

For Lease

Colliers



523 11th Avenue N.
Nampa, ID 83687

PROPERTY HIGHLIGHTS

- Former coffee shop equipped with drive-thru
- Boasting a daily traffic count over 24,000 VPD
- Corner lot with access to both 11th Ave N & 6th St N
- Previously occupied by a daycare and a pharmacy
- Owner may consider selling, call agent for details
- *Contact agent for showing instructions.*

PROPERTY DETAILS

Land Size	0.32 Acres
Building Size	1,828 SF
Parking	10 Spaces
Lease Rate	\$19.00/SF NNN
Estimated NNN	\$4.50/SF

Lincoln Hagood

+1 208 703 7916

lincoln.hagood@colliers.com

Nate Mack

+1 208 740 9213

nate.mack@colliers.com

Mike Peña

+1 208 472 1666

mike.pena@colliers.com

5700 E. Franklin Rd, Suite 205

Nampa, ID 83687

+1 208 472 1660

colliers.com/idaho

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