



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

## Ridgecrest Plaza Suites

5830 - 5840 E. Franklin Rd., Nampa, Idaho 83687

### OFFICE / RETAIL SPACES



**1,217 - 6,000 SF**

**Lease Rate: Negotiable**

#### Property Highlights

Available Space	1,217 - 6,000 SF   7 Suites
Lease Rate	Negotiable, Contact Agents
NNN Est.	\$5.70 / SF
Total Building	19,874 SF
Lot Size / Parking	1.11 Acres - Ample Parking Provided
Frontage	Over 480 Feet on E. Franklin Rd. Over 190 Feet on North Tieg's Way
Traffic Counts	13,000 ADT - E. Franklin Rd. (2014)
Amenities	Building & Pylon Signage, Drive-Thru, Large Store Front Glass, High Visibility and more..
Availability	Immediate, Contact Agent for Tours
LockBox	Yes, On-Site

#### Building Features

- Prime Retail & Office Spaces For Lease in One of the Fastest Growing Locations in the Treasure Valley
- One Block Away from The College of Western Idaho, Over 20,697 Students with an Average Age Group Range of 18 to 40+
- North of the New \$33.5 Million Saint Alphonsus Nampa Medical Campus at Garrity & I84
- Easy Interstate 84 Access, Minutes from On/Off Ramp 38
- Shadow Anchored by Walmart Super Store & Surrounded by Various Retailers, Restaurants, Financial Institutions, Lodging, Car Dealerships & Other Professional Services
- Cotenants Include Port of Subs, Sprint & Bright Smiles Brilliant Dental Care
- Next Door to the Ford Idaho Center which Consists of a 120,000 SF Arena, a 100,000 SF Sports Center & the Valley's Only Outdoor Amphitheater, Seats Over 22,779 People and Hosts Over 250 Events Per-Year

