

# USTICK TOWN CENTRE

100% LEASED NNN RETAIL FLEX INVESTMENT

6421-6517 W USTICK RD BOISE, ID 83704



OFFERING MEMORANDUM



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6423-6517 W Ustick Rd

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## LISTING BROKERS

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# EXECUTIVE SUMMARY

Ustick Town Centre is a fully leased, 9-suite NNN multi-tenant retail center located in West Boise, a dynamic community with established residential areas.

Situated on over 2 acres of prime real estate, this newly renovated and well-maintained center offers 30,060 rentable square feet of retail/flex space with ample parking (121 stalls).

The center boasts a diverse tenant mix of established businesses and is 100% occupied, benefiting from the large need for neighborhood retail in Boise.

Recent renovations, including a new parking lot, enhance the property's appeal. With under-market rents and extensive CapEx improvements, Ustick Town Centre presents a turn-key investment opportunity with significant +30% upside potential for increased cash flow through strategic lease adjustments over time.

Call agents to schedule tour.  
Please do not disturb tenants.



# OFFERING SUMMARY

|                       |  |
|-----------------------|--|
| Address               | <b>6421-6517 Ustick Rd Boise, ID 83704</b>       |
| Offering Price        | <b>\$5,100,000</b>                               |
| Occupancy             | <b>100%</b>                                      |
| Price Per Square Foot | <b>\$169.07</b>                                  |
| NOI                   | <b>\$303,140</b>                                 |
| CAP Rate              | <b>5.95%</b>                                     |
| Submarket             | <b>Boise West Bench</b>                          |
| Property Type         | <b>In-line Retail Center</b>                     |
| Building Size         | <b>30,165 SF</b>                                 |
| Gross Rentable SF     | <b>30,060 SF</b>                                 |
| Lot Size              | <b>2.156 Ac</b>                                  |
| Year Built            | <b>1958 / Rebuilt 2005 / Renovated 2022-2024</b> |
| Tenancy               | <b>9 Suites</b>                                  |
| Parking Spaces        | <b>121 parking stalls</b>                        |
| Parking Ratio         | <b>4:1</b>                                       |
| # of Parcels          | <b>4 Parcels</b>                                 |
| Signage               | <b>New Monument Sign</b>                         |
| Zoning                | <b>City of Boise C-1</b>                         |





