

1023 N HORTON

100% NNN LEASED NAMPA OFFICE/RETAIL FOR SALE

OFFICE/RETAIL SPACE | 1023 N HORTON | NAMPA, ID 83651

TOK COMMERCIAL
REAL ESTATE

SALE PRICE

\$2,300,000

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THE OFFERING

Positioned within Nampa's established commercial core, 1023 N Horton offers investors a compelling mix of immediate income stability and long-term flexibility. This fully leased office and retail property provides dependable cash flow through a NNN structure, which minimizes landlord responsibilities and supports predictable performance. With its sizable lot, ample parking, and corridor-oriented zoning, the asset is well positioned to meet evolving commercial demand and support a range of future strategies.

The property includes 7,922 SF on 1.6 acres and is 100 percent leased to Solovey Kitchen, generating an in-place NNN NOI of \$122,791. Recent ownership improvements such as a newly sealed and striped parking lot enhance curb appeal and reduce near-term capital needs, which strengthens the durability of the investment. Its BC (Community Business) zoning allows a wide mix of retail, office, service, and restaurant uses and gives investors flexibility for future re-tenanting or repositioning as market conditions change.

Located just off Nampa Caldwell Boulevard, the site benefits from strong visibility and convenient access within an established commercial corridor. The surrounding area is supported by solid demographics, including more than 83,000 residents and 2.9 billion dollars in household expenditure within a three mile radius. As part of the rapidly expanding Boise Valley, which now includes more than 845,000 residents and is projected to exceed one million by 2050, the Nampa submarket continues to attract users and investors seeking growth, affordability, and long-term stability.



PROPERTY OVERVIEW



ADDRESS	1023 N Horton
CITY, STATE, ZIP CODE	Nampa, ID 83651
PROPERTY TYPE	Office/Retail
BUILDING SIZE	7,922 SF
LOT SIZE	1.6 AC
ZONING	BC
PARKING	Ample (Recently sealed and striped)
TENANT	Solovey Kitchen
OCCUPANCY	100%
LEASE TYPE	NNN
SALE PRICE	\$2,300,00
CURRENT NOI	\$122,791

THE HIGHLIGHTS

100% leased

to Solovey Kitchen, providing stable, in-place cash flow.

NNN lease structure

In-place NOI of \$122,791, minimizing landlord expenses and management responsibilities.

Recently sealed and striped parking lot,

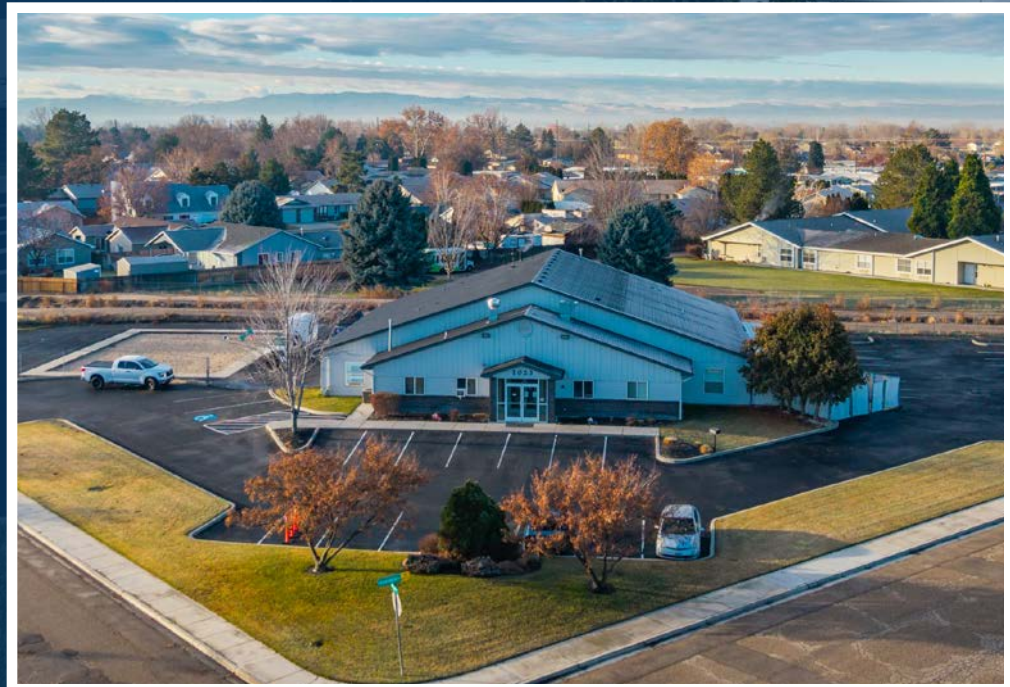
reflecting current ownership's maintenance and adding to long-term curb appeal and reduced near-term capital needs.

