

NEW CONSTRUCTION | TRIPLE NET LEASES
TOP US MARKET FOR GROWTH | LONG-TERM LEASES

849 S RISING SUN DRIVE NAMP, ID 83686



DRIVE
THRU

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REAL ESTATE INVESTMENT SERVICES

Executive Summary

Fall River Retail Center is a newly constructed, 100% occupied retail center located in Nampa, Idaho, one of the nation's fastest-growing markets. The Property is anchored by Longboard Pizza and Big Wave Yogurt, which will execute new 10-year leases at closing, providing long-term stability for investors. With a rare drive-thru suite, modern construction, and a location surrounded by significant residential growth, the Property offers a compelling combination of durable cash flow and long-term appreciation potential.

OFFERING SUMMARY

ADDRESS	849 South Rising Sun Drive, Nampa, ID 83686
NAME OF PROPERTY	Fall River Retail Center
PRICE	\$6,712,000
CAP RATE	6.5%
NOI	\$436,282
SIZE OF BUILDING	13,757 SF
PARCEL SIZE	1.95 acres
OCCUPANCY	100%
LEASE TYPE	NNN
NUMBER OF TENANTS	4



Investment Highlights

- ◆ **100% Occupied New Construction Retail Center** – Modern retail asset featuring high-quality construction and minimal near-term capital expenditure requirements.
- ◆ **Long-Term Lease Stability** – Longboard Pizza and Big Wave Yogurt, the center's largest tenant, will execute new 10-year leases at closing, providing durable cash flow and extended lease term security.
- ◆ **Predominantly NNN Lease Structure** – Tenants reimburse the majority of operating expenses, creating stable income and reduced landlord responsibilities.
- ◆ **Rare Drive-Thru Opportunity** – Includes a highly desirable drive-thru suite, an increasingly scarce feature that enhances tenant demand, leasing flexibility, and long-term value.
- ◆ **Acquired Below Replacement Cost** – Offered at a basis significantly below today's construction costs, providing a margin of safety and downside protection.
- ◆ **Exceptional Growth Location** – Situated within one of the fastest-growing regions in the United States, supported by substantial residential expansion, population growth, and ongoing commercial development.
- ◆ **Premier Middleton Road Frontage** – Excellent visibility and access along one of the area's primary arterial corridors, benefiting from strong traffic counts and consumer exposure.
- ◆ **Shadow Anchored by Walmart** – Located approximately one-half mile from Walmart and surrounded by national retailers, driving consistent consumer traffic to the corridor.
- ◆ **Diverse Service-Oriented Tenant Mix** – Complementary mix of food, beverage, fitness, and personal service tenants that generate recurring daily visits and are less susceptible to e-commerce disruption.
- ◆ **Positioned Within the Fall River Business Park** – Located within a growing mixed-use development surrounded by established residential neighborhoods, professional offices, schools, and recreational amenities.



Rent Roll & Rent Schedule

Tenant (Rent Roll)	Suite	GLA	Lease Start	Lease End	Annual Rent/SF	Monthly Rent/SF	Monthly Rent	Rent Increases	Lease Type
Longboards Pizza & Big Wave Yogurt	100	6,298	COE	TBD	\$35.00	\$2.92	\$18,369	3%	NNN
The Gym Nest Studio	130	4,833	2/6/2025	2/5/2030	\$27.32	\$2.28	\$11,000	3%	NNN
One 3 Salon	140	1,314	9/1/2024	8/31/2034	\$28.84	\$2.40	\$3,158	3%	NNN
Wild Things Coffee (Drive-Thru)	150	1,314	1/13/2026	1/12/2033	\$35.00	\$2.92	\$3,830	3%	NNN
Total Square Footage	13,758						\$36,357	Total Monthly Rent	
Total Available	0		0%	Vacancy			\$436,282	Total Annual Rent	
Total Occupied	13,758		100%	Occupancy					

Tenant (Rent Schedule)	2026	2027	2028	2029	2030
Longboards Pizza & Big Wave Yogurt	\$220,430	\$227,043	\$233,854	\$240,870	\$248,096
The Gym Nest Studio	\$132,001	\$135,961	\$140,040	\$144,242	\$148,569
One 3 Salon	\$37,896	\$39,033	\$40,204	\$41,410	\$42,652
Wild Things Coffee (Drive-Thru)	\$45,954.96	\$47,334	\$48,754	\$50,216	\$51,723
Total NOI	\$436,282	\$449,371	\$462,852	\$476,737	\$491,039
Cap Rate	6.50%	6.70%	6.90%	7.10%	7.32%



