



1,400 SF AVAILABLE JULY 1, 2026



THE REDSTONE BUILDING

16231 North Brinson Street
Nampa, Idaho 83687

1,400 SF FOR LEASE

PROPERTY HIGHLIGHTS

Lease Rate	\$25.00/SF FSEJ
Space Status	Suite 110 - 1,400 SF
Configuration	Private Offices & Breakroom
Building Size	8,400 SF Total
Lot Size	0.772 Acres
Zoning	GB1 (Gateway Business)
Parcel Number	R3106730000
Availability	July 1st, 2026
LockBox	No, Contact Agents



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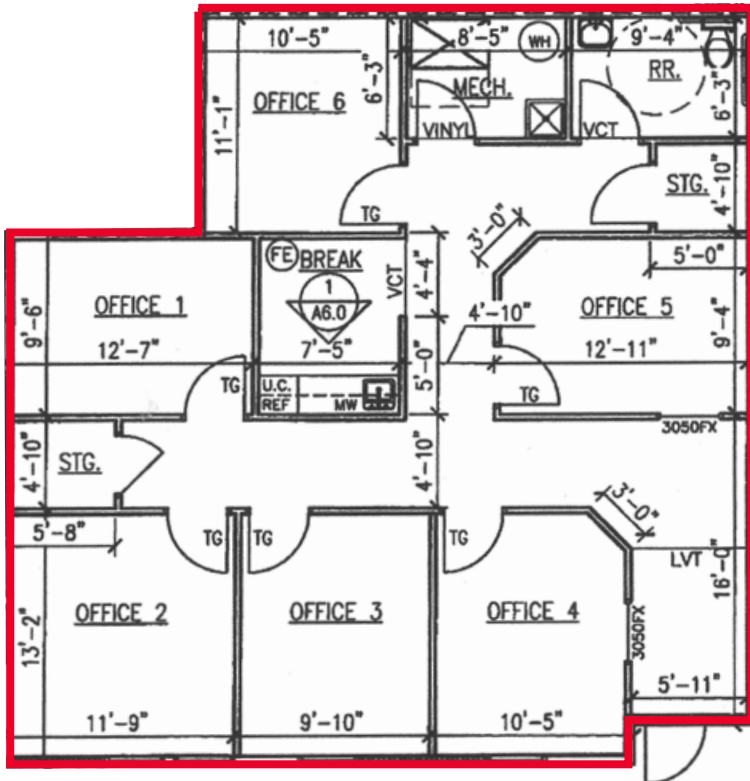
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FLOOR PLAN



LISTING FEATURES

- Fully built-out move-in ready first floor medical or office space available in a growing area in Nampa, Idaho
- Space consists of reception area, private offices, breakroom, restroom, and storage/mechanical area
- One block away from the College of Western Idaho, with over 31,350 students - <http://cwi.edu/info/facts-glance>
- Tenants surrounding the property include Walmart Supercenter, The Ford Idaho Center, several car dealerships, the Ridgecrest Golf Course, hotels and restaurants, retailers, and professional services
- Near the New Amazon Fulfillment Center & the Nampa Gateway Center - Tenants include: Villa Sport Fitness, Skyzone Trampoline Center, JCPenney, the New WinCo & the Northwest Science Museum
- North of the new \$80 million dollar Saint Alphonsus Nampa medical campus at Garrity and Flamingo
- Space is currently occupied - available July 1st of 2026
- Please do not disturb relocating tenant, contact agents to schedule tours and walk-thrus