**BIG SMOKE**  
CIGARETTES  
ICE COLD BEER  
GIVE CASH TO THE  
MAY WHATEVER THE  
WANT

ALPHA TATTOO

ORION

ROSE BAPTIST CHURCH

# INVESTMENT HIGHLIGHTS

*Ustick Town Centre*

## BUILDING

NEWLY RENOVATED  
2022-2024

9 TENANTS

121 PARKING STALLS  
4:1 RATIO

PHASE 3 POWER  
CAT 5 WIRING

## AREA

NEIGHBORHOOD  
RETAIL

ESTABLISHED  
TENANTS

EASY ACCESS  
TO INTERSTATE

CENTRAL  
BOISE

## FINANCIAL

EXTENSIVE  
CAP-X IMPROVEMENTS

UNDER MARKET  
RENTS AV \$10.68

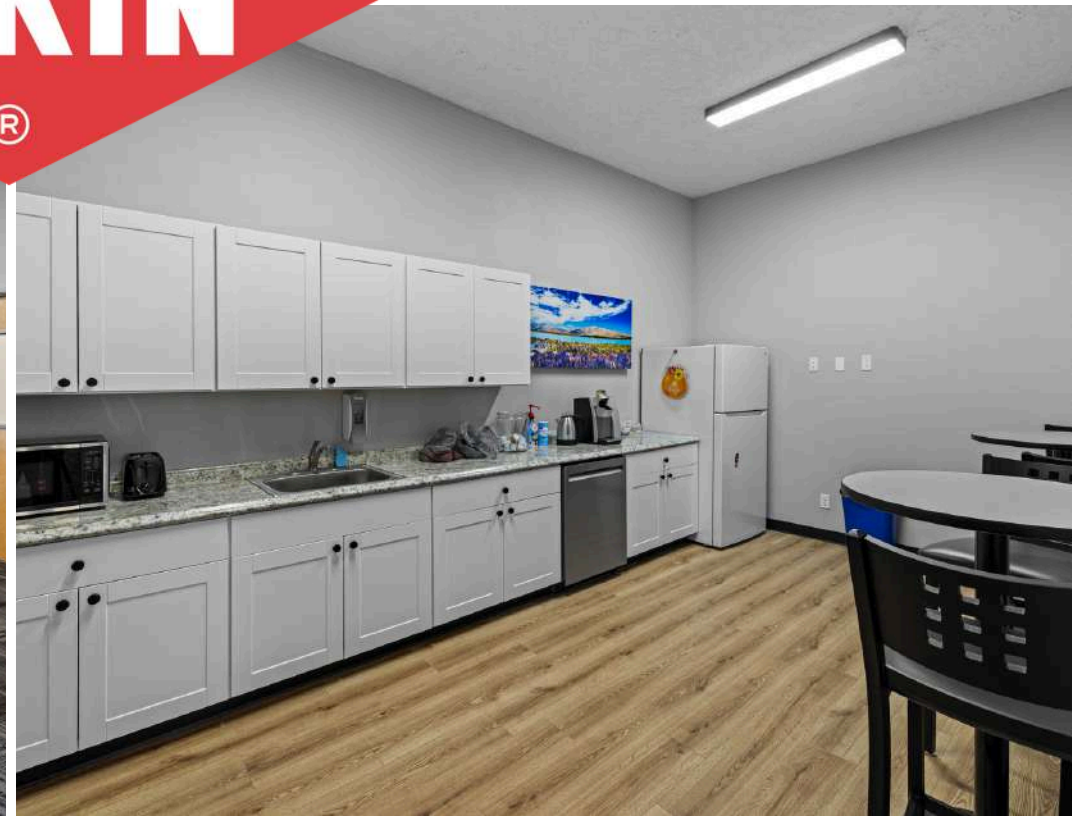
