

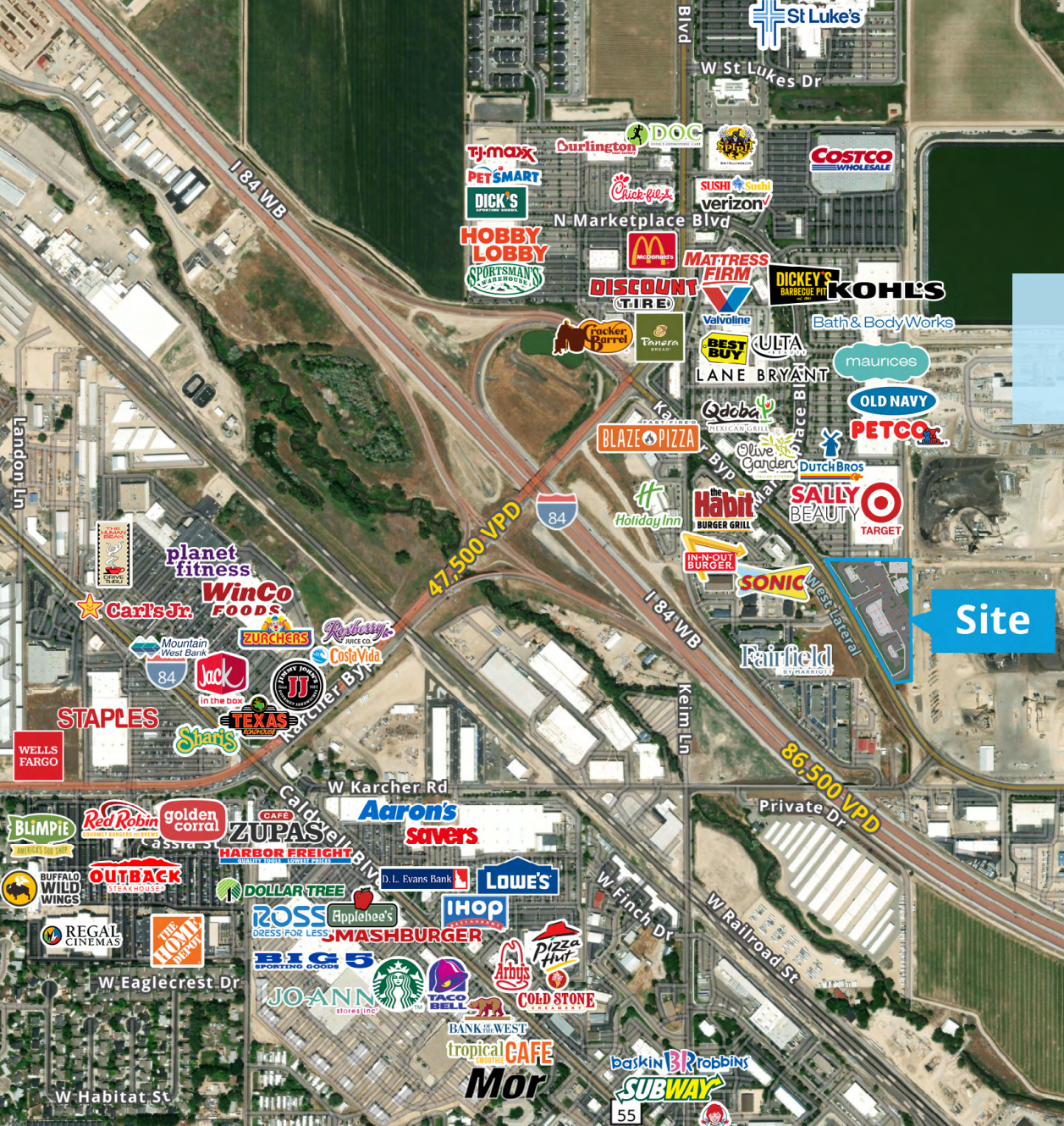
For Lease & Build-to-Suit

Woods Crossing

9785 W. Sand Hill Dr. | Nampa, ID

Key Highlights

- Retail space available for lease next to Treasure Valley Marketplace
- Retail building construction estimated Late 2025 and delivered in Vanilla Shell
- Terrific location next to I-84 and the Karcher Exit
- Rare opportunity to build-to-suit stand-alone retail space to your specifications
- Located next to the Target, conveniently close to shopping, restaurants and medical offices



