

1484 Ground Lease Information

Context: Eastside Marketplace is a 15.5-acre, 150,000-square-foot property built in 1978, home to 30 businesses spanning retail, dining, entertainment, and medical services. The interior mall includes play areas for young children and serves as a hub for family-friendly community events.

Exact location on the property: Corner of Highway 8 and Blaine Street with signalized intersection and plenty of ingress/egress points

Area size: 15,000 +/- square feet (with removal of marquee sign and moving ingress/egress)

Zoning: Motor Business Zone (MB) with limited to no conditional or prohibited uses. Drive-thru's, fuel, coffee stand, etc. are all permitted.

Availability: Available immediately; competing use restrictions: grocery store, church, smoke/tobacco or vape shops, adult video/entertainment stores, abortion offices/facilities, alcohol/drug rehab offices/facilities.

Reference: Site map; southwest corner of property labeled 1484 (but not building exists)

Preferred uses: Fast food stop (burger, Italian, salad, wings, etc.); coffee drive-thru, gas station

Existing exclusives: Safeway, Dollar Tree, Village Centre Cinemas, Edward Jones

Asking ground rent: \$3.49+/- per square foot

Initial term: 20-30 years with extension options

Rent escalations: Every five years using Consumer Price Index

Lease structure: Triple net (NNN)- prorata share of property taxes, property insurance and Common Area Maintenance fees for property (includes maintenance staff wages, exterior maintenance and repairs including repairs and upkeep to parking lot, garbage/recycle, snowplow, sweeping. 15% management fee on all CAM, insurance and tax. Also participate in Merchant Dues (advertising, marketing, events) 25% of square footage per month.

Rent abatement or Tenant Improvements: Available for negotiation.

Buildability: Full water, sewer, power and gas available. Condition of pad is partial gravel/black top. Opportunity to remove large marquee sign and move ingress/egress to allow more space if needed. No known environmental issues. Shared parking. Enough room for drive-thru stacking.

Entitlements & approvals: Most businesses won't need a traffic study or conditional use permits. The City of Moscow will want to be involved in the design review and stay up to date on the type of business. No knows city challenges or timeline expectations.

Traffic counts: Average per month at the traffic light for 2024 is 12,558.

Anchor Tenants: Safeway and Dollar Tree

Surrounding Tenants: Taco Bell, KFC, U.S. Bank.

Other Tenants: Real Life of the Palouse Church, FedEx Kinkos, Pro Nails, Karma Indian Cuisine, Jubilee School, Moscow Tattoo, Lavander & Thyme, Le Petit Café Fleuri, Palouse Juice, Edward Jones, Still Water Massage & Reflexology, EcoAnalysts, Little Denmark Quilt Co., First Step Internet, River Horse Medical Clinic, Idaho Crop Association, Wild Rose Physio, Highlights Salon, Village Centre Cinemas, Allstate Insurance, Harvest Wellness Suites, Palouse Pediatrics, Mongolian BBQ.

Demographics

Race & ethnicity: Predominantly white (86%), with 5-6% Hispanic, 3% Asian, and 1-22% Black or Native American.

Income & employment: The area is considered low-income, with 90.8% of U.S. neighborhoods having higher income levels. About 48% of residents work in management/professional roles, while 27% work in service/sales.

Education & age: The population is heavily influenced by the University of Idaho, resulting in a very young median age of 25.3.

Household composition: Approximately 51% are married couples, with a large proportion of non-married residents.

Ancestry: Major reported ancestries in the immediate vicinity include German (31.2%), English (17.2%), and Irish (7.3%).