

MULTI-TENANT NNN LEASED INVESTMENT

1255 NORTH HAPPY VALLEY ROAD, NAMPA, ID 83687



PRICE \$5,860,000 • CAP 5.35% • NOI \$313,684.68 • PRIMARY TERMS 5 & 10 YEARS

MARKETING FLYER



ANDREA NILSON

Executive Director

+1 208 890 4028

andrea@summitcreg.com

LEANN HUME, CCIM, CLS, CRRP

Executive Director

+1 208 890 1089

leann@summitcreg.com

JULIE KISSLER

Senior Associate

+1 208 794 2746

julie@summitcreg.com

1517 WEST HAYS STREET

Boise, Idaho 83702

+1 208 975 4447

summitcreg.com

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OFFERING HIGHLIGHTS

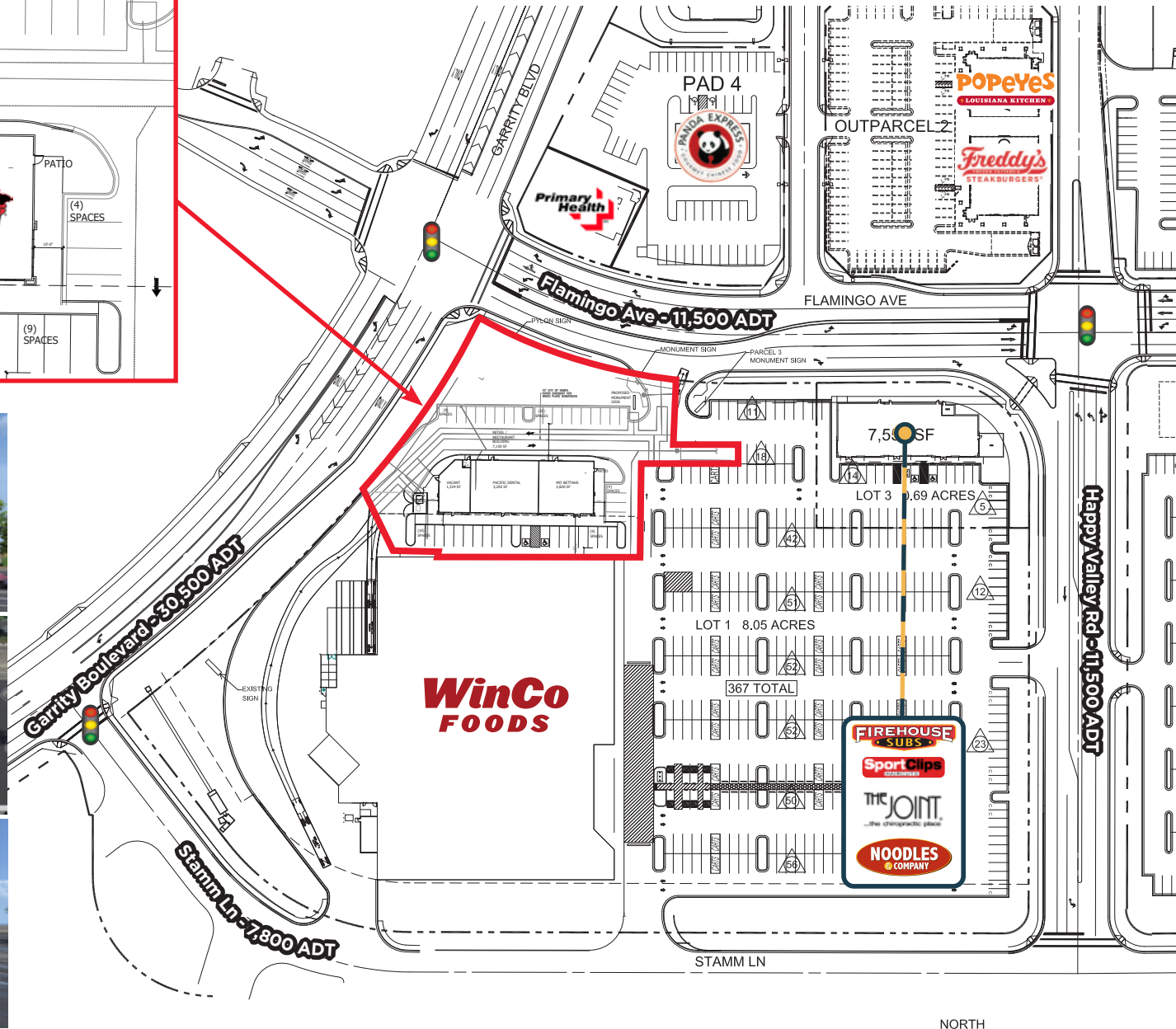
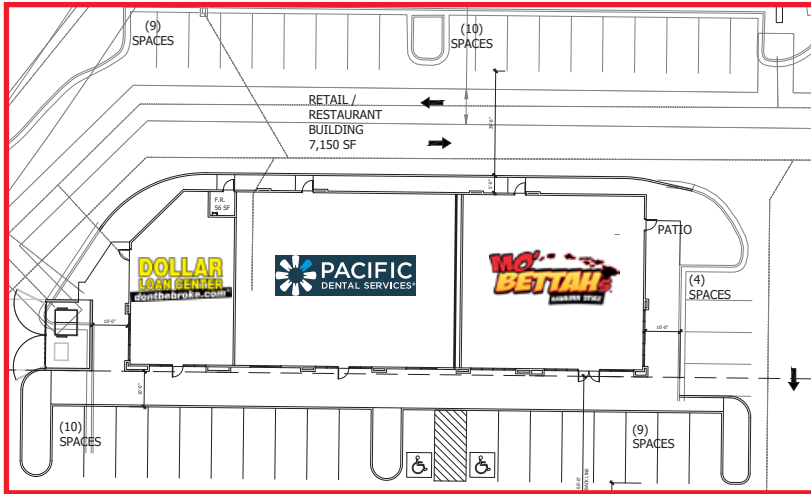
LISTING FEATURES

