



For Lease

High-Visibility Hard-Corner Retail/Restaurant Opportunity

The Titled Ace | 306 N Kings Rd, Nampa, ID 83687

Colliers

CONTACT

Fin Langston

+1 208 999 1526

fin.langston@colliers.com

Aaron Flynn

+1 208 807 3332

aaron.flynn@colliers.com

Property Overview

306 N Kings Road offers a highly visible commercial opportunity on a hard-corner site in Nampa at the intersection of Garrity Boulevard (Business I-84) and Kings Road. This ~0.35 acre property, with an existing $\pm 3,500$ SF building, provides flexibility for a variety of potential users.

The size and configuration of the property may appeal to a variety of concepts seeking a prominent Nampa location.



Retail



Restaurant



Quick Service



Service
Commercial

Key Highlights

- High-visibility hard-corner location
- Strong visibility and access
- Potential restaurant / quick-service opportunity
- Owner willing to evaluate improvements based on proposed use

Property Type	Commercial
Existing Building Size	$\pm 3,500$ SF
Land Size	± 0.35 Acres
Zoning	<u>Community Business (BC)</u>
Parcel	R3176700000
Lease Rate	<u>Contact Agent</u>





amazon

INTERSTATE
84

THE SUGAR DISTRICT MALL

DINING

- ITALIANQUE
- THE FLYING PICKLE
- FOR KIDS
- GOLDFISH SWIM SCHOOL
- JABBERS INDOOR PLAYGROUND
- SPARKZONE ATHLETICS

RETAIL

- THE HAIR CO.
- SHOE CARNIVAL
- JC PENNY
- GRAPLES HOME DECOR
- LADON'S FINE JEWELRY

CWI
COLLEGE OF
IDAHO

Walmart
Supercenter

Garwin Ford
Ford

SUBARU

VILLA SPORT
FITNESS

PETERSON
CHRYSLER LOCAL REP. INC.

TownePlace
Suites
Marriott

TOYOTA

Saint Alphonsus

Holiday Inn

McDonald's

ups

TACO BELL

Wendy's

Freddy's
STEAKBURGERS
Popeye's
WinCo
FOODS
Primary
Health
SKY ZONE
MO'BETTERS
FIREHOUSE
SUBS

PICK-A-PART
JALOPY JUNGLE

INTERSTATE
84

INTERSTATE
CARGO TRAILERS

FIXXER
AUTOMOTIVE

31,500 VPD

STINKER
STORES

Airport Rd

WARHAWK
AIR MUSEUM

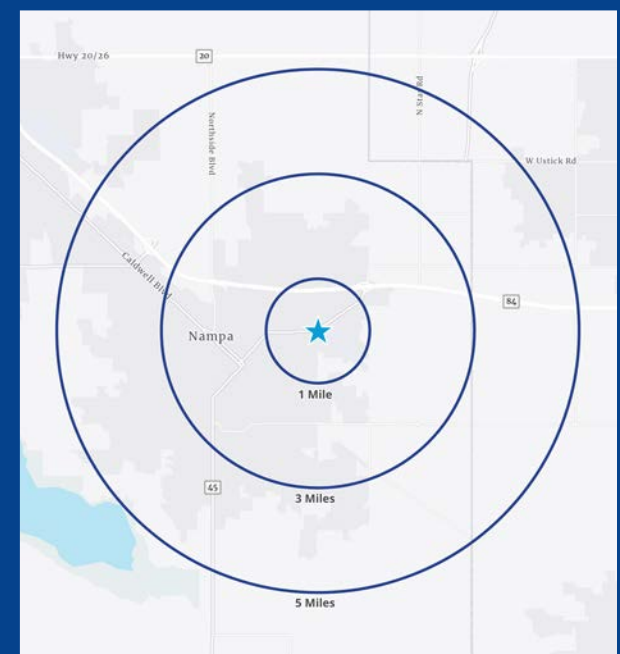
El Capitan

BRIDGEMAN
SPORTS

N Kings Rd

12,200 VPD

Demographics



1 MILE 3 MILES 5 MILES

Population	5,841	65,945	148,840
Households	2,094	23,986	52,871
Avg. HH Income	\$86,500	\$96,419	\$108,109

Location



5700 E Franklin Road Suite 205,
Nampa, Idaho 83687
+1 208 472 1660
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.