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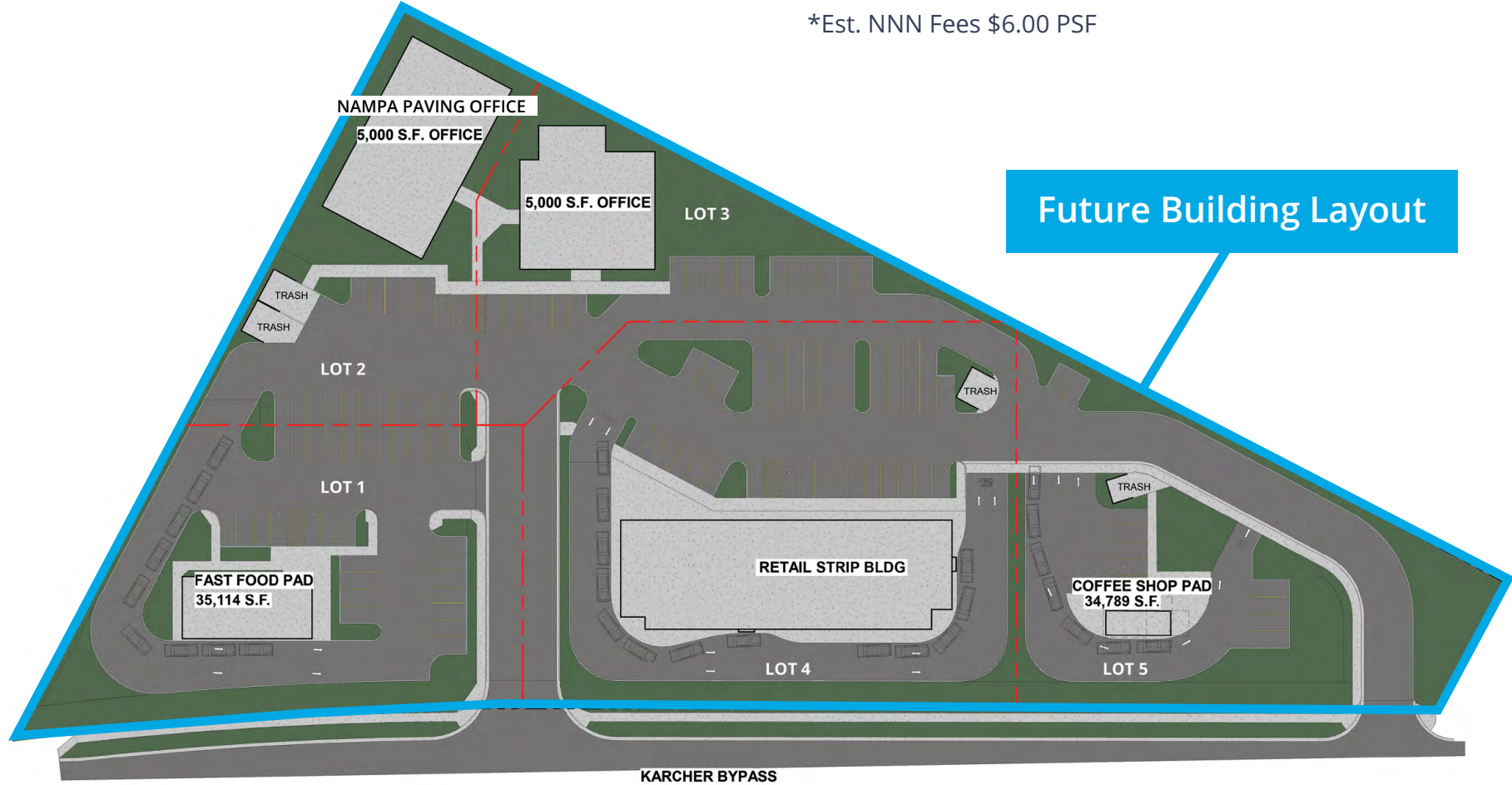
Property Overview

Property Type	Retail and office in back for build-to-suit
Land Size	4 acres total- see below for lot sizes
Access	Call Mike Peña

