

39th St & Garrity Blvd

Build-To-Suit or Ground Lease

3900 Garrity Blvd, Nampa, ID 83687



Highlights

- 0.85 acre pad at a signalized corner in one of the tightest retail corridors in the Boise Valley.
- Tremendous fast food sales volumes along the Garrity corridor.
- Large retailers nearby include Wendys, Winco, Saint Alphonsus, Jimmy Johns, McDonalds, Taco Bell, Starbucks, and Panda Express.
- Garrity Boulevard is one of only 3 primary roadway arterials in Nampa.
- High traffic counts with 32,281 vehicles per day.
- Zoned BC (Business Commercial). Allowed uses can be [found here](#).

Description

The City of Nampa has experienced rapid growth over the last few years and it has gone from a small town to a large urban center. Nampa's population which is currently 106,000, has doubled over the last two decades, and by 2040, COMPASS expects it to rise to 150,000+. More people means more residential and commercial services needed. Many successful businesses from various industries have proudly chosen Nampa due to the low cost of doing business and their friendly pro-business climate.

Demographics:

	1 mi.	3 mi.	5 mi.
Pop	3,881	48,601	126,488
Avg. HH Income	\$50,476	\$51,206	\$56,475
Daytime Pop	6,354	53,178	123,447

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350 N. 9th Street, Ste 200, Boise ID 83702

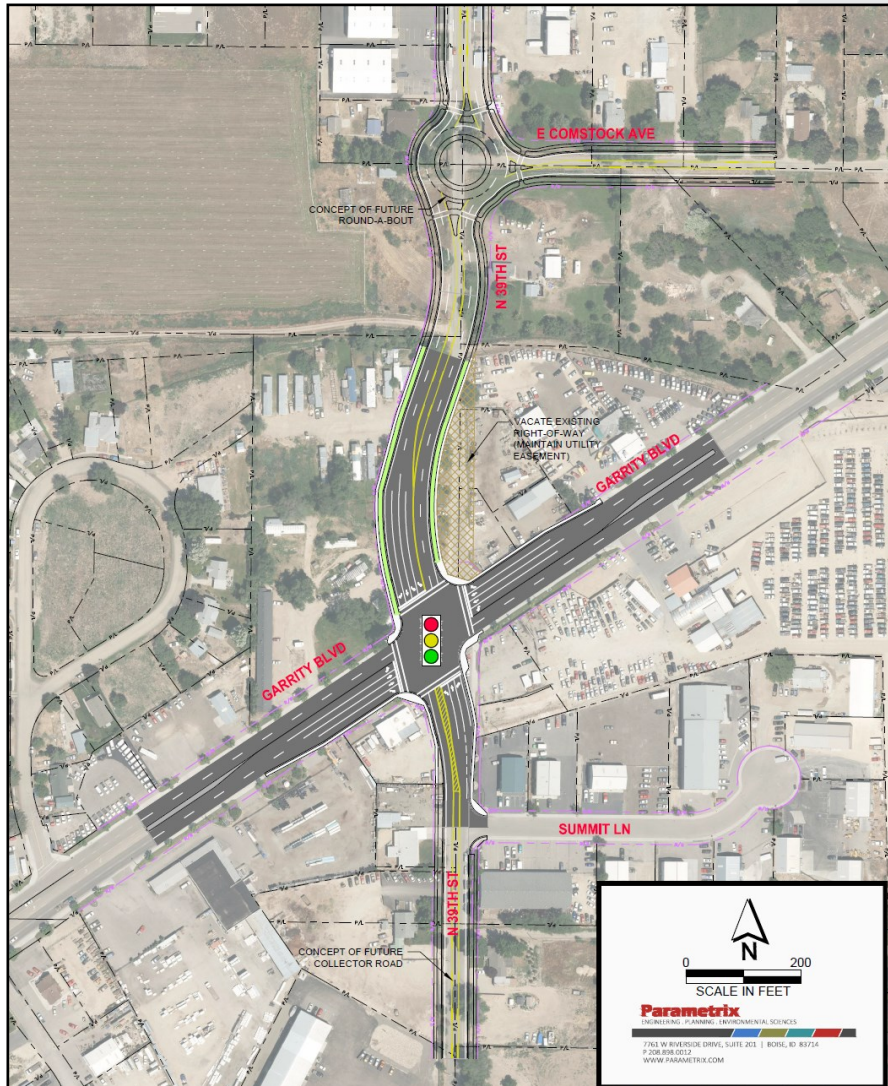
Intersection Project

Ultimate Intersection Design Plans 2025 Full Realignment of Intersection “Skew”