AVERAGE WEST BOISE  
RENT \$14 NNN

30%+ UPSIDE  
RENT POTENTIAL



**ORKIN**

®

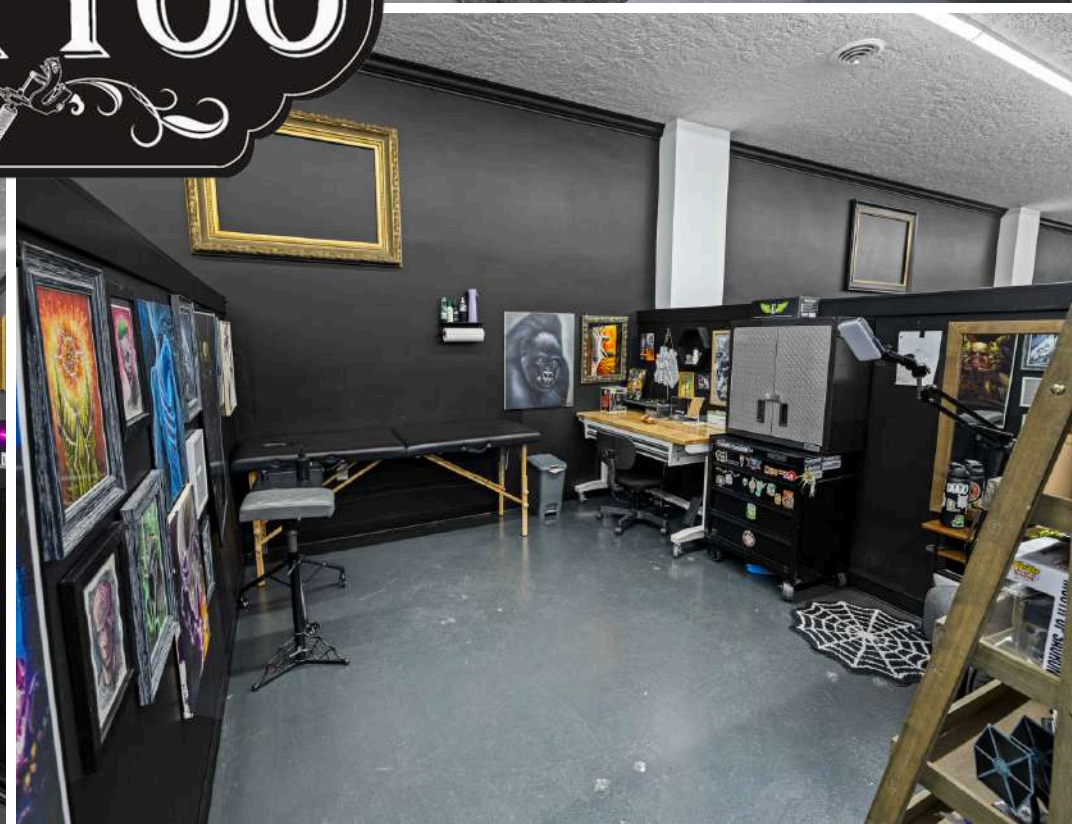






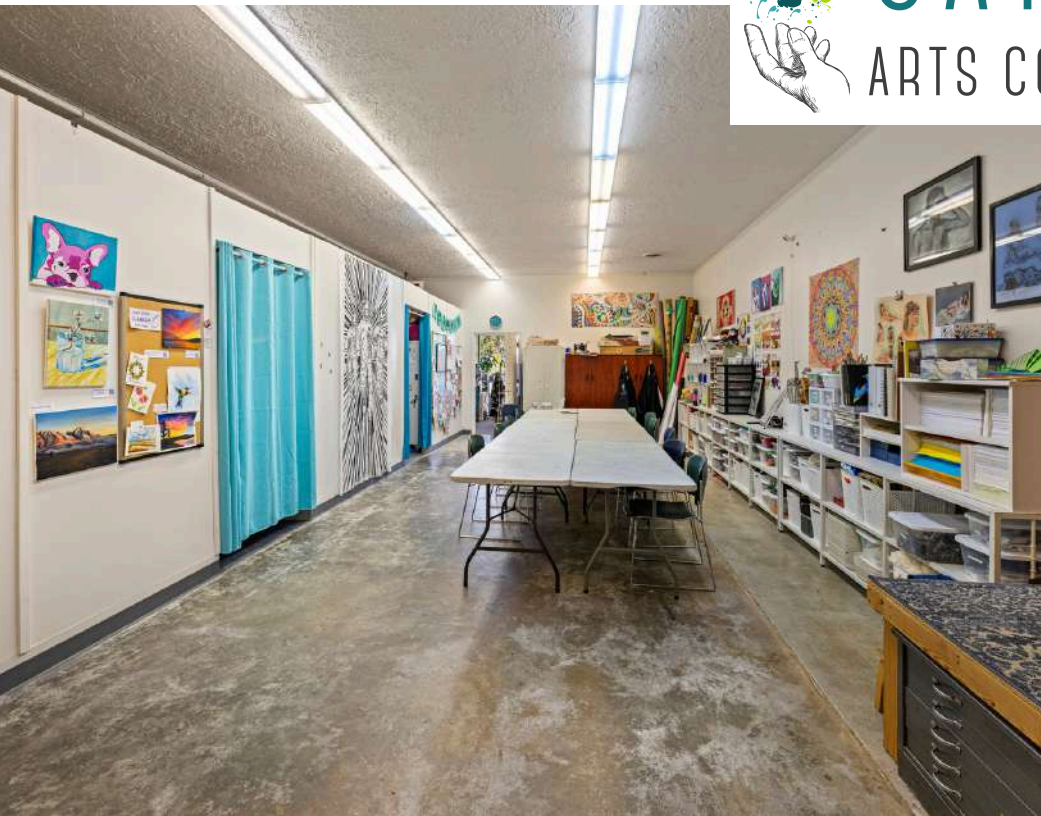


# OLD SOUL TATTOO





 **CATALYST**  
ARTS COLLABORATIVE



WEST BENCH  
**AUTUMN**  
ART MARKET  
OCTOBER 12

FOOD TRUCKS  
& FALL TREATS

STUDIO TOURS,  
ART ACTIVITIES,  
& CLAY PLAY!

"GLEAM" AFTER PARTY!  
7PM-10PM

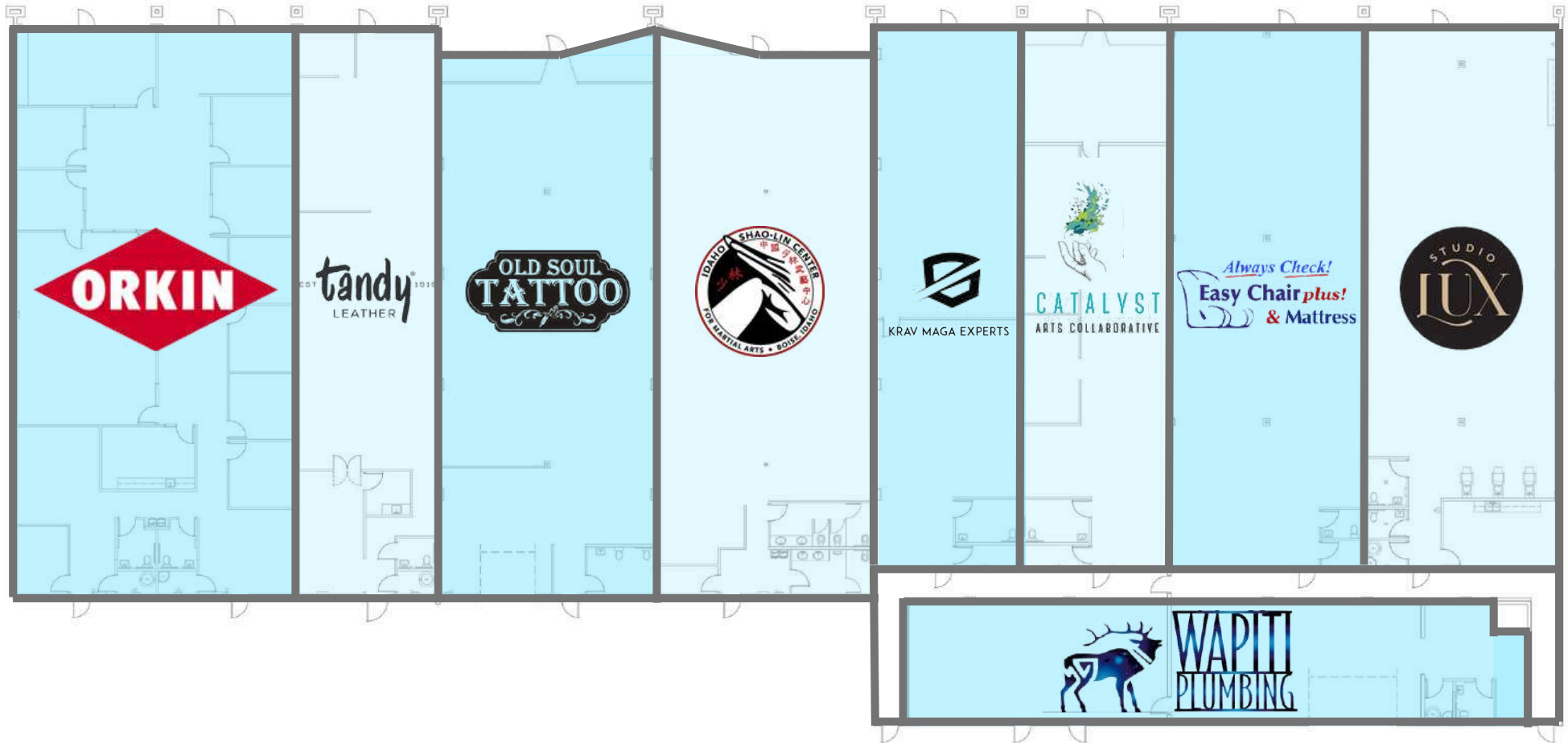
 CATALYST ARTS COLLABORATIVE  
6427 W USTICK RD.

