



THE SUGAR DISTRICT

PAD & SHOP SPACES - NAMPA, ID

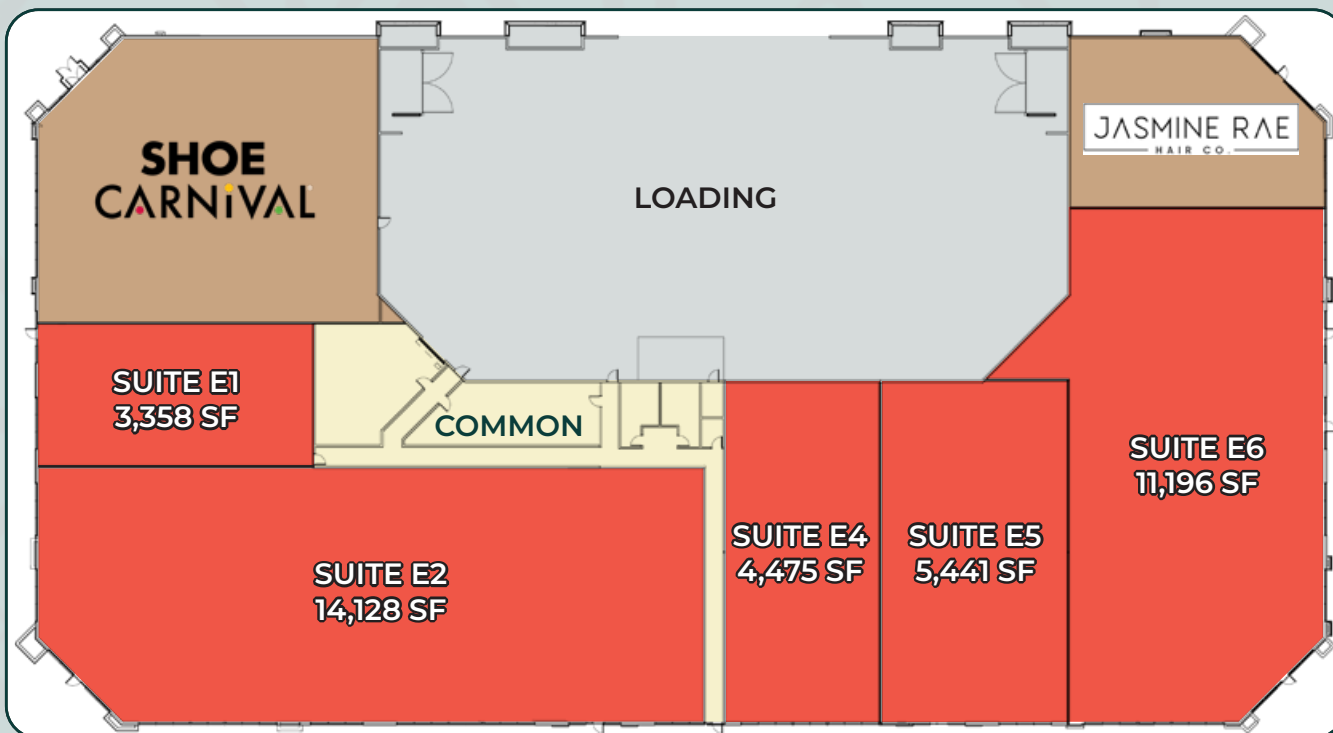


SUMMIT
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EXISTING SHOP SPACES FOR LEASE - BLDG E

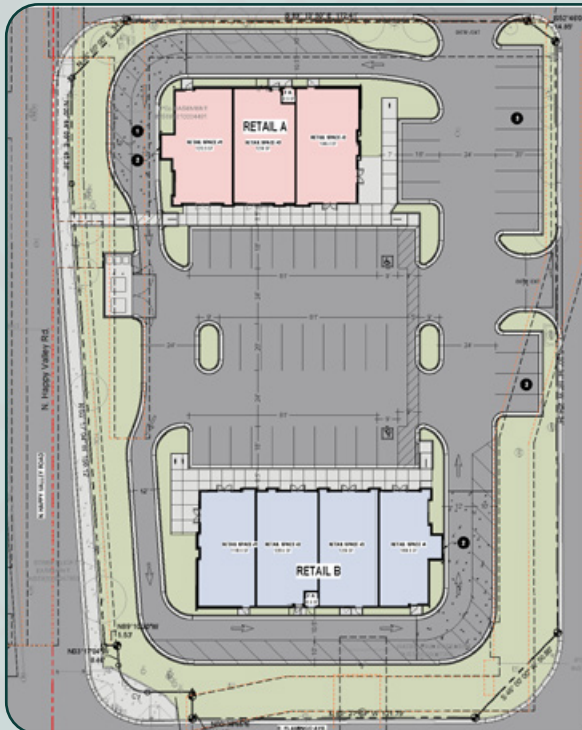
- Current Suites Range from ±3,358 SF to 14,128 SF
- Negotiable Rates, Terms & Tenant Improvements
- Can be Combined or Demised - Contact Agents
- Retail, Restaurant, Office, Medical Use
- Custom Build-Out Options
- Spaces in Shell Condition
- Building Signage Areas
- Cross-Access Parking
- [Google Map View](#)





