

# SOUTHSIDE STATION RETAIL / OFFICE CENTER

SEC Southside Blvd and E Greenhurst Road - Nampa, Idaho



**LEASED**

## AVAILABLE

- Retail/Office space Bldg B, Space D
- Fast Food, Bank, Retail Pads with drive-thru
- Pad Site Build-to-Suit (up to 5,000 SF)

1,477 SF **LEASED**

## LEASE RATES

\$16.25 PSF, NNN

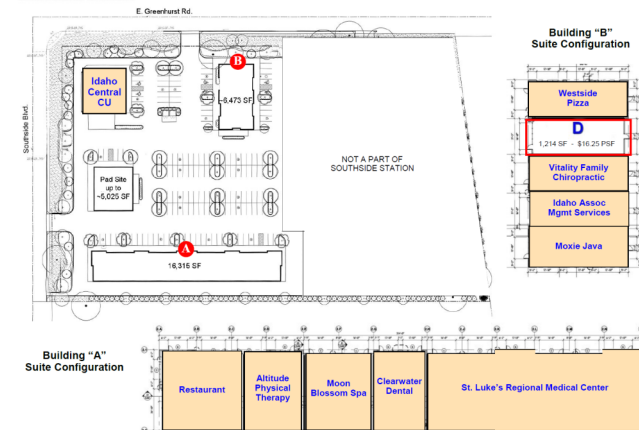
## COMMENTS

- Located at busy, signalized intersection in one of the fastest growing areas of Nampa, Idaho and Canyon County
- Population of approximately 61,000 within a 3-mile radius of center
- Site within one mile or less of four schools



## SOUTHSIDE STATION NAMPA, IDAHO

PRELIMINARY SITE PLAN



See enlarged Site Map on Page 2

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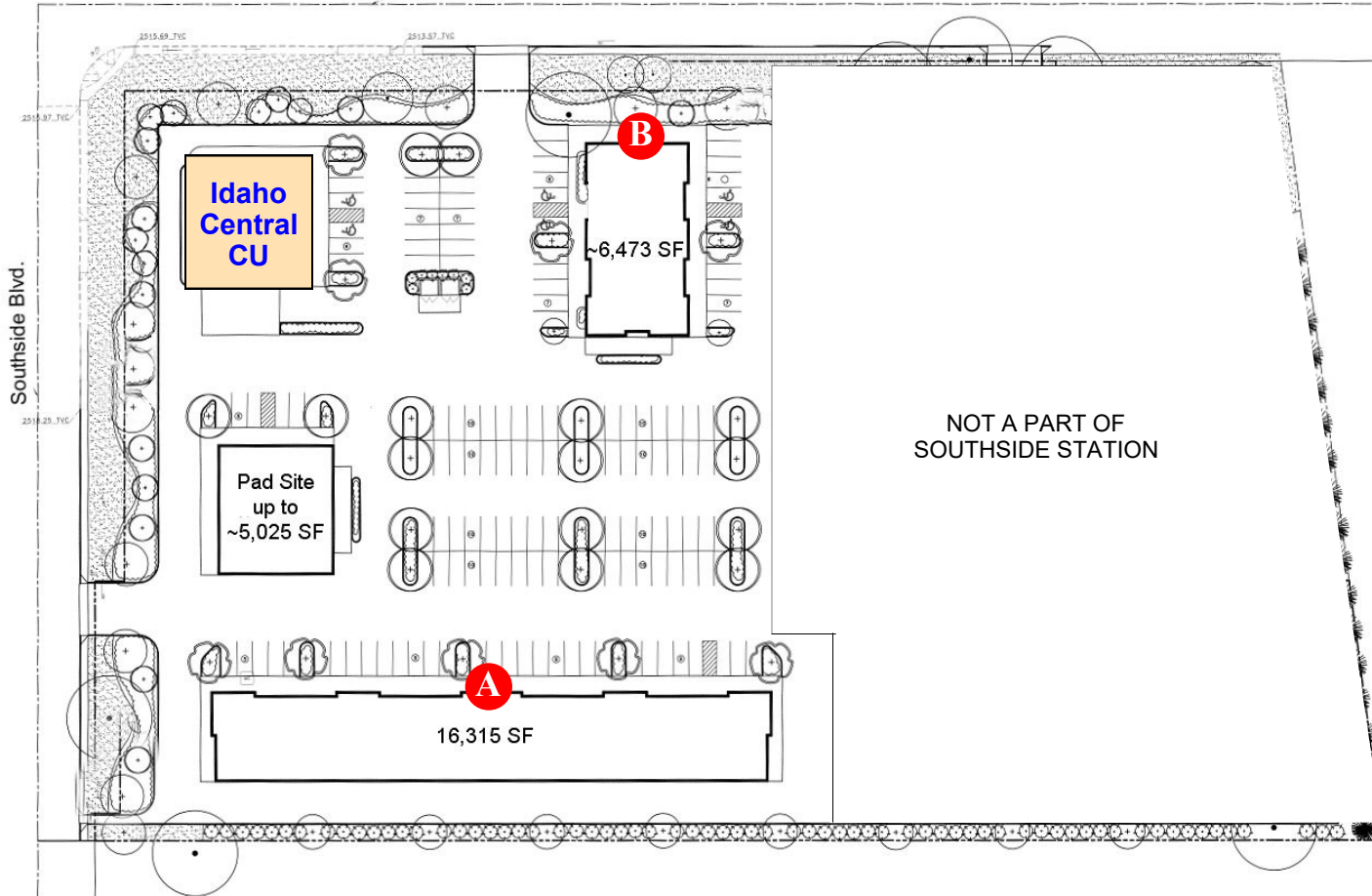
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# SOUTHSIDE STATION