The following changes have been recommended for the Garryth Blvd & 39th Street Intersection:

- Realign 39th Street to reduce the intersection skew.
- Add a southbound left-turn lane on 39th Street.
- Restripe the northbound approach on 39th Street to feature a left-turn lane and a shared through/right lane to match the southbound approach.
- Add 100-foot right-turn lane for the southwest-bound approach on Garryth Blvd.
- Design in 2024
- Construction in 2025

These improvements will enhance access to our site and increase



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Rocky
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Single Tenant Site Plan



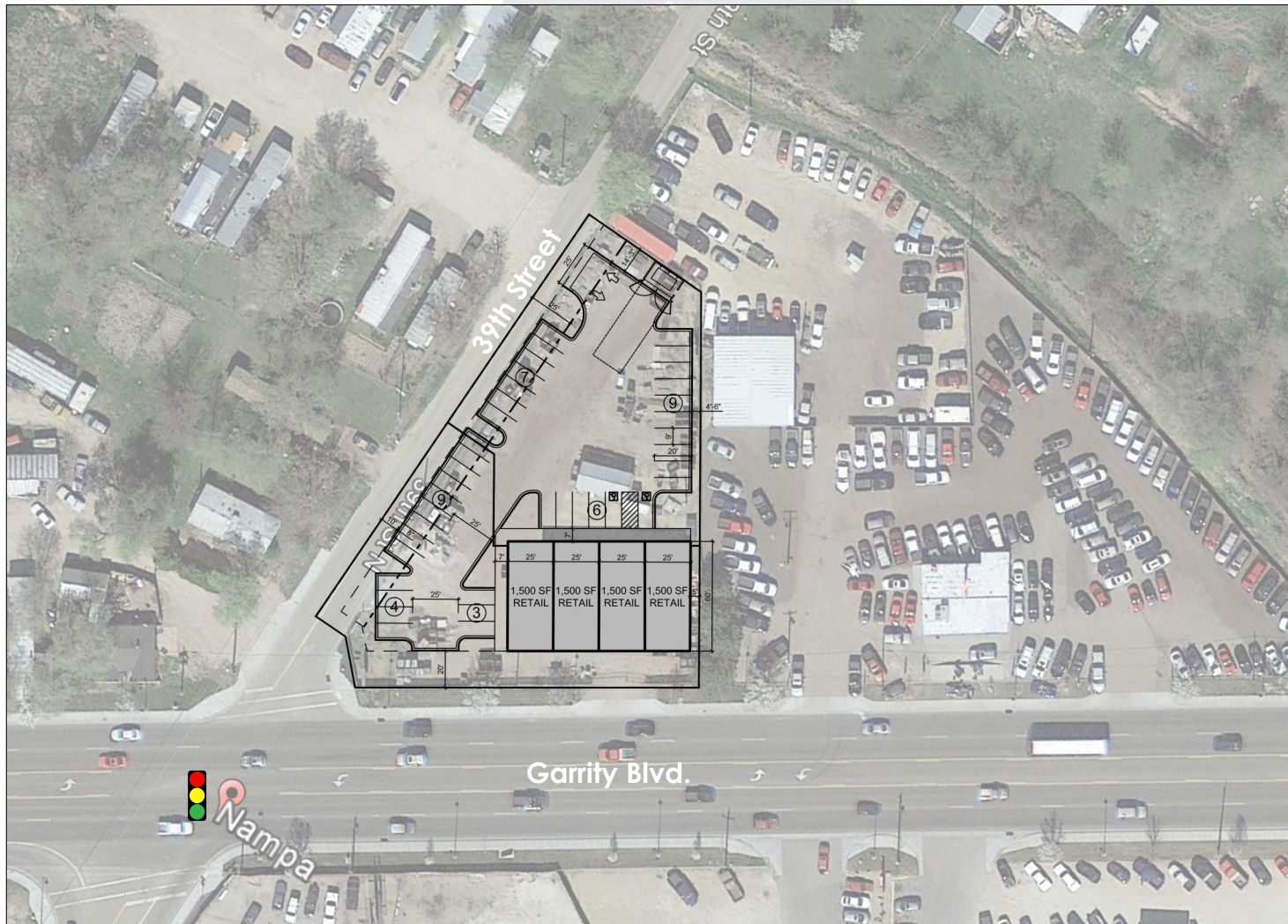
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Multi-Tenant Retail Site Plan