10AM  
-  
4PM



# FLOOR PLAN

Ustick Town Centre

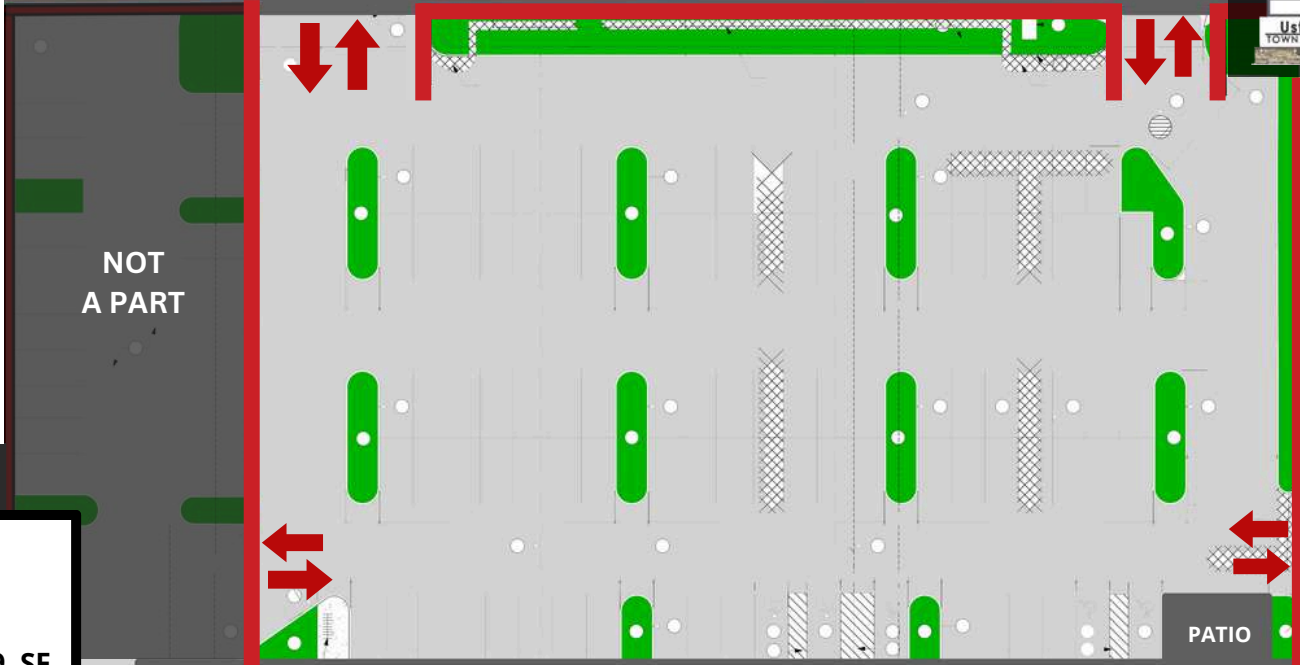
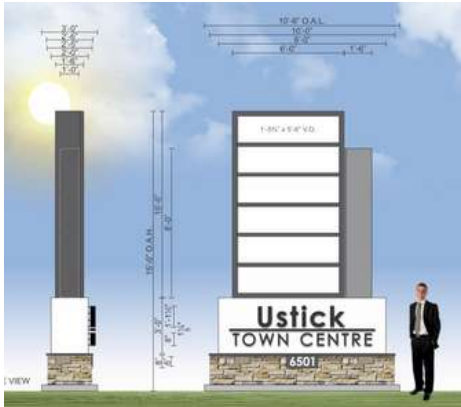


