOUSEHOLDS
35,364



AVG. HOUSEHOLD INC.
\$91,929

5 MILE RADIUS



POPULATION
149,467



HOUSEHOLDS
53,187



AVG. HOUSEHOLD INC.
\$98,335

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CONNECTION POINT TO MAJOR CORRIDORS

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