Space Available

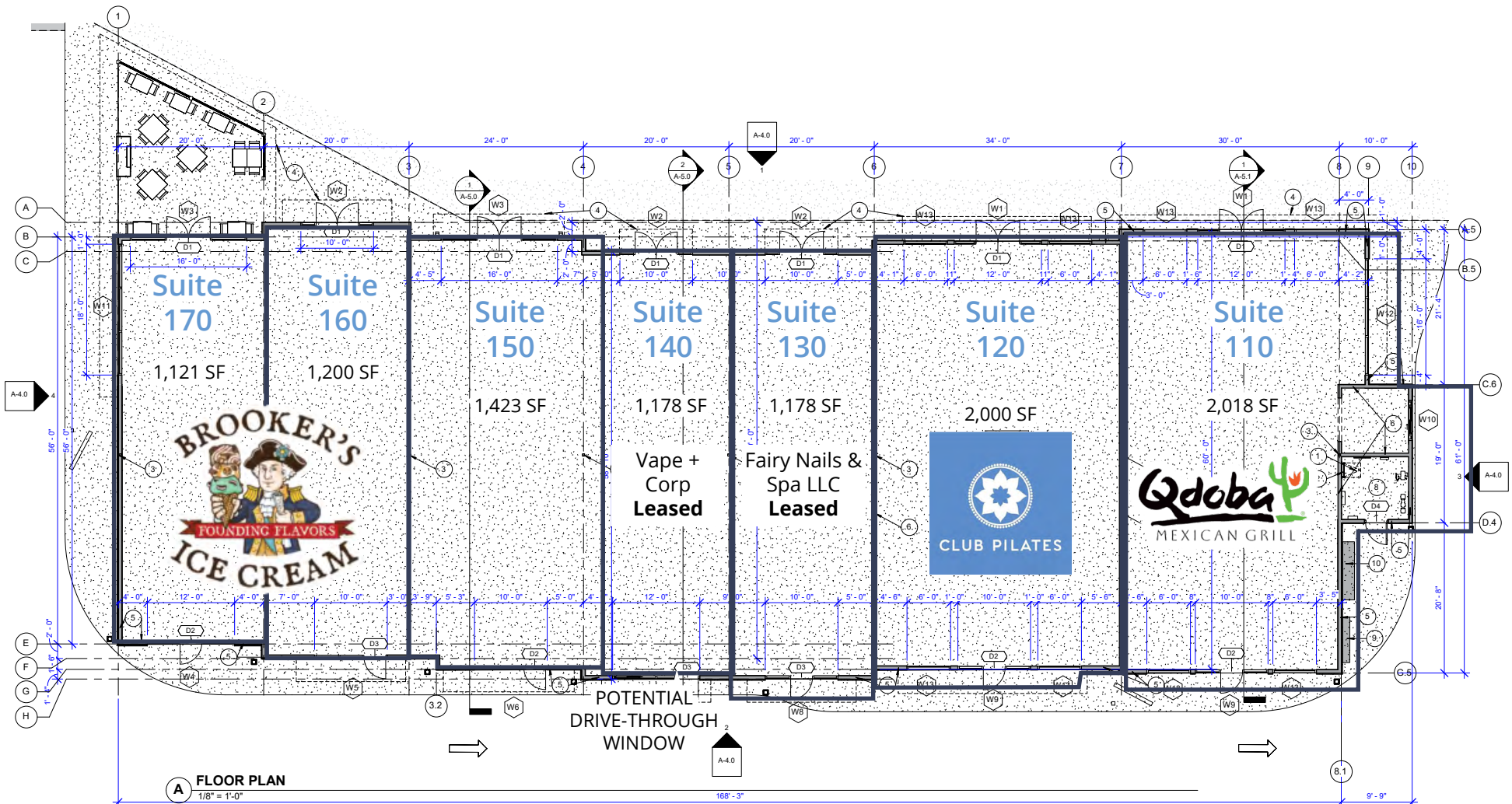
Lot	Type	Size	Rate
1	Retail Pad with Drive-Thru	BTS	Call Agent
3	Office	5,000 SF - BTS	Call Agent
4	Retail Strip Bldg	1,423 SF	\$31PSF NNN*
5	Coffee Shop Pad	BTS	Call Agent