# SITE PLAN *6423-6517 W Ustick Rd*

New Monument Sign

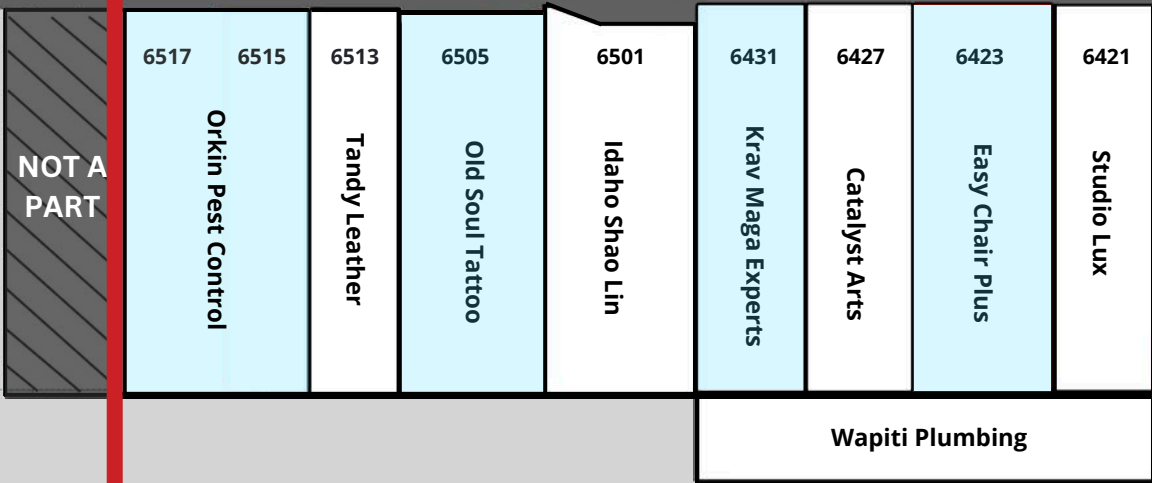
Ustick Road

Esquire Dr



## TENANT MIX

|             |                       |          |
|-------------|-----------------------|----------|
| 6517 - 6515 | Orkin                 | 5,169 SF |
| 6513        | Tandy Leather         | 2,605 SF |
| 6505        | Old Soul Tattoo       | 3,829 SF |
| 6501        | Idaho Shao Lin        | 3,900 SF |
| 6431        | Krav Maga Experts     | 2,500 SF |
| 6427        | Catalyst Arts Collab. | 2,558 SF |
| 6423        | Easy Chair Plus       | 3,549 SF |
| 6421A       | Studio Lux            | 3,446 SF |
| 6421B       | Wapiti Plumbing       | 2,504 SF |



W. SAN FERNANDO DR.

*Ustick Town Centre*

# TENANTS



## Tandy Leather

- Publicly Traded National Tenant (NASDAQ: TLF) with \$75 million annual revenue
- IPO launched 9/2/2022
- Specialty retailer and wholesaler
- Operates over 160 stores globally
- Company Founded in 1919
- Niche retailer
- Leather working hobby market, leather crafting, classes, community events
- Offers leather, tools, kits, instructional resources



## Orkin Pest Control

- National franchise
- Nationally recognized
- Pest Control services
- Subscription based
- Well respected
- Top brand
- Boise headquarters
- High level marketing
- Brand new office buildout
- Residential & Commercial
- Services Treasure Valley and south/central Idaho
- Orkin 120+ yrs in business
- Orkin has 400+ locations



## Easy Chair Plus

- Niche market selling speciality chairs/beds
- Post surgery clients
- Elderly clients
- Mobility challenged
- Lift Chairs
- Lift Beds
- Destination business
- Long standing business with good reputation in Boise
- Repeat clients
- Targeted marketing
- Runs 24 hr ads on TV



## Studio Lux

- Hair, nail & lash salon
- Salon Suites for rent
- Open floor concept
- Exceptional buildout
- High-level finishes
- Classy/Modern/Industrial
- Removed drop ceiling
- Stylists are independant
- Installed new hard HVAC exposed system for modern appeal
- Two types of salon suites for lease

Ustick Town Centre

# TENANTS



## Idaho Shao Lin

- Tenant since 2021
- Teaching Tai Chi
- Teaching Kung Fu
- Kids Kung Fu
- 25+ yrs business
- Well established clientele
- Daily classes
- Diverse offering of Martial Arts
- TI with large men's and women's restroom.