PAD SITE - GROUND LEASE OR BUILD TO SUIT

- Development Consists of Two ±5,000 SF Buildings
- Negotiable Rates, Terms & Tenant Improvements
- Suites Range from 1,200 to 4,800 SF
- Retail, Restaurant, Office Use
- Delivered in Shell Condition
- Potential Drive Through
- Cross-Access Parking
- 1.359 Acre Pad Site
- [Download Plans](#)



GROSS BUILDING AREA	
NAME	AREA

RETAIL A	4,083.10 SF
RETAIL B	5,110.47 SF

ROOM AREA SCHEDULE	
NAME	AREA

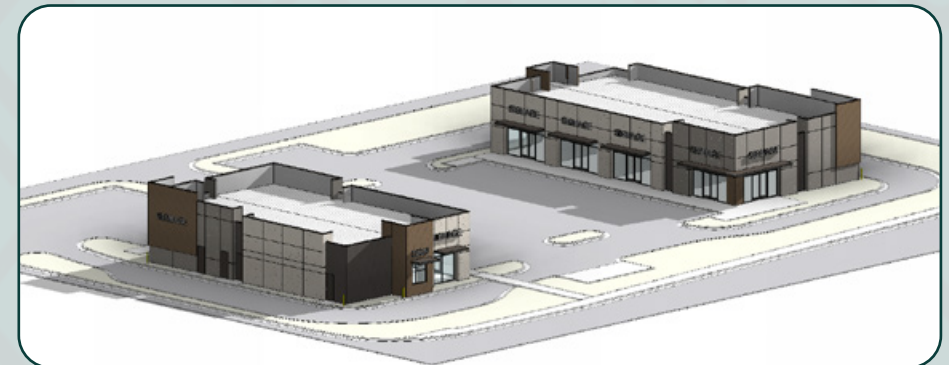
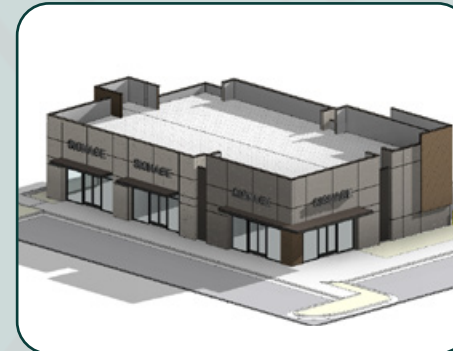
RETAIL A	
FR	32.02 SF
RETAIL SPACE #1	1,272.45 SF
RETAIL SPACE #2	1,258.08 SF
RETAIL SPACE #3	1,306.59 SF
	3,839.74 SF

RETAIL B	
FR	32.36 SF
RETAIL SPACE #1	1,188.07 SF
RETAIL SPACE #2	1,259.48 SF
RETAIL SPACE #3	1,258.14 SF
RETAIL SPACE #4	1,096.36 SF
	4,835.01 SF

GRAND TOTAL	8,704.75 SF
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SITE LEGEND	
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	LANDSCAPING
	ASPHALT PAVING
	CONCRETE





PAD SITE
SHOP SPACES
NAMPA, IDAHO



WHERE NAMPA COMES TO SHOP, WORK & PLAY

The Sugar District puts your business at the center of Nampa's growth.

Just minutes from Interstate 84, the property delivers outstanding visibility and exposure with traffic counts reaching approximately 116,000 vehicles per day.

With convenient access and a location surrounded by established businesses and major destinations, The Sugar District is built to capture attention—and customers.

The surrounding area continues to see significant investment and growth, with new businesses, development, and employment bringing increased activity and demand to the Nampa market.

SURROUNDED BY DESTINATIONS THAT DRIVE NAMPA

Positioned near restaurants, WinCo Foods, the Idaho Center, an Amazon Warehouse, the College of Western Idaho, and Saint Alphonsus Medical Center, The Sugar District is surrounded by a growing mix of shoppers, employees, students, patients, and visitors.