Attractive, income-producing asset

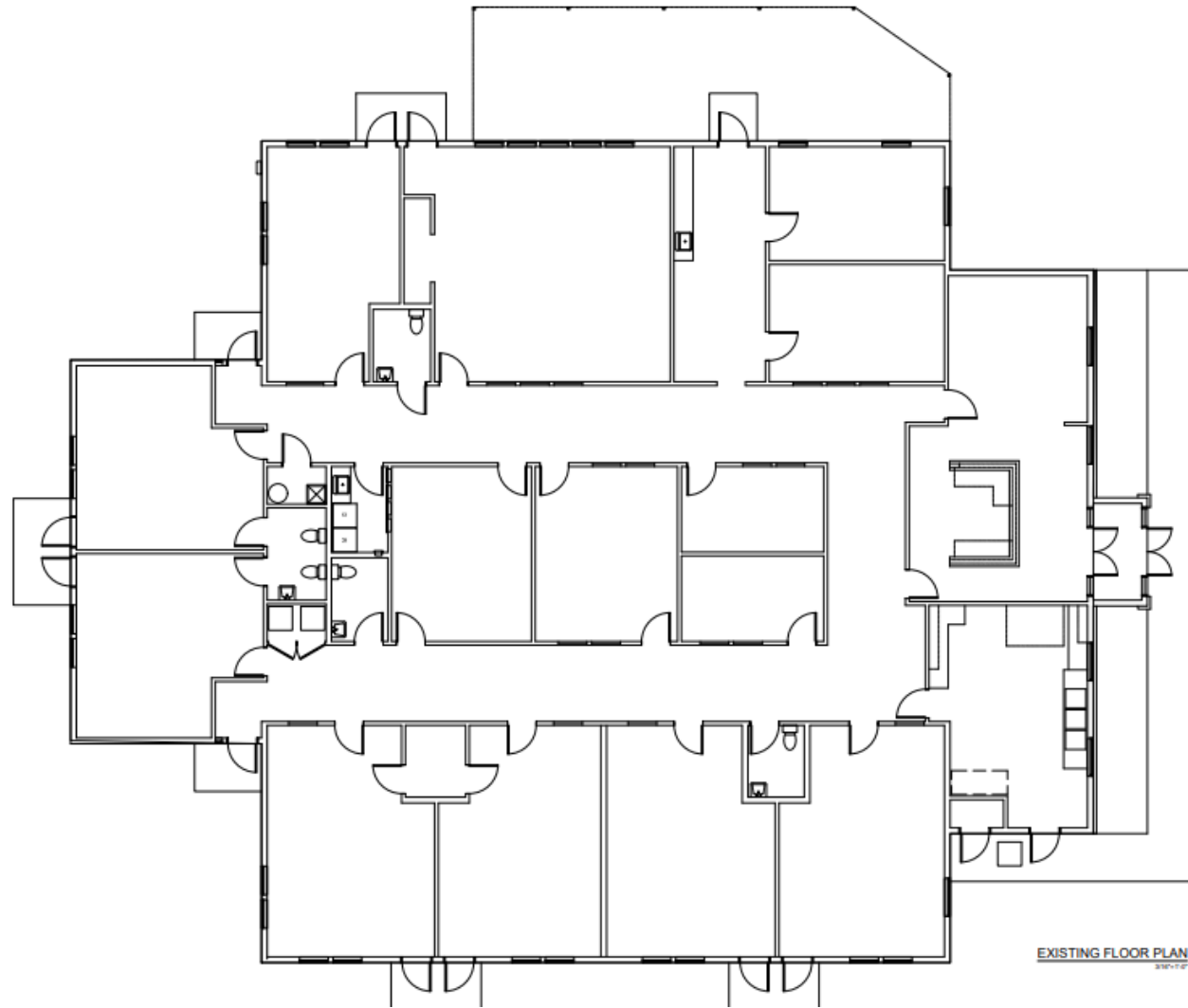
in Nampa, Idaho, benefiting from the broader Treasure Valley growth story and investor demand for NNN product in the market.