## Catalyst Arts Collaborative

- Local art community
- Art classes
- Community Driven
- Art events, pop-up artist markets
- Lease studio space to local artists
- Host regular events
- Pottery Classes
- Drawing Classes
- Retail art shop
- New polished concrete floor



## Old Soul Tattoo

- Tattoos & piercings
- 2nd location in Boise
- Locally owned
- In business since 2019
- Quality buildout
- Loyal clientele
- Award winning artists
- Stations for up to 13 tattoo artists
- Retail storefront & reception area
- 10x10 overhead door for optional flex place



KRAV MAGA EXPERTS

## Krav Maga Experts

- Tenant since 2022
- Teaches Krav Maga
- Teen self-defense
- Women's self-defense
- Private classes
- Krav fit program
- National franchise Teaching self-defense and fitness
- Well-establish clientele
- Repeat clients
- Daily classes
- Memberships & drop-ins



## Wapiti Plumbing

- High end plumbing company specializing in luxury properties
- 10+ years in business
- Warehouse renovated
- New HVAC Unit
- New Paint
- New Lighting
- New Bathrooms
- New 10x12 OH Door

# PARKING LOT RENOVATION

*Ustick Town Centre*



- 121 Parking Stalls
- 4:1 Parking Ratio
- New LED parking lot lights
- New parking orientation & striping
- New ADA parking spaces
- New curbs & barriers
- Four ingress/egress entrances
- New facade lighting for security and signage
- New irrigation for landscaping
- New drainage
- City approved landscape plan
- Electrical 240V and water hookups for food truck

# FOUR PARCELS | 2.156 Ac



USTICK RD



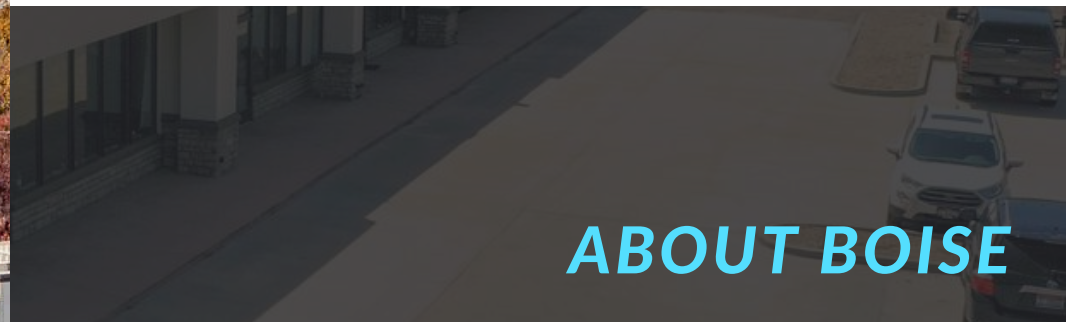
# MARKET OVERVIEW

6423-6517 W Ustick Rd

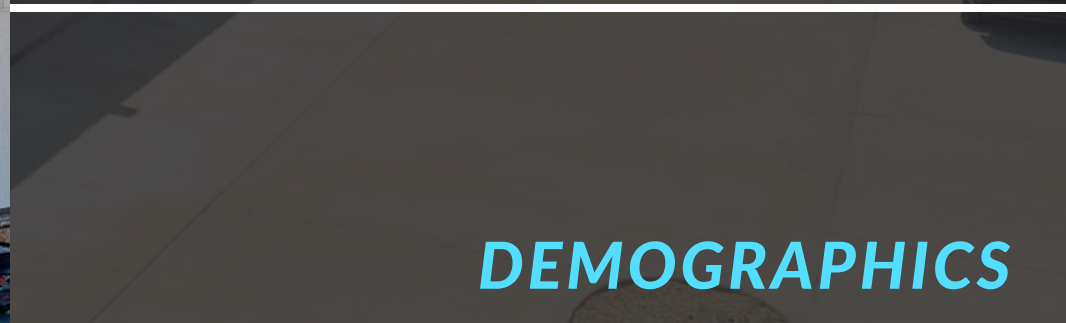
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LOCATION OVERVIEW