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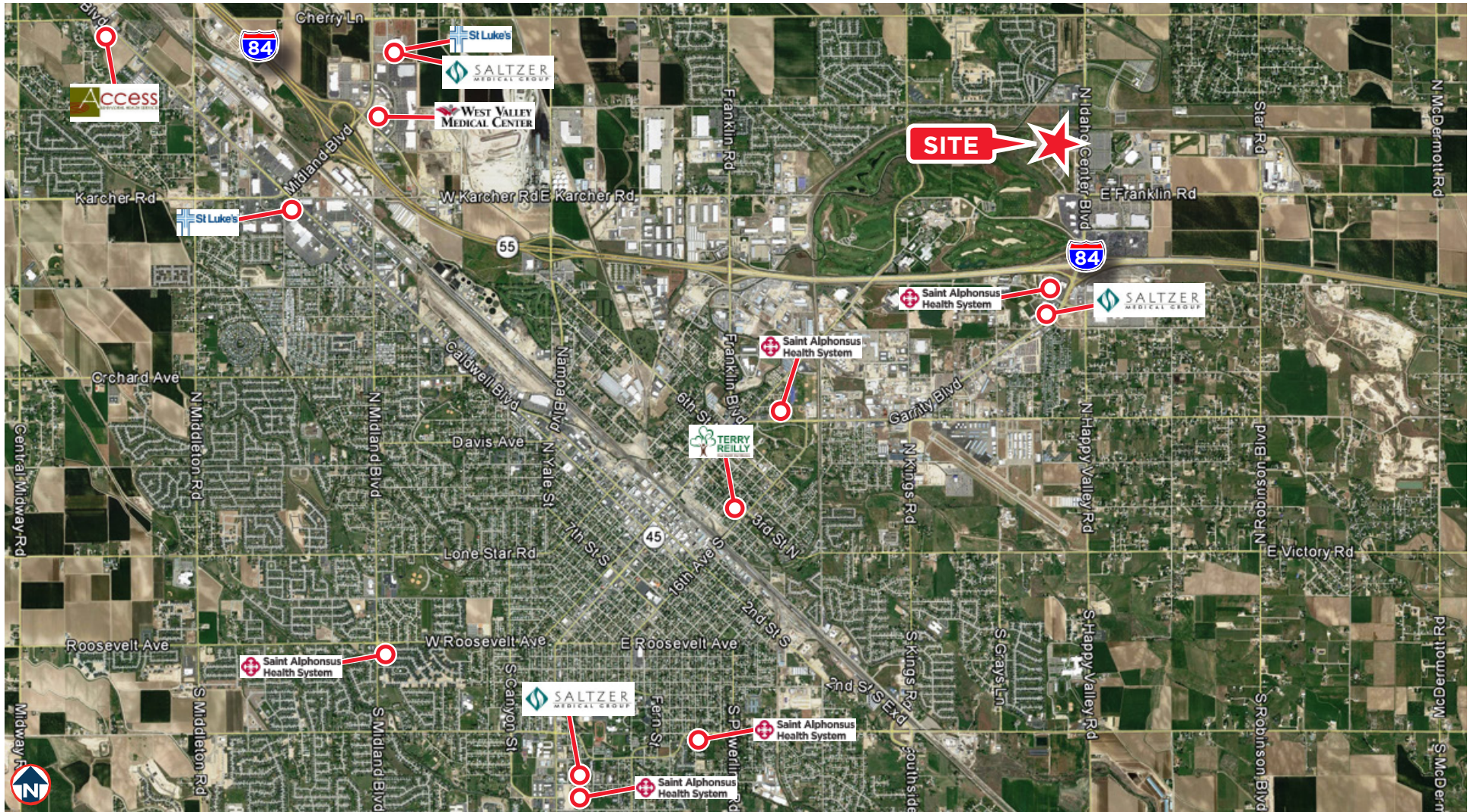
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Property is Surrounded by Medical Offices, Physical Therapists, Urgent Care Facilities & Specialty Medical Services

