

BANK-ANCHORED NNN INVESTMENT

1217 2ND ST S | NAMPA, ID 83651

TOK COMMERCIAL
REAL ESTATE



GOVERNOR-RECOMMENDED OPPORTUNITY ZONE 2.0 LOCATION

VALUE-ADD
POTENTIAL

\$241,047
CURRENT NOI

\$248/SF
PRICE/SF

SALE PRICE
\$4,240,000

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THE OFFERING

Located in the heart of Downtown Nampa, 1217 2nd St S presents a rare opportunity to acquire a bank-anchored, multi-tenant investment offering stable in-place income with multiple avenues for long-term value creation. Priced at \$4,240,000, the property generates \$241,047 in current NOI and is located within a Census Tract recommended by the Governor of Idaho for Opportunity Zone 2.0 designation.

The property includes 13,043 square feet of above-grade space, plus a 4,000-square-foot basement. The above-grade space was substantially remodeled in 2024 and is anchored by First Federal Bank, alongside Pub & Putt and Solovey Kitchen. Significant capital investment by First Federal Bank and Solovey Kitchen demonstrates meaningful tenant commitment to the asset, while the diversified tenant mix provides multiple income streams.

All three tenants operate under NNN lease structures with contractual annual rent increases ranging from 2.5% to 3.5%, providing built-in income growth with limited landlord responsibilities. Additional upside may be available through First Federal Bank's below-market rent and the approximately 4,000 SF basement, which may provide an opportunity for future lease-up or additional income.

Further differentiating the property is its private on-site parking, a highly desirable and uncommon amenity within Downtown Nampa. Combined with its recent improvements, established tenancy, contractual rent growth and value-add potential, 1217 2nd St S offers investors a compelling opportunity to acquire a well-positioned asset in the heart of Downtown Nampa.



PROPERTY OVERVIEW

ADDRESS	1217 2nd St S
CITY, STATE, ZIP CODE	Nampa, ID 83651
PROPERTY TYPE	Retail/Office
BUILDING SIZE	13,043 SF + 4,000 SF Basement
LOT SIZE	0.48