ABOUT BOISE



DEMOGRAPHICS



Idaho Capital Asian Market



COLE RD



Do It Yourself Doggy Detailing



USTICK RD

Ustick TOWN CENTRE



0.8 Miles

**Ustick TOWN CENTRE**

0.9 Miles  
 3 Minutes

4.4 Miles  
 11 Minutes

**Saint Alphonsus**
  
 400,000 SqFt  
 387 Beds  
 Level II Trauma Center



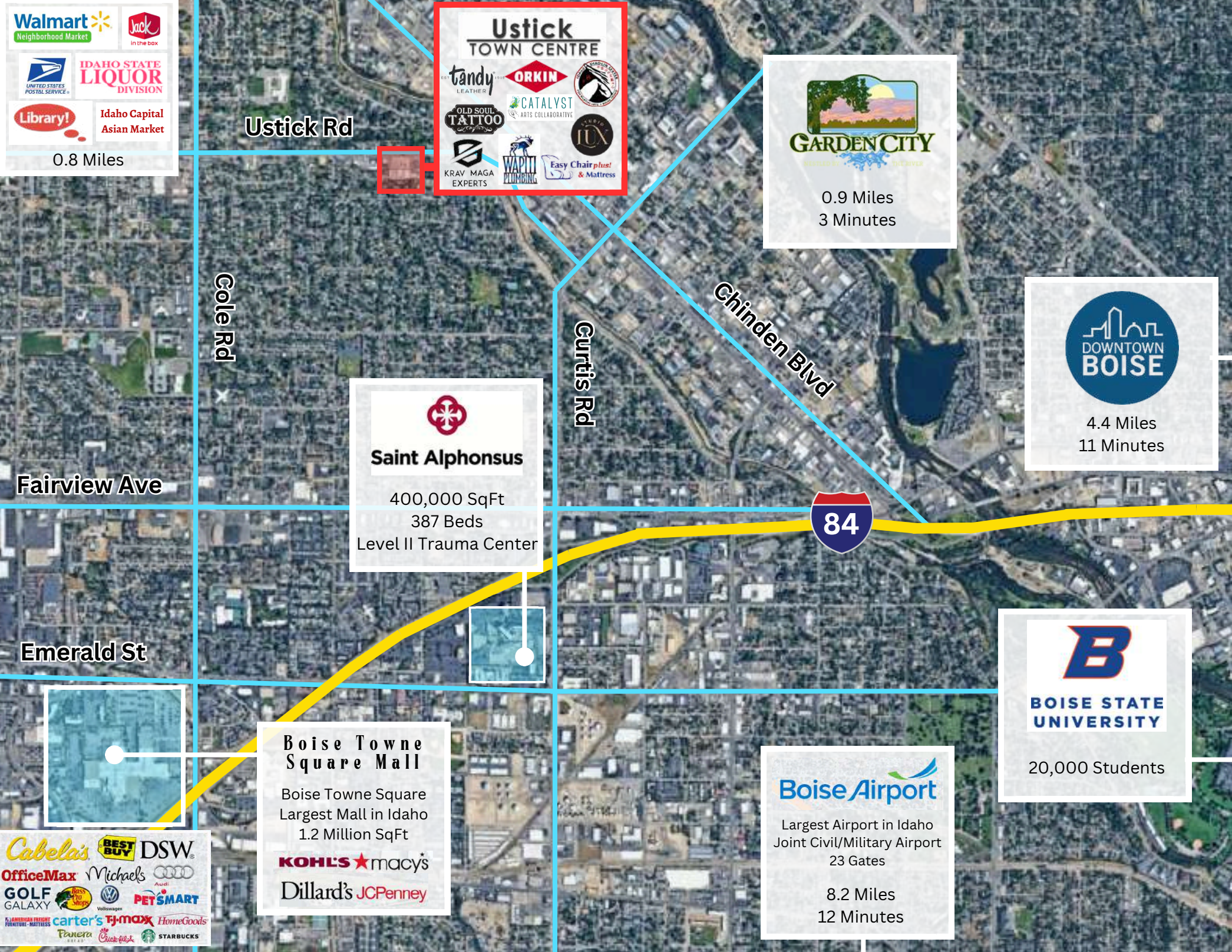
**BOISE STATE UNIVERSITY**
  
 20,000 Students

**Boise Towne Square Mall**
  
 Boise Towne Square  
 Largest Mall in Idaho  
 1.2 Million SqFt

**Dillard's JCPenney**

**Boise Airport**
  
 Largest Airport in Idaho  
 Joint Civil/Military Airport  
 23 Gates

8.2 Miles  
 12 Minutes



# CITY of BOISE

**#2** Ranked 2nd best City to live in United States (*US News Real Estate*)

**#5** Rated 5th safest City in United States (*Wall Street Journal 2024*)



## **Downtown Boise:**

is a vibrant hub of culture, history, and outdoor recreation, featuring a mix of modern and historic architecture, unique shops and restaurants, and easy access to the Boise River and Greenbelt.