Adding even more momentum, Saint Alphonsus is expanding its Nampa hospital by approximately 254,000 square feet, bringing new services, beds, and activity to the area.

Schweitzer Engineering Laboratories (SEL) is also expanding into the development, investing more than \$150 million into a facility and equipment and bringing approximately 250 new jobs to the community.

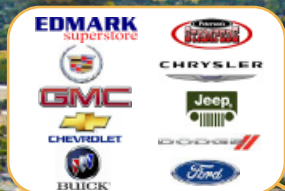




VIEW DRONE FOOTAGE

amazon
2,000,000 SF
DISTRIBUTION CENTER
1,000 FULL TIME JOBS

LaDon's Fine Jewelry
Graples Home Decor Outlet
DI Training | Goldfish Swim School



SUBARU

BRUNKEE TIRE FACTORY

TOWNEPLACE SUITES
BY HARBORVIEW

SEL SCHWEITZER
ENGINEERING
LABORATORIES

VILLA SPORT
FITNESS

SHOPS

THE FLYING PICKLE

Italianesque | YogaSix
Jabbers | SparkZone Athletics

SKY ZONE

PAD

Popeyes
LOUISIANA KITCHEN

Freddy's
STEAKBURGERS

CHAPOTTE
MEXICAN CUISINE

JCPenney

PACIFIC DENTAL SERVICES
NO BETTER
DOLLAR LOAN CENTER