*Est. NNN Fees \$6.00 PSF

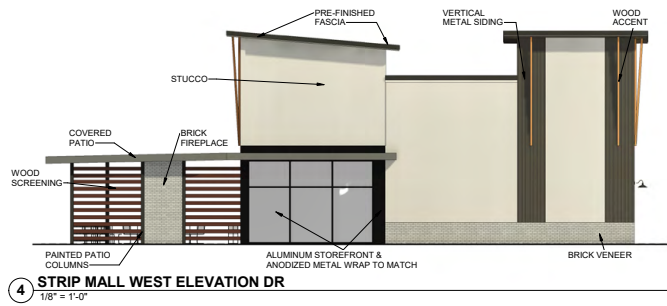


Retail Strip Floor Plan

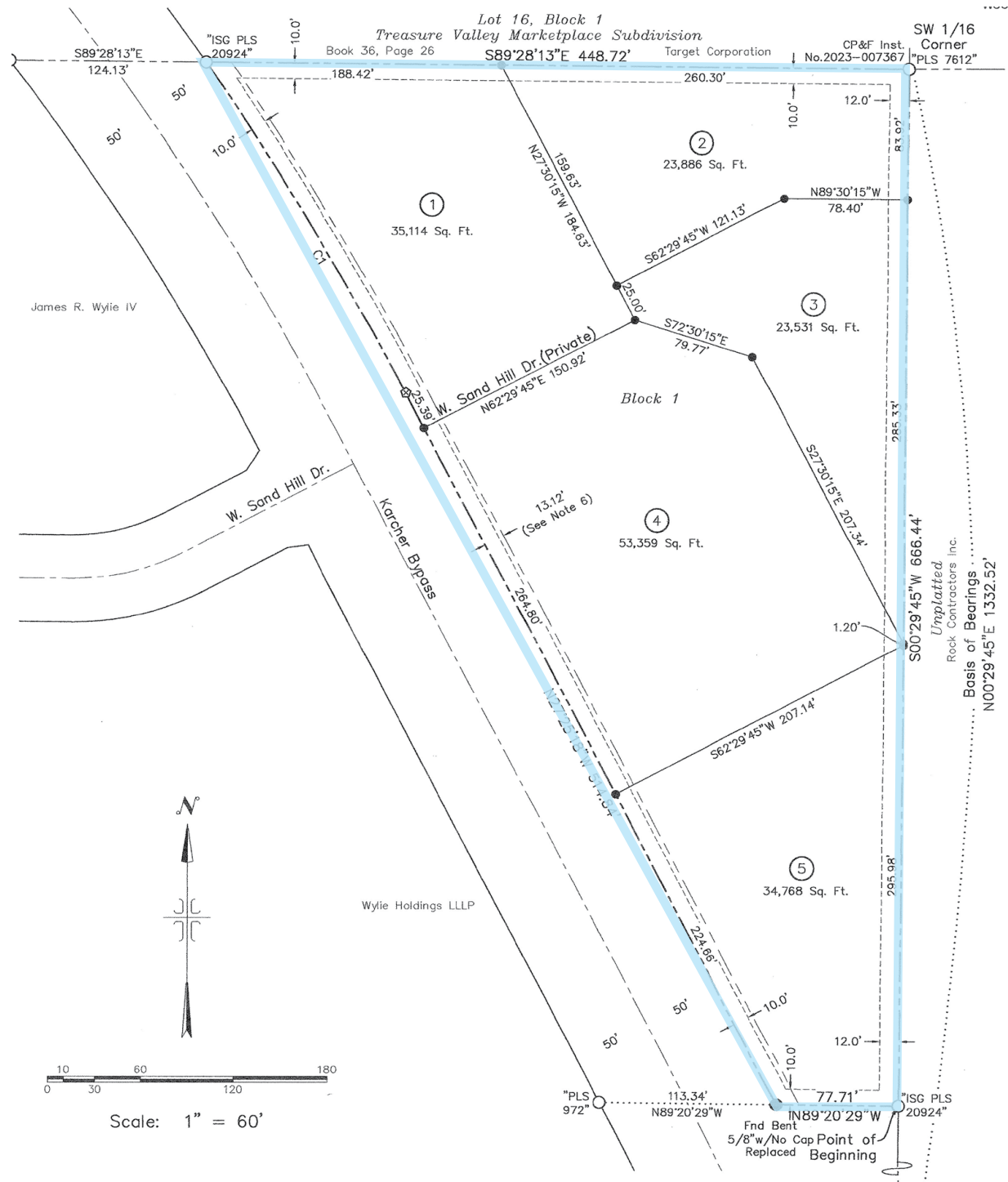
Suite	Size	Rate
150	1,423 SF	\$31 PSF NNN
Est. NNN Fees \$6.00 PSF		



Retail Strip Elevations



Plat Map



Location



Demographics	1 Miles	3 Miles	5 Miles
Population	2,733	63,838	148,619
Households	1,037	22,131	50,459
Avg. Income	\$66,699	\$79,717	\$85,289



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