## **Abundant Outdoor Recreation:**

Boise is famous for its high quality of life and close proximity to endless outdoor recreation, even within City limits. Residents and visitors can enjoy year round activities like floating the Boise River, River Surfing, Hiking, Mountain Biking, World class white water rafting, Boating on Lucky Peak reservoir, Fishing, Hunting, Skiing, Snowmobiling and more

## **Pro-Business Environment**

Boise, Idaho boasts a pro-business environment with low taxes, reasonable regulations, and a strong workforce, making it attractive for startups and established companies alike.

## **Boise State University**

is a public metropolitan research University known for its commitment to student success, innovative programs, and vibrant campus life with approximately 20,000 alumni.

## **Ski Resorts within 3 hours:**

Bogus Basin - Boise | Tamarack - Donnelly | Brundage - McCall | Baldy - Sun Valley

## **Key Employers:**

Micron, Boise Cascade Lumber, Albertsons, Simplot, Meta, St. Lukes, HP Enterprises, Boise State University, Clearwater Analytics, Scentsy, Winco Holdings, Cradlepoint

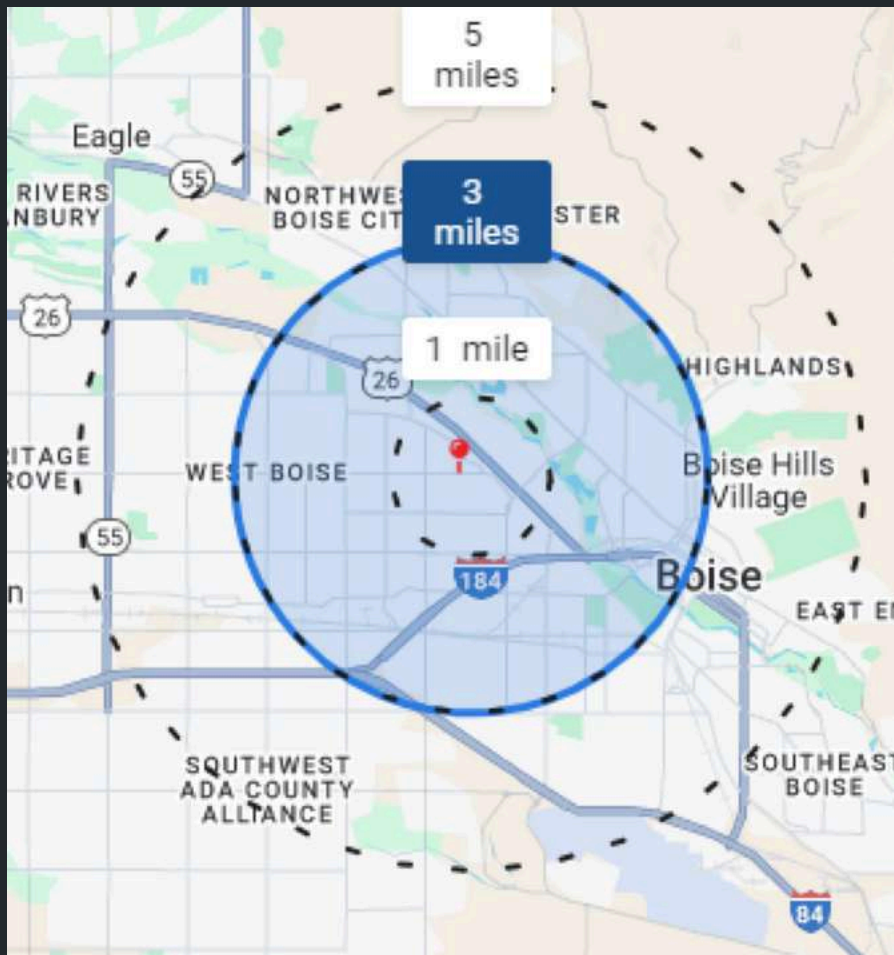


# DEMOGRAPHICS

6423-6517 W Ustick Rd

## Population 2022

|        |         |
|--------|---------|
| 1 mile | 29,653  |
| 3 mile | 166,006 |
| 5 mile | 286,462 |



West Boise Retail Vacancy as of 3Q 2024 **2.5%**

West Boise Av Retail Rent NNN 3Q 2024 **\$14.02 NNN**

Boise Population **Approx 240,000**

Boise Metro Area Population **Approx 800,000**

Annual Population Growth **+25,000 residents**

Boise Population Growth by 2050 **37%**

Job Growth 2020 - 2022 **8.7%**

Unemployment Rate (*national average 5.3%*) **3.2%**

Boise Population Median Age **35.8**

Average Household Income within 3 Mile **\$68,200**

Boise Average HH Income (*NA \$76,149*) **\$101,991**

Boise MSA Annual Tourism Revenue **\$1.9B**

Best Cities to Live in US Ranking **#2**

Safest Cities in the US Ranking **#5**

West Boise Renter to Homeowner Ratio **1:2**

Treasure Valley Retail GDP YOY Growth **2.4%**