

Southeast Nampa retail center planned

By Brad Carlson - *Idaho Business Review* - March 13, 2006



Developers are targeting a growing section of southeast Nampa for more retail space.

Plans for the 57,000-square-foot Southside Station Retail Center at the southeast corner of Greenhurst Road and Southside Boulevard call for buildings from 6,150 to 17,000 square feet.

Construction could start on the 7.5-acre site by summer, pending annexation and zoning approvals, said **Randy Limani**, a commercial real estate agent with [Arthur Berry & Co.](#), Boise.

Spaces could become available late this year or early next year, he said.

He is marketing Southside Station with fellow Arthur Berry & Co. agents **Bob Sabino** and **Doug Bolen**.

Developers Scott and Steve Jones target a single "mid-box" retailer for the largest building, planned in the southeast corner of the site, Limani said. A 6,150-square-foot building planned immediately north is designed for one to three retailers, while a 16,300-square-foot building on the south edge of the parcel would contain spaces as small as 1,200 square feet.

Three buildings from 5,000 to 6,400 square feet are designed with drive-through lanes to accommodate a bank, restaurant or other retailer.

Southside Station would be one of three new retail offerings in the immediate area including two convenience stores, Sabino said. Nineteen existing or proposed subdivisions - including nearly 1,400 new home sites - lie within three miles, and five school sites are nearby.

Nampa plans to add turn lanes and a traffic signal at Southside and Greenhurst this spring, and to eventually improve Southside's connection to Garrity Boulevard to the north, near Interstate 84, he said.

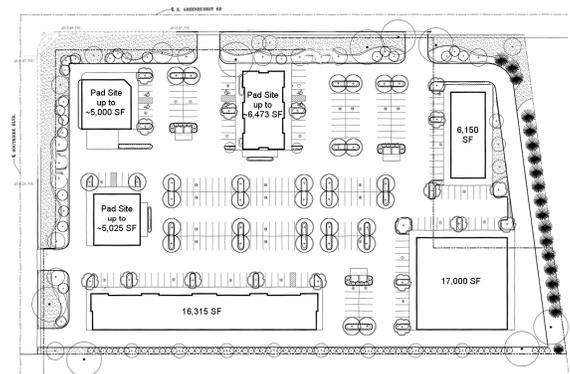
The project architect is Design West Architects, Meridian. A building contractor wasn't selected as of early March, and a cost estimate wasn't available.

Developers expect to charge rents of \$17 to \$20 per square foot annually including taxes, insurance and maintenance, a marketing flyer said - around the market average for new neighborhood retail space but below rents charged at big-box power centers.

Simpson Lumber Supply and seven houses once stood on the site.

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SOUTHSIDE STATION NAMP A, IDAHO
PRELIMINARY SITE PLAN