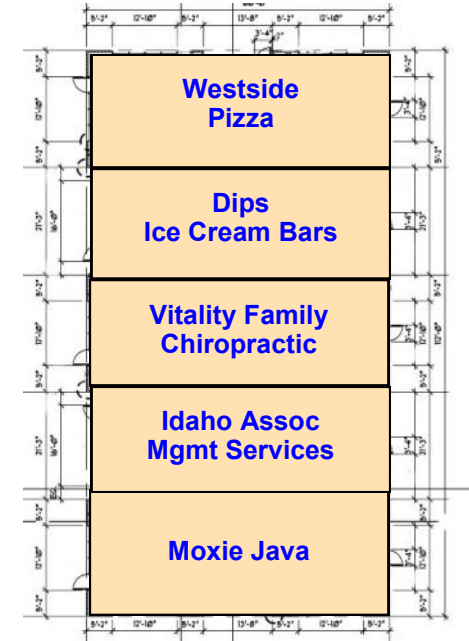
# NAMPA, IDAHO

## PRELIMINARY SITE PLAN

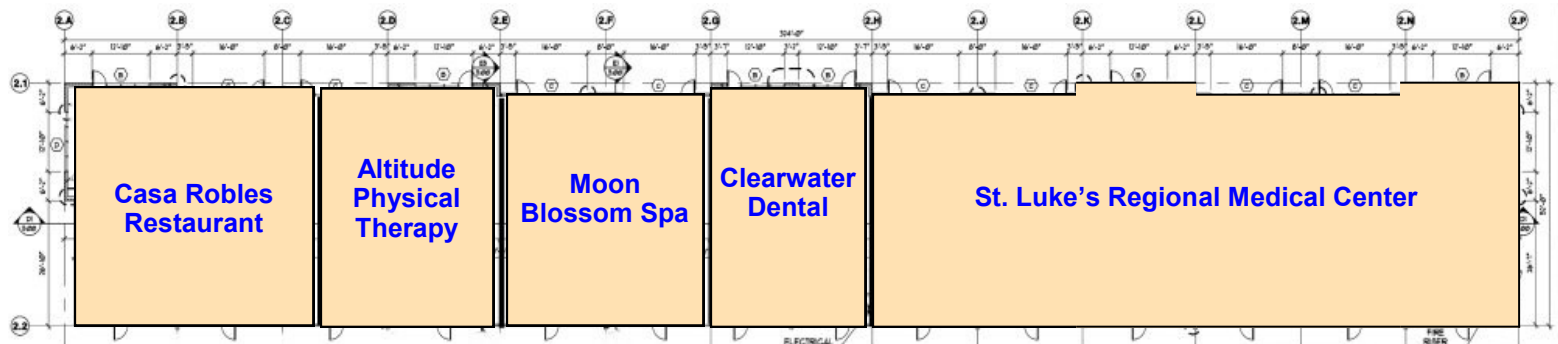
E. Greenhurst Rd.



**Building "B"  
Suite Configuration**



**Building "A"  
Suite Configuration**



All suite sizes are approximate.  
All rent rates are NNN.