**LeAnn Hume, CCIM, CLS**  
Senior Director  
Retail / Investment Specialist  
+1 208 287 8436  
leann.hume@comre.com

**DJ Thompson**  
Associate  
Office Specialist  
+1 208 287 8438  
dj.thompson@comre.com

398 South 9th Street, Ste 260  
Boise, Idaho 83702  
Main +1 208 287 9500  
Fax +1 208 287 9501  
**comre.com**

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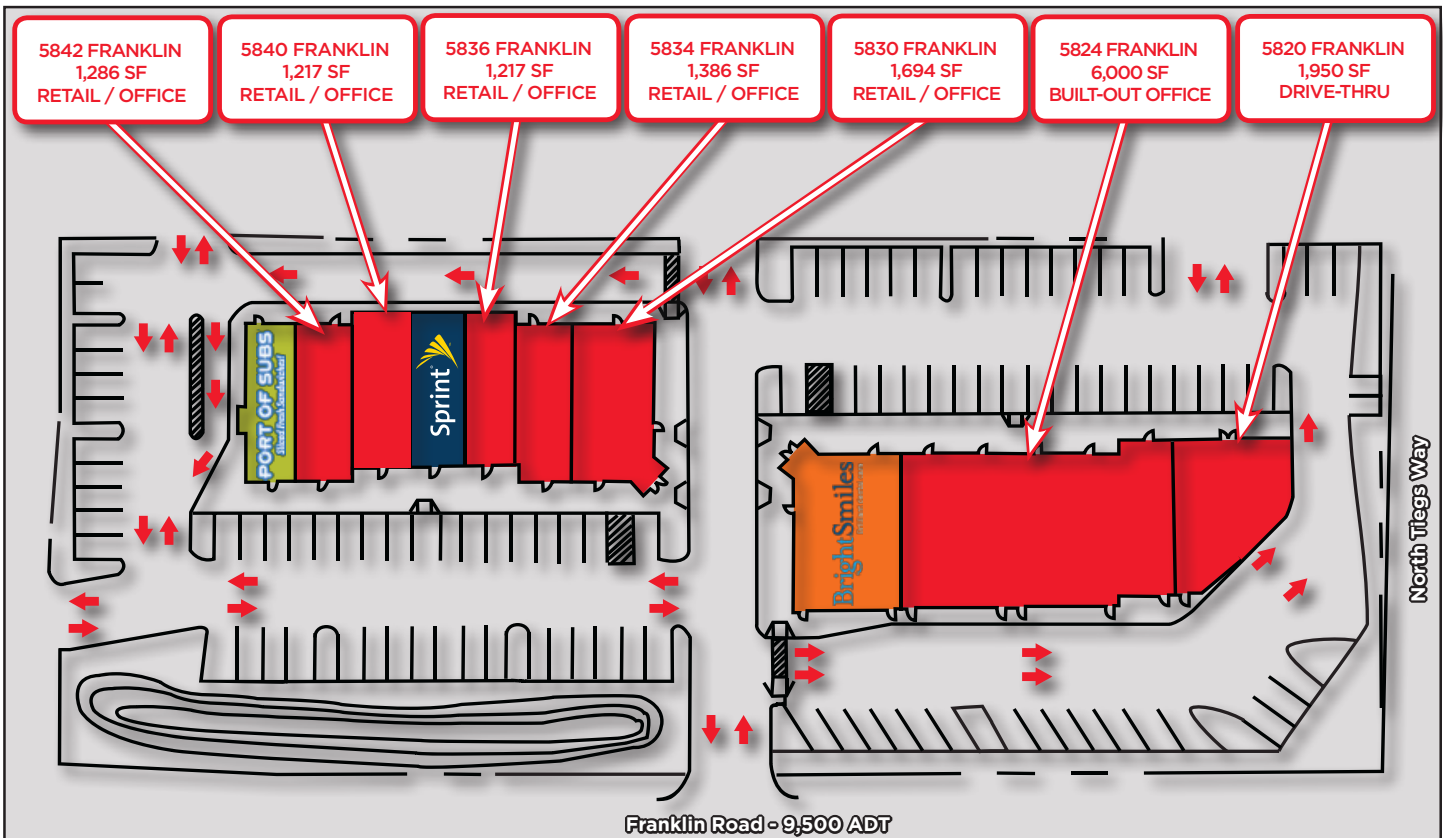


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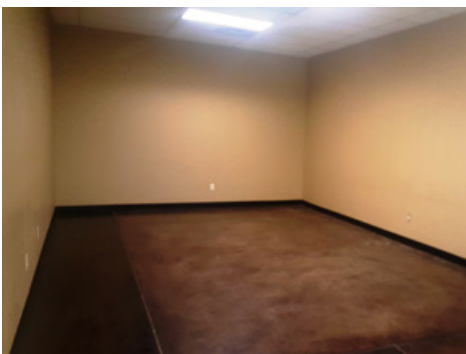


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The map displays the Nampa Gateway Center area. A red box labeled "SITE" indicates the proposed development location at the intersection of Franklin Road and Gate Boulevard. Surrounding businesses include Ford Idaho, Walmart, Corwin Ford, JCPenney, LaDon's, Regal Cinemas, and various car dealerships like Toyota, Nissan, Hyundai, and Infiniti. Major roads shown are Hunt Avenue, Gate Boulevard, Flamingo Avenue, Garritty Boulevard, Happy Valley Road, and Stamm Lane. Traffic volume data (ADT) is provided for several roads: Hunt Avenue (73,000), Gate Boulevard (6,500), Flamingo Avenue (6,500), Garritty Boulevard (30,000), Happy Valley Road (7,900), and Stamm Lane (1,800). The Ridgecrest Golf Course is located to the west.

	1 MILE	2 MILE	3 MILE
<b>DEMOGRAPHICS</b>			
<b>POPULATION</b>			
2015 Estimated Population	2,797	12,635	30,007
2020 Projected Population	2,965	13,738	32,430
<b>HOUSEHOLDS</b>			
2015 Estimated Households	770	4,066	9,965
2020 Projected Households	800	4,410	10,744
2015 Est. Average HH Income	\$53,159	\$57,677	\$53,224
2020 Est. Average HH Income	\$61,315	\$66,435	\$61,059
<b>BUSINESSES / EMPLOYEES</b>			
Total Businesses	300	720	1,522
Total Employees	3,592	9,320	18,951

Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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Approved and Preliminary Plats For New Residential and Commercial Developments