Treasure Valley Marketplace



Lone Star Middle School

DOWNTOWN NAMPA



Lake Lowell Ave

S Middleton Rd

Subject Site

Rising Sun Dr

DRIVE THRU

G R

Treasure Valley Marketplace



DOWNTOWN
NAMPA

ExtraSpace
Storage

Lake Lowell Ave

Subject
Site

Rising Sun Dr

S Middleton Rd

DRIVE
THRU



GIR



Subject Site

Rising Sun Dr

DRIVE THRU

S Middleton Rd

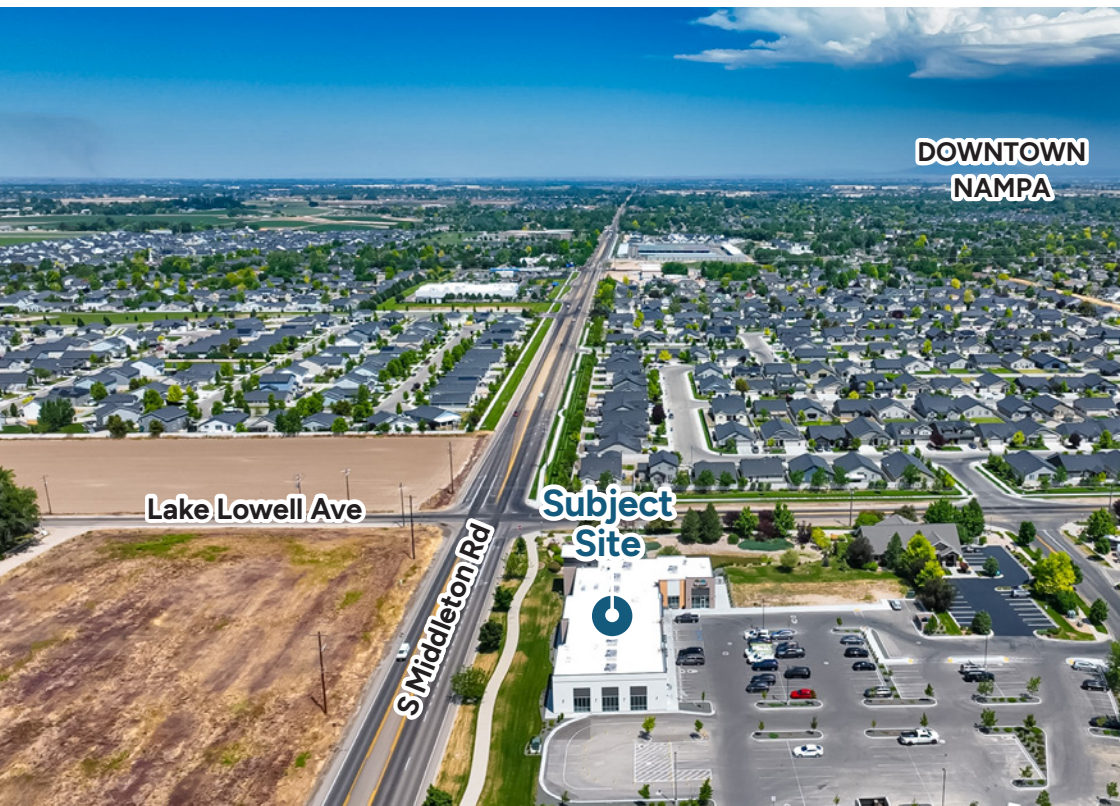




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**DOWNTOWN
NAMPA**

Lake Lowell Ave

S Middleton Rd

**Subject
Site**



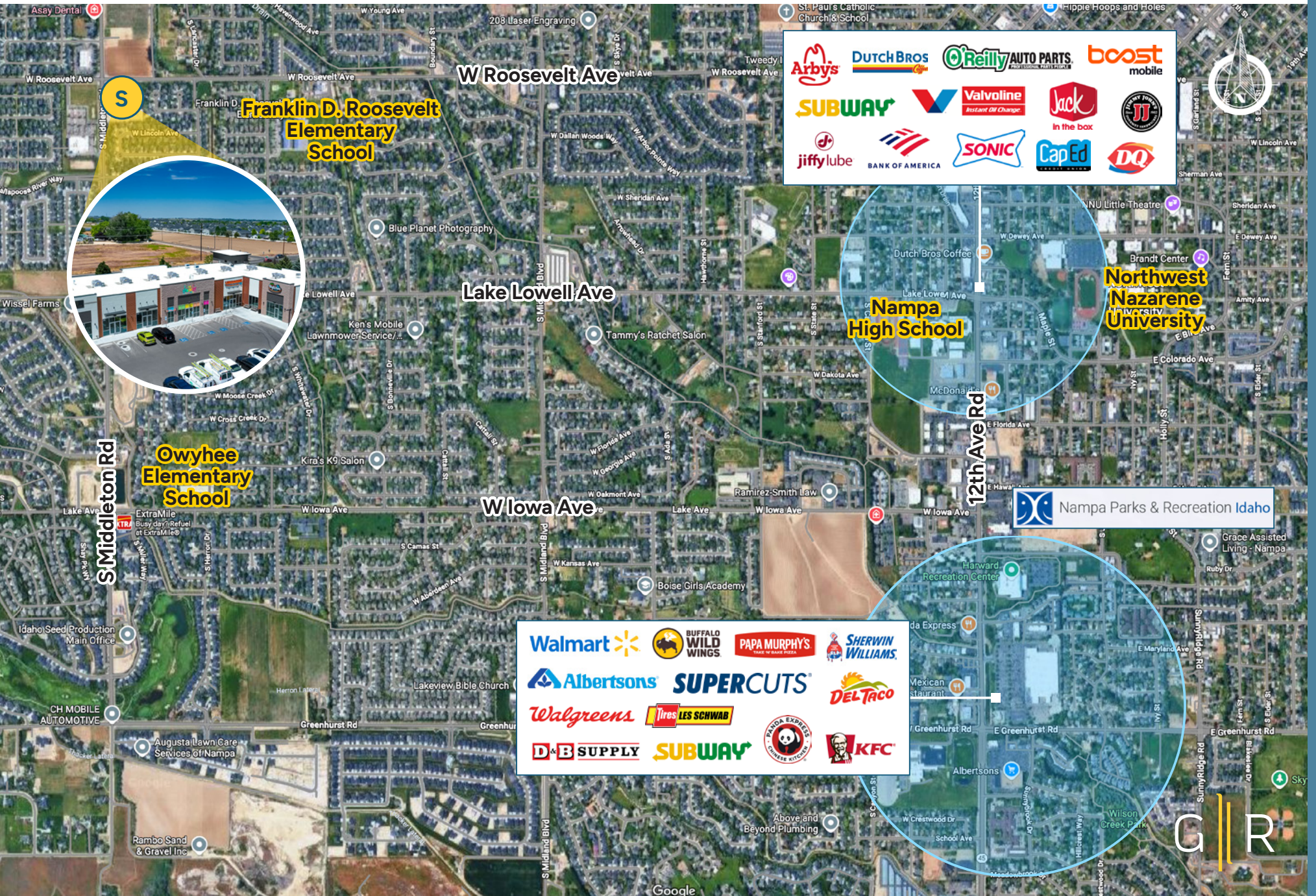
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Nearby Amenities Map



About the Tenants



Longboards Pizza and Big Wave Yogurt is a Reno, Nevada-based restaurant chain that sells wood-fired pizzas and frozen yogurt. The restaurant currently has three locations and is looking to build a fourth in Meridian. Longboards Pizza was brought to Nampa by a group of brothers who love the Treasure Valley and good food! With a variety of dishes from Detroit style pizza, thin crust pizzas, frozen yogurt, wings, and a beverage wall, we have a lot to offer. They are excited to be a part of the community and provide a family-friendly place for people to get together.



The Gym Nest Studio is a growing Idaho-based youth activity center offering gymnastics, ninja, tumbling, preschool, camps, and enrichment programs for children of all ages. With locations in Eagle and Nampa, The Gym Nest focuses on creating a positive, family-oriented environment that promotes confidence, fitness, and lifelong learning.



Welcome to **The One 3 Salon**, Nampa's premier luxury destination for hair, nail, and eyelash services. Located in a stunning, state-of-the-art facility, we've created an oasis of beauty and relaxation designed to elevate your self-care experience. At The One 3 Salon, we believe beauty is more than skin deep; it's about self-expression, confidence, and feeling your absolute best. That's why we are deeply passionate about delivering personalized services tailored to your unique needs. Whether you're looking for a transformative haircut, a perfectly polished manicure, or show-stopping lashes, we've got you covered.



Wild Things Coffee Co. started with a simple idea: coffee should feel like home—even when you're miles from it. What began in a cozy cabin kitchen has grown into something far greater: a shared purpose to create the best part of everyone's day by bringing the community together like family. From early morning hikes to late-night road trips, our drinks are made to go where you go. But more than that, they're crafted to remind you that you belong. Because at Wild Things, great adventures start with great coffee from your local coffee shop.



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