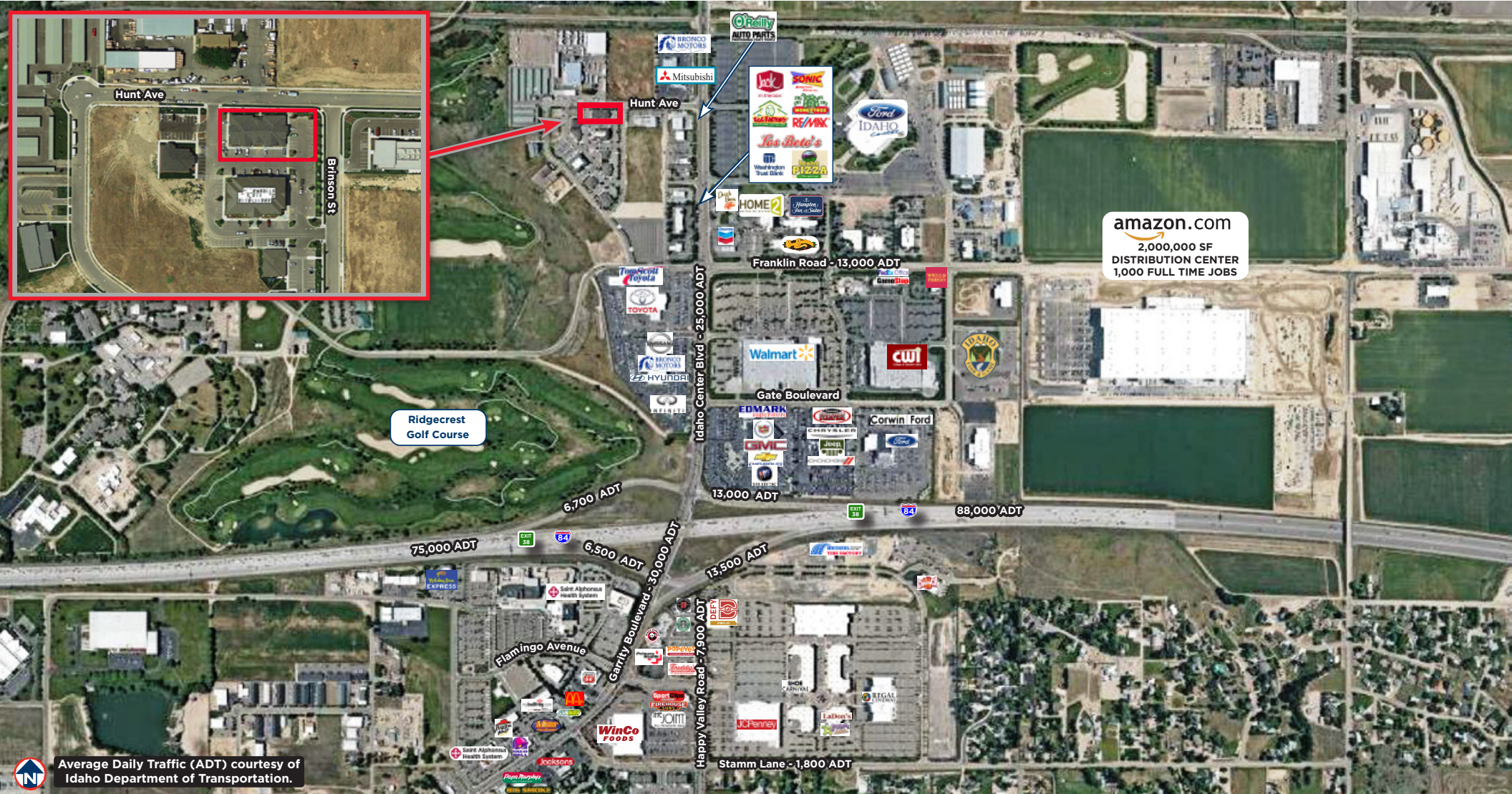




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Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.



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- LOCATED IN A HIGH GROWTH AREA IN NAMPA -

In the identified area, the current year population is 410,762. In 2010, the Census count in the area was 301,881. The rate of change since 2010 was 3.05% annually. The five-year projection for the population in the area is 463,578 representing a change of 2.45% annually from 2020 to 2025.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

	3 miles	5 miles	10 miles
Population			
2000 Population	20,378	68,745	182,224
2010 Population	27,741	95,628	301,881
2020 Population	34,218	117,809	410,762
2025 Population	38,060	131,927	463,578
2000-2010 Annual Rate	3.13%	3.36%	5.18%
2010-2020 Annual Rate	2.07%	2.06%	3.05%
2020-2025 Annual Rate	2.15%	2.29%	2.45%
2020 Male Population	50.3%	49.2%	49.3%
2020 Female Population	49.7%	50.8%	50.7%
2020 Median Age	32.1	33.0	33.2
Households			
2020 Wealth Index	52	58	84
2000 Households	6,818	23,623	62,049
2010 Households	9,283	33,028	101,278
2020 Total Households	11,414	40,478	137,167
2025 Total Households	12,674	45,243	154,627
2000-2010 Annual Rate	3.13%	3.41%	5.02%
2010-2020 Annual Rate	2.04%	2.00%	3.00%
2020-2025 Annual Rate	2.12%	2.25%	2.43%
2020 Average Household Size	2.95	2.87	2.97
Average Household Income			
2020 Average Household Income	\$62,282	\$65,645	\$82,847
2025 Average Household Income	\$67,610	\$72,064	\$91,823
2020-2025 Annual Rate	1.66%	1.88%	2.08%
Data for all businesses in area			
	3 miles	5 miles	10 miles
Total Businesses:	1,451	3,421	10,676
Total Employees:	17,554	39,002	111,021