don'tbe broke.com

THE SUGAR DISTRICT

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SHOP SPACES
NAMPA, IDAHO



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GOOGLE MAP VIEW



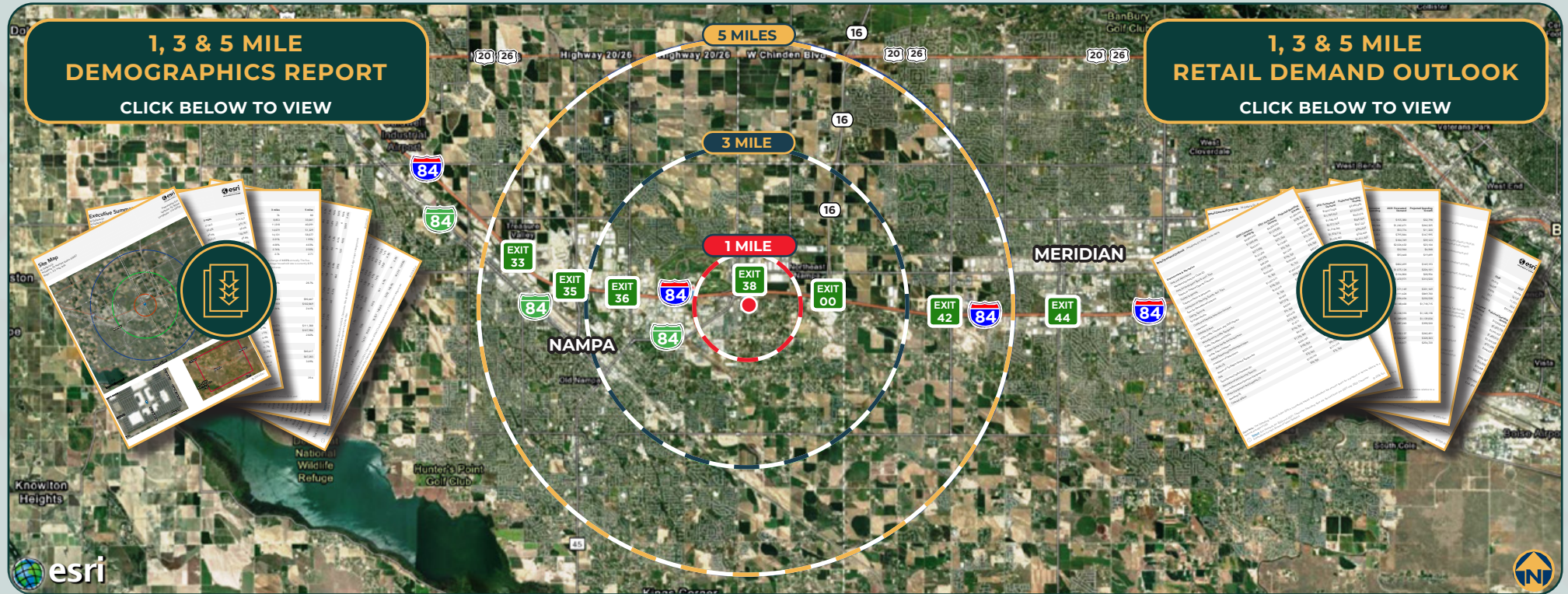


1, 3 & 5 MILE DEMOGRAPHICS REPORT

CLICK BELOW TO VIEW

1, 3 & 5 MILE RETAIL DEMAND OUTLOOK

CLICK BELOW TO VIEW



3 MILE DEMOGRAPHICS SUMMARY - 2026



39,413

POPULATION



14,079

HOUSEHOLDS



\$83,023

MEDIAN HH INCOME



\$106,571

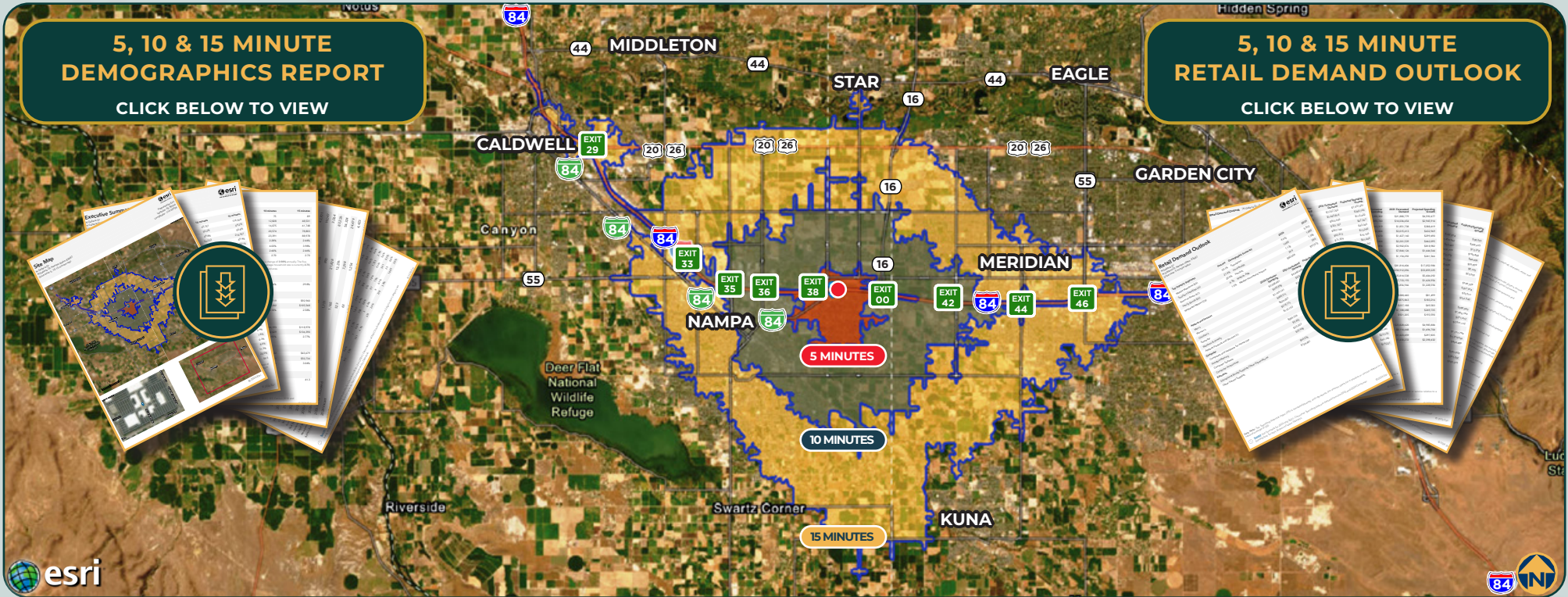
AVERAGE HH INCOME

5, 10 & 15 MINUTE DEMOGRAPHICS REPORT

CLICK BELOW TO VIEW

5, 10 & 15 MINUTE RETAIL DEMAND OUTLOOK

CLICK BELOW TO VIEW



10 MINUTE DRIVE-TIME DEMOGRAPHICS SUMMARY - 2026



56,233

POPULATION



20,574

HOUSEHOLDS



\$85,719

MEDIAN HH INCOME



\$106,193

AVERAGE HH INCOME



THE SUGAR DISTRICT

**MORE GROWTH MORE TRAFFIC MORE OPPORTUNITY
THAT'S THE SUGAR DISTRICT**

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