Central Nampa address

just off Nampa-Caldwell Boulevard, providing convenient access and strong visibility within an established commercial corridor.



FLOOR PLAN



FINANCIAL OVERVIEW

IN PLACE FINANCIALS

FULL
OFFERING
MEMORANDUM



[CLICK HERE TO ACCESS](#) 

TENANT OVERVIEW



SOLOVEY KITCHEN

Solovey Kitchen is a specialty food brand offering hand-crafted, cold-smoked wild-caught seafood like sockeye salmon, steelhead, and tuna. Based in the U.S., Solovey Kitchen ships nationwide, delivering high-quality, sustainably sourced seafood directly to customers across the country. Their focus on freshness, craft, and responsible sourcing has earned them a loyal following beyond their local market.

9 YEARS
INITIAL TERM

MAY 31, 2026
LEASE START

NNN
LEASE TYPE

3%
ANNUAL INCREASES

(3) 5 YEAR
RENEWAL OPTIONS

LEARN MORE



ZONING INFORMATION

Community Business (BC)

BC (Community Business) in Nampa is a corridor-oriented commercial zoning district intended for community-serving retail, service, restaurant, and office uses that draw customers from a broader area than a neighborhood center but still fit next to residential areas. These districts are typically located along major streets and commercial corridors where visibility and access are strong, making them well-suited for multi-tenant retail, standalone commercial buildings, and service-oriented users that rely on regular customer traffic.

The code for BC sets standards for building placement, height, parking, landscaping, and signage so sites function efficiently while managing traffic, access points, and potential impacts on nearby homes and other zoning districts. Within that framework, BC allows a broad mix of commercial uses—such as general retail, professional and medical offices, personal services, restaurants, and other everyday community uses—either by right or through conditional approvals depending on intensity.

From an investor perspective, BC operates as a flexible, income-focused commercial zone that can support a diverse tenant mix and evolving market demands over time. That flexibility, combined with corridor locations and established development standards, generally positions BC properties well for both stable occupancy and longer-term repositioning or re-tenanting strategies.

**SUPPORTS
DIVERSE TENANT
MIX.**

**REDUCES LONG-
TERM VACANCY
RISK.**

**ENHANCES FUTURE
EXIT FLEXIBILITY.**

LEARN MORE





KARCHER & CALDWELL BLVD

KeyBank, Jiffy Lube, Cold Stone, Taco Bell, Arby's, IHOP, Nutrishop, US Bank, Lowe's, Boot Barn, Ross, Dollar Tree, Harbor Freight, Edwards, Outback, U-Haul, Staples, Aaron's, WinCo Foods, Jack-in-the-Box, WinCo Foods

NORTHSIDE & CALDWELL BLVD

Boost Mobile, Shell, Eikar, Burger King, Subway, Great Clips, McDonald's, Fred Meyer, Chase

NORTH 12TH CORRIDOR

US Bank, Cricket, Family Dollar, Walgreens, AutoZone, PAPA JOHN'S, Caliber Collision, Grocery Outlet, Dollar Tree, NAPA, AutoZone, Martindale

LAKE LOWELL AVE & 12TH

Arby's, True Value, Jiffy Lube, TACO BELL, SUBWAY, AAMCO, MAVERIK, Valvoline, Chevron, Dutch Bros

IOWA & 12TH

BLIMPIE, SONIC, DO, McDonald's, AutoZone, Carls Jr., Starbucks, Dollar Tree, GameStop, Sally Beauty, Great Clips

GREENHURST & 12TH

Walmart, GameStop, Sport Clips, Sally Beauty, SUPER CUTS, Great Clips, Walgreens



POPULATION
83,669
3 MI. RADIUS

TOTAL HOUSEHOLD EXP.
\$2.9B
3 MI. RADIUS

AVG. HOUSEHOLD INC.
\$92,628
3 MI. RADIUS

CONNECTION POINT TO MAJOR CORRIDORS



BOISE VALLEY

AREA OVERVIEW

The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.



#3

BEST PERFORMING CITY
*Milken Institute



845,864

POPULATION



\$128,006

AVERAGE HOUSEHOLD
INCOME



3.6%

UNEMPLOYMENT
RATE

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