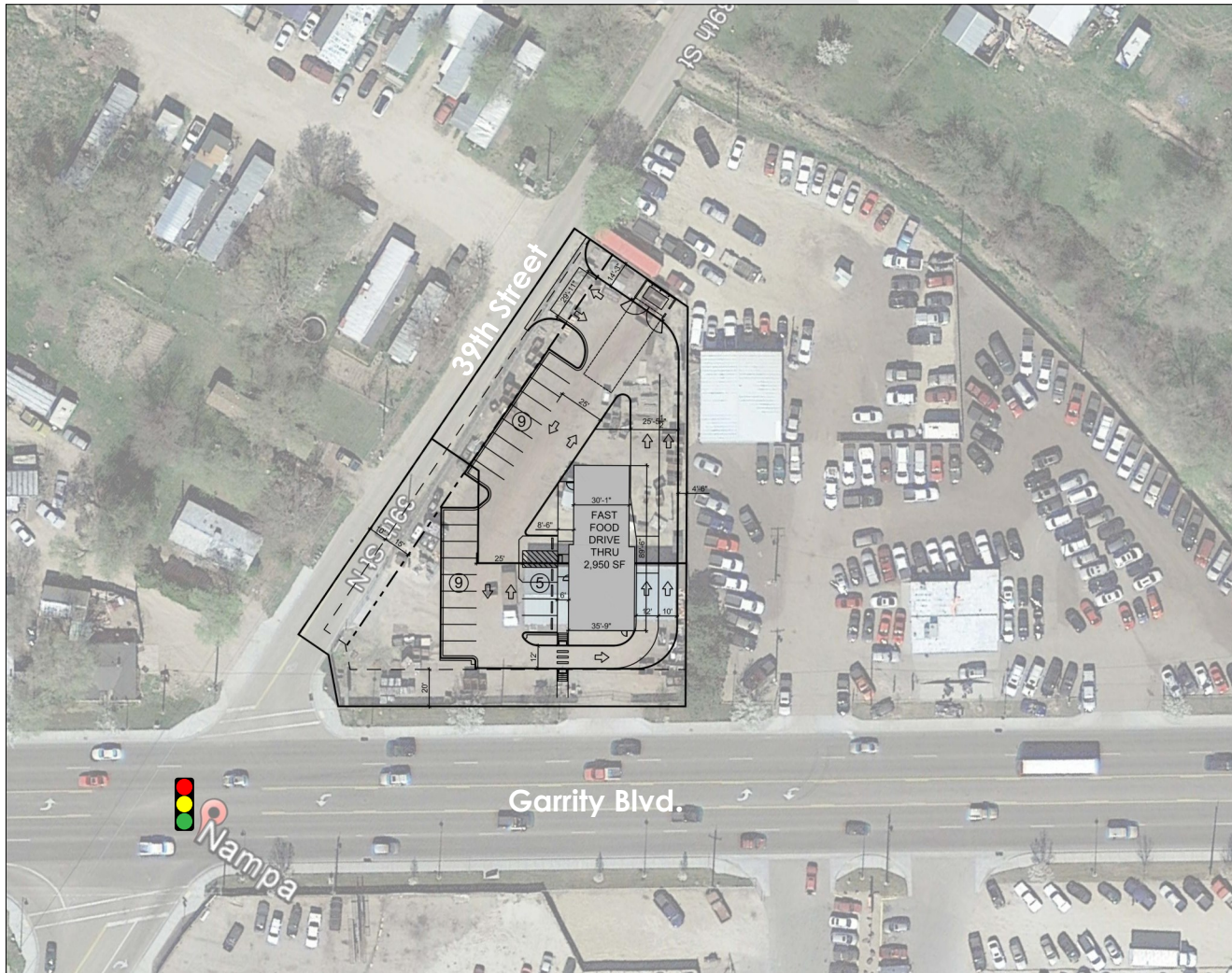
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Fast Food Site Plan



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Aerial - Close Up



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Aerial



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