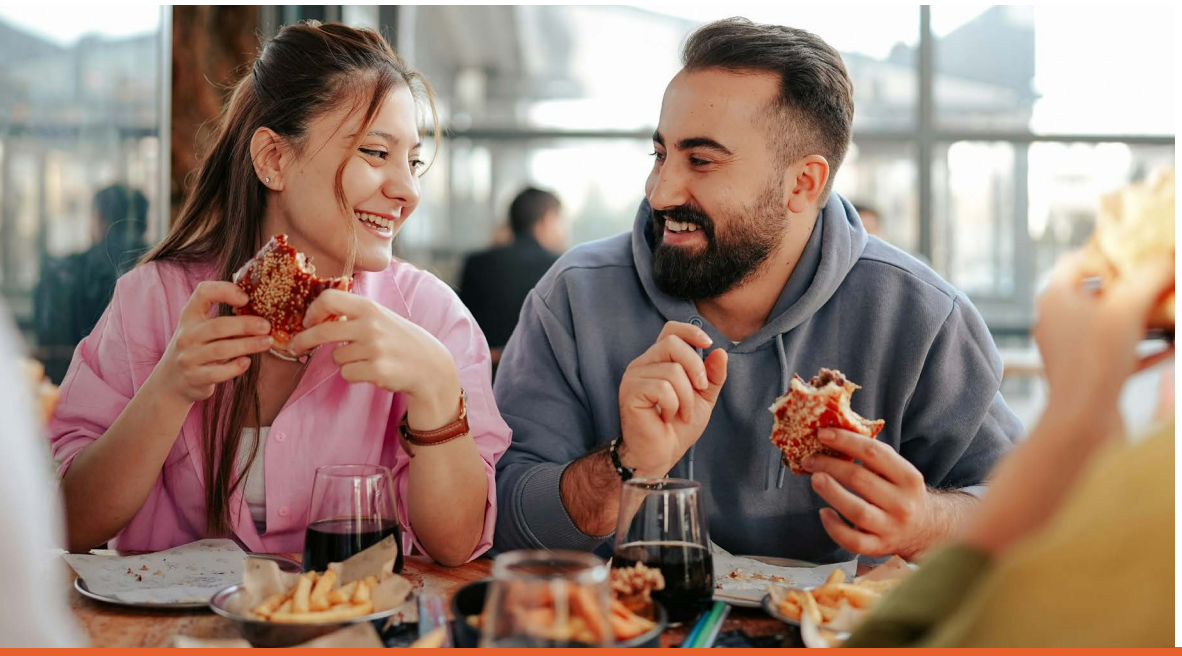




NOW LEASING!