SALE PRICE:	\$5,860,000
CAP RATE:	5.35%
COMBINED NOI:	\$313,684.68
PRIMARY TERMS:	5 & 10 Years
LEASE GUARANTEE:	3 Corporate Guarantees
BUILDING SIZE:	7,150 SF
LOT SIZE:	1.24 Acres
BUILDING STATUS:	Q1 - 2025 Completion

- Multi-tenant NNN leased investment opportunity located in the Nampa Gateway Center just off Interstate 84 and Garrity Boulevard in Nampa, Idaho - [Google Map View](#)
- Three corporate guaranteed leases: *Pac Dental - 10-Year Term, Mo' Bettahs - 10 Year Term & Dollar Loan Center - 5 Year Term*
- The newly constructed building is nearing completion which is slated for Q1 - 2025
- Anchored by WinCo Foods, and surrounded by several local, regional and national retailers and restaurants including Taco Bell, JC Penny, Crunch Fitness, Sky Zone-DEFY, Shoe Carnival, Popeye's, Panda Express, Starbucks, Jimmy John's, McDonald's, Pizza Hut, Freddy's Frozen Custard & Steakburgers, Papa Murphy's, Saint Alphonsus, & Primary Health
- [Click here to download, execute and return confidentiality agreement to receive offering memorandum and supporting information](#)



SITE PLAN



SURROUNDING RETAILERS



Google Map View - [Click Here](#)

amazon.com
 2,000,000 SF
 DISTRIBUTION CENTER
 1,000 FULL TIME JOBS

SITE



REGIONAL INFORMATION



OPPORTUNITY, MEET AMBITION

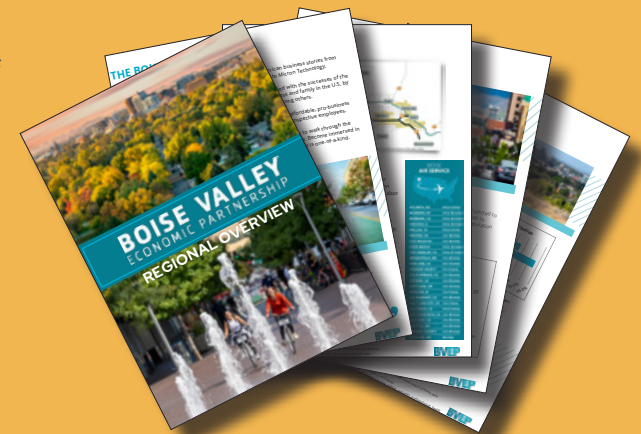
The Boise Valley is an ideal setting for companies looking for an affordable, pro-business environment and a superior quality of life for current and prospective employees.

What's more, the Boise Valley hasn't rested on its laurels, satisfied with the successes of the past. It consistently ranks among the top 10 locations for business and family in the U.S. by the Wall Street Journal, Kiplinger's and Forbes, among others.

It truly stands out from the other mid-sized metros. Take a minute to walk through the downtown and experience the big city feel and small town friendliness. Become immersed in the local adventure opportunities. It's obvious that the Boise Valley is one-of-a-kind.

Boise Metro consistently ranks among the top 10 metros for net migration, making it a prime destination for relocation. Whether you're a recent graduate, a young family, or anyone seeking a great place to live, Boise offers a good life for all.

Each community in the Boise Metro has a flavor and personality of its own, yet the connectivity of the region allows you to live in one and work and play in another without sacrificing family time for commute time. We call it the 5-mile lifestyle. From urban living in a vibrant downtown to homes nestled in a cozy community surrounded by open farmland, there are many ways to live in the Boise Metro.



*Click here to download the complete Boise Valley
Regional Overview:
<https://bvpep.org/why-boise/>*

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