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City of Nampa, Ready For You

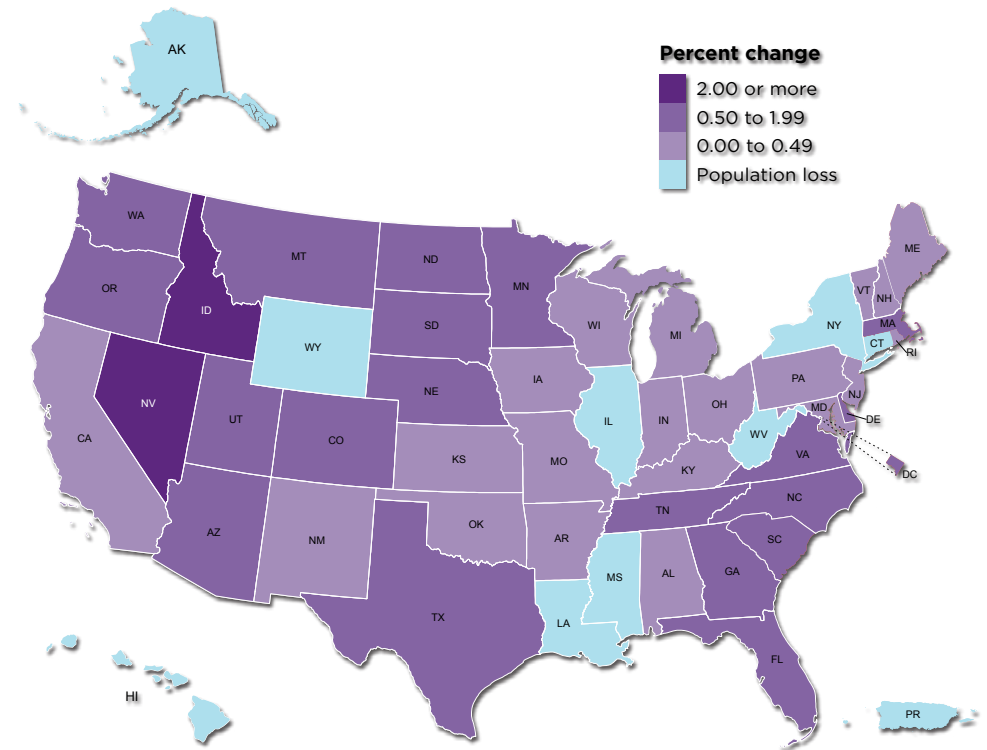
Looking for new opportunities? Consider the Boise Valley where great companies grew from an idea to a flourishing business with long legacies of success. Companies like Micron Technology, the J.R. Simplot Co., and Amalgamated Sugar have flourished in the valley. But even better, companies like Plexus Corp., Mission Aviation Fellowship and Sorrento Lactalis have made Nampa their homes.

Why? As the second largest city in Idaho, Nampa has a long history of providing a business friendly atmosphere, low operating costs, skilled employees and a great quality of life. Located just 15 miles from Boise, Nampa brings metropolitan amenities together with a relaxed pace of life and true sense of community spirit.



Idaho is one of the Nation's Fastest Growing States

Population Change for States (and Puerto Rico)
From July 1, 2017, to July 1, 2018



CLICK HERE TO DOWNLOAD THE COMPLETE NAMPA REGIONAL OVERVIEW:
<https://paccra.com/wp-content/uploads/2020/04/City-of-Nampa-Information-Brochure.pdf>



U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)

Source: Vintage 2018 Population Estimates
www.census.gov/programs-surveys/popest.html