FUTURE GROCERY-ANCHORED CENTER

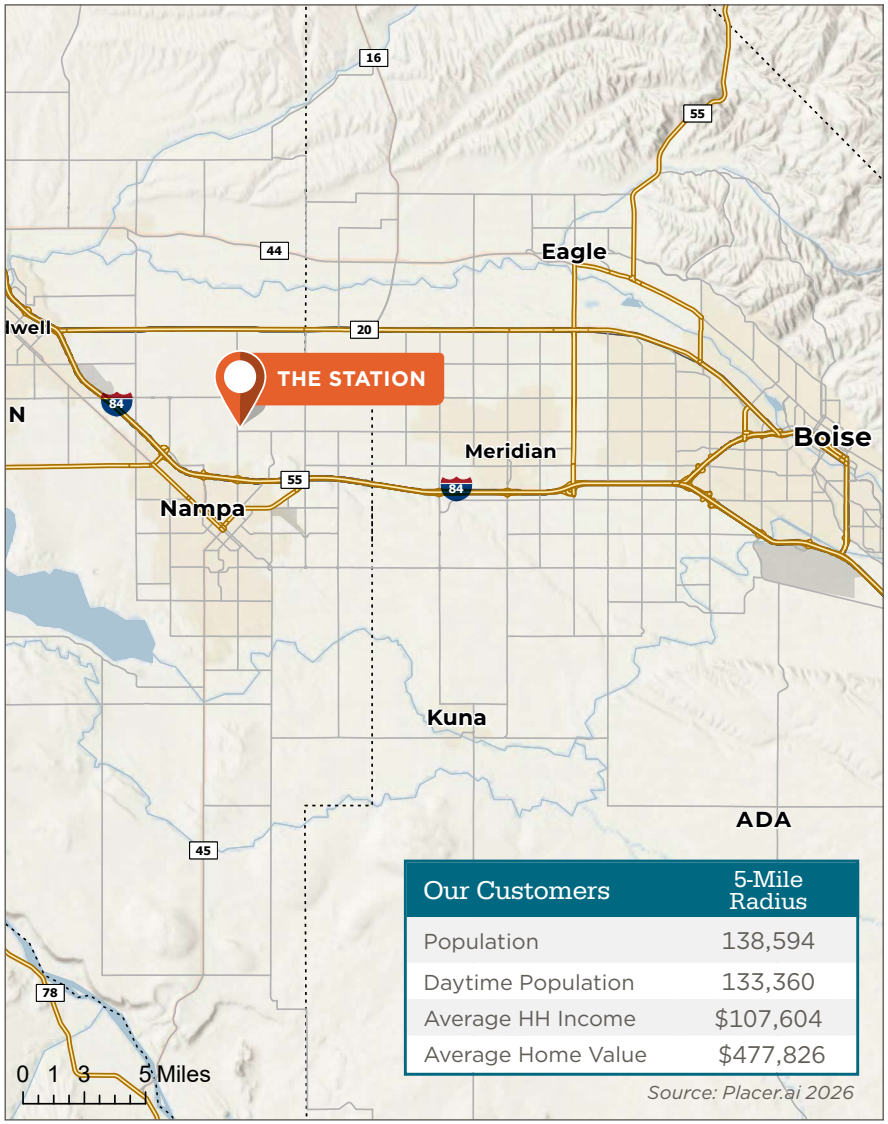
The Station
AT FRANKLIN VILLAGE

Cherry Ln & N Franklin Blvd, Nampa, ID 83687

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Our Customers	5-Mile Radius
Population	138,594
Daytime Population	133,360
Average HH Income	$107,604
Average Home Value	$477,826

Source: Placer.ai 2026

The Location

Franklin Station is a future ±100K SF Grocery-anchored shopping center in Nampa, Idaho, **the third-fastest-growing city in the state, behind only Meridian and Boise**.

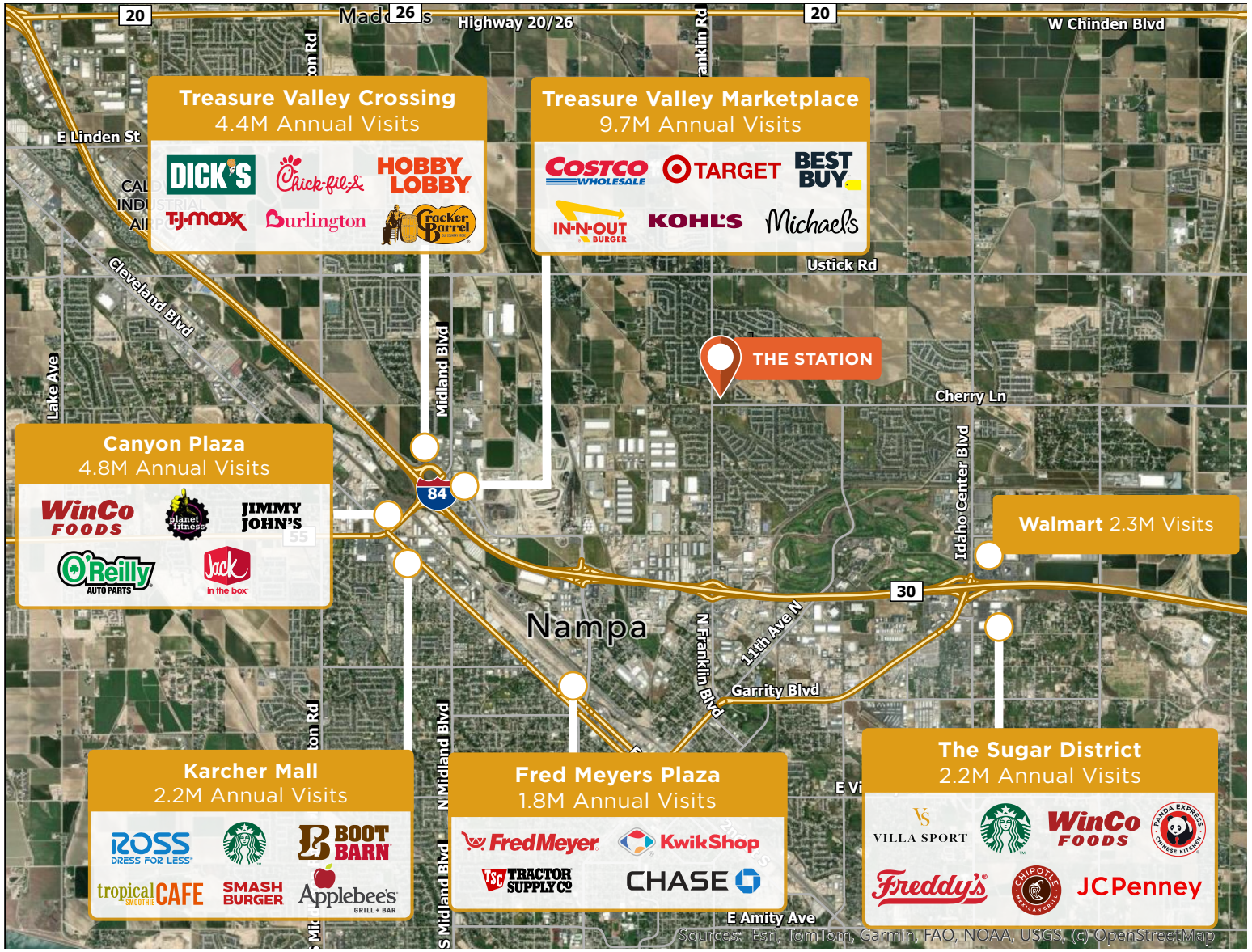
Surrounded by expanding residential neighborhoods and limited nearby grocery competition, the center is well positioned to serve growing retail demand across the greater Boise market.

WHY THIS LOCATION?

- **Flexible Shop Space:** ±36K SF of divisible space for a variety of retail, restaurant and service uses.
- **3 Drive-Thru Opportunities:** Planned bank/drive-thru pads offers added convenience, access and visibility.
- **Growing Trade Area:** More than 131.7K residents within five miles, supported by continued residential growth.
- **Limited Competition:** Minimal grocery options within a three-mile radius create a compelling opportunity to serve nearby residents.
- **Strategic Location:** Positioned at Cherry Lane (8.4K VPD) and Franklin Boulevard (8.2K VPD) with convenient access to the surrounding community.

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THE MARKET



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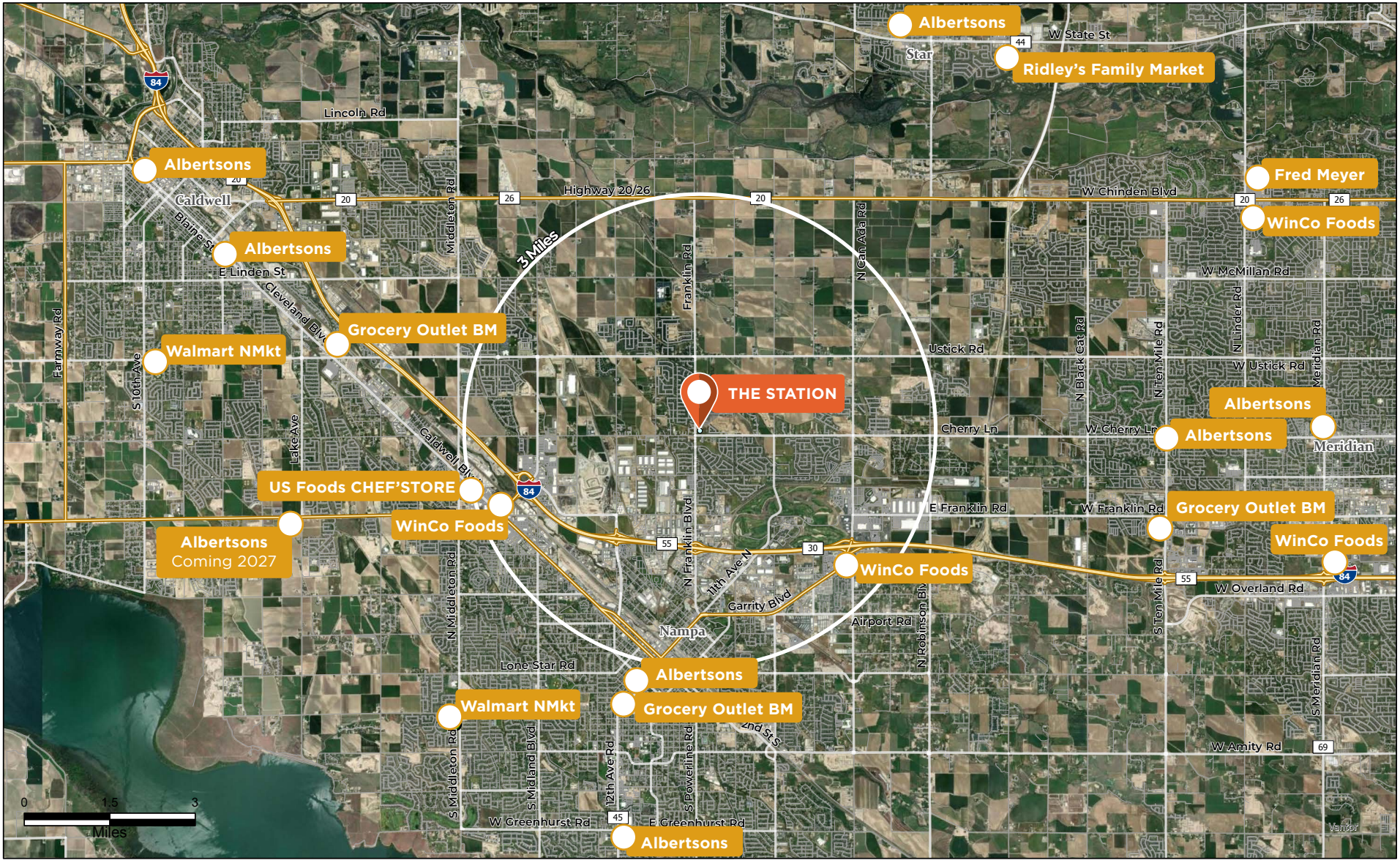
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GROCERY COMPETITION



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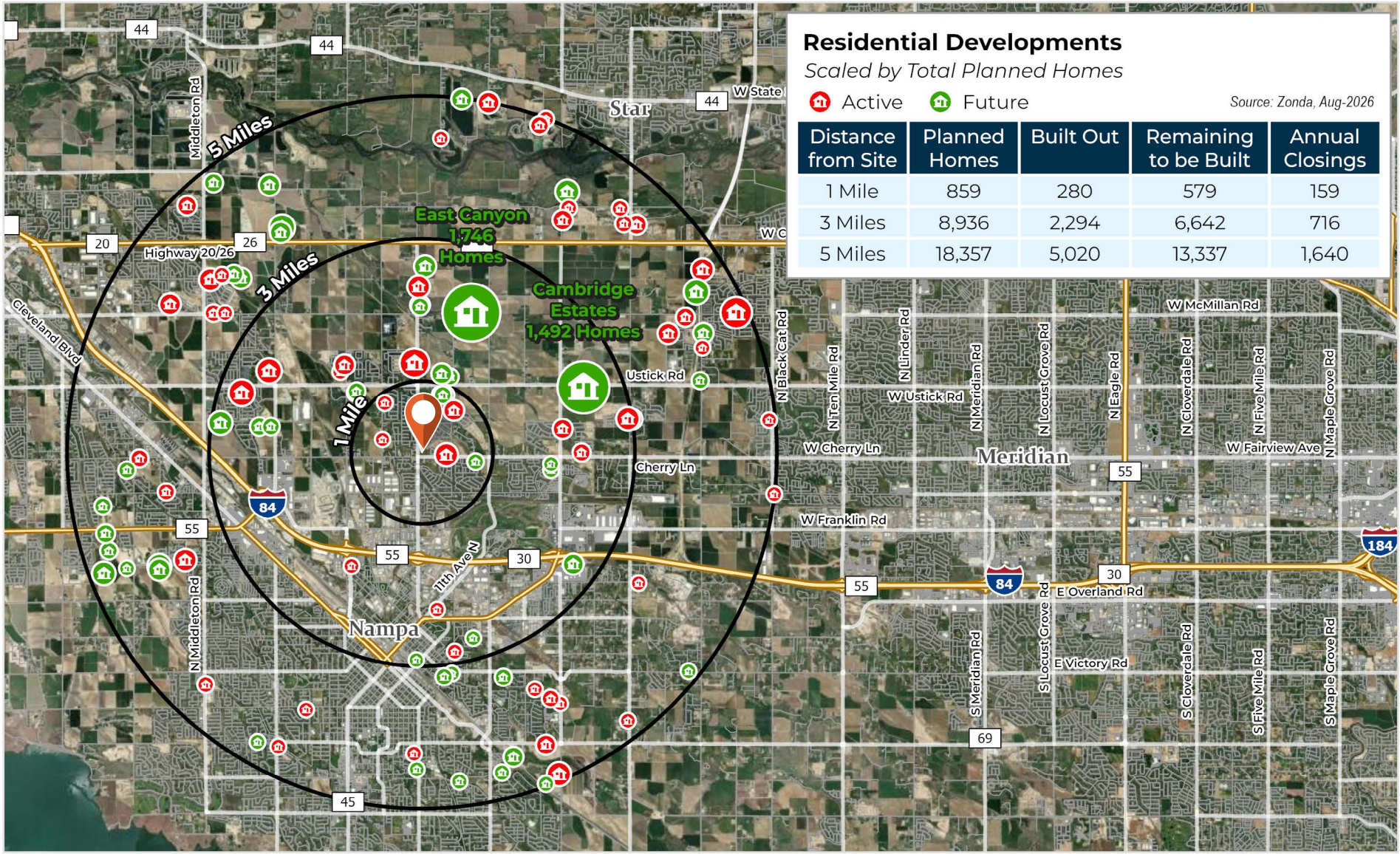
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RESIDENTIAL GROWTH



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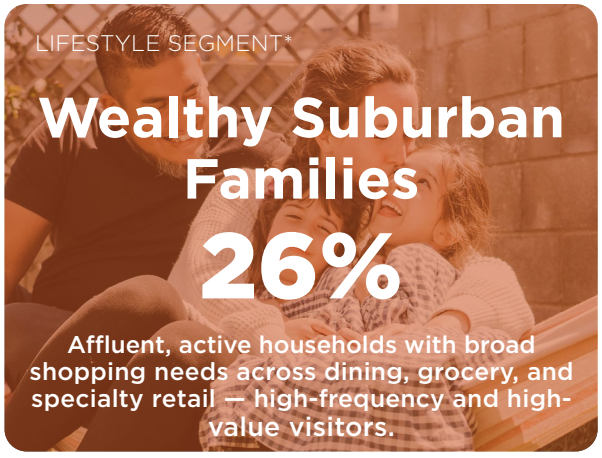
DEMOGRAPHICS



	1-Mile Radius	3-Mile Radius	5-Mile Radius	10-Minute Drive
2026 Total Population	10,214	43,232	138,954	66,003
2031 Total Population	11,794	48,632	156,322	74,452
2026 Daytime Population	8,602	61,811	133,360	82,032
Average HH Income	$103,251	$107,634	$107,604	$106,632
Average Home Value	$551,453	$492,779	$477,826	$483,300
Bachelor's Degree +	33%	26%	25%	26%

Source: Placer.ai 2026





Source: 2025 Spatial.ai Personalive, **based on 1-Mile radius**

FUTURE GROCERY-ANCHORED CENTER

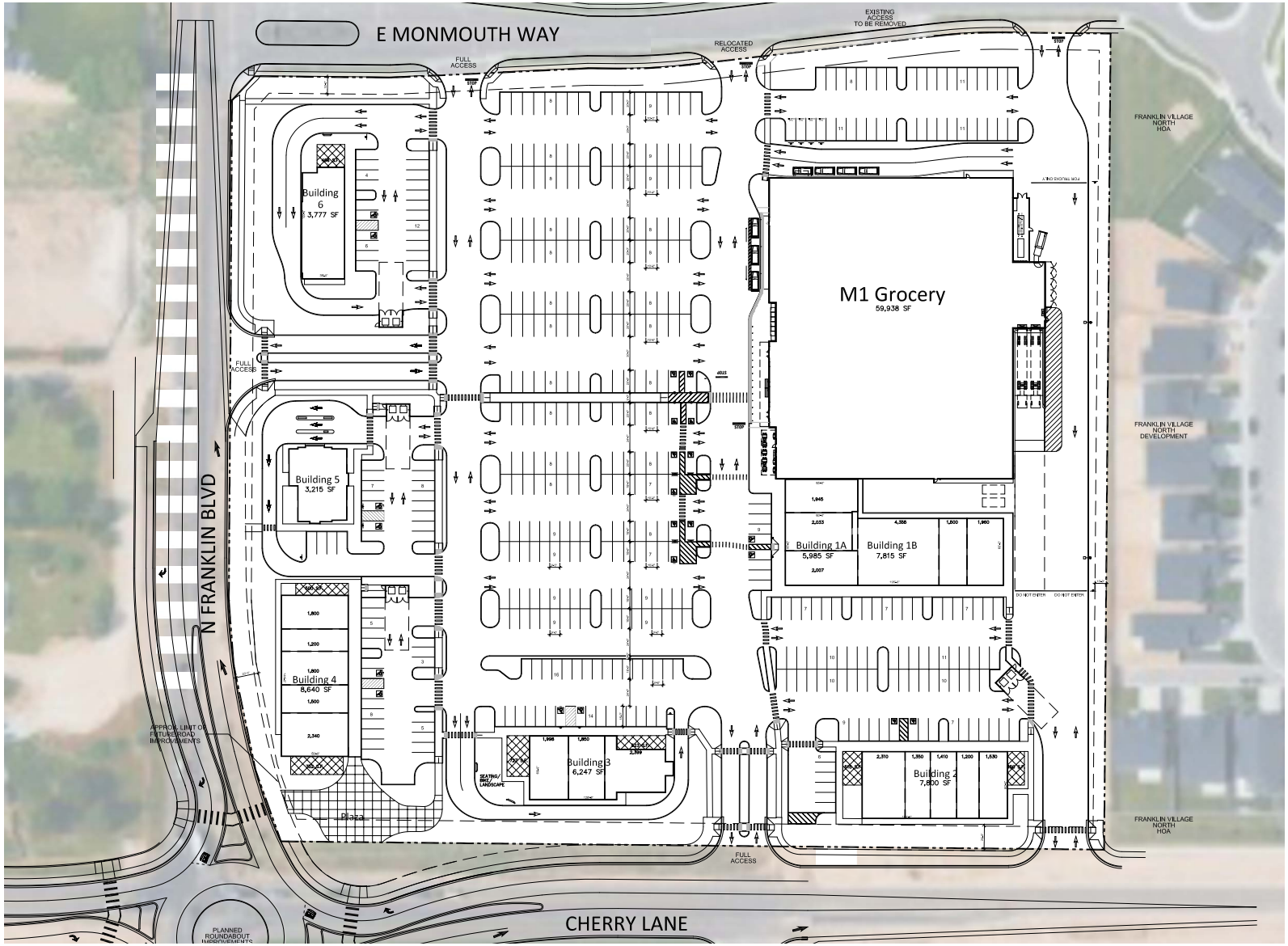
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SITE PLAN



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About Regency

For over 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 26 regional offices, and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest

We considerately incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.



Greenway Town Center | Tigard, OR



Grand Ridge Plaza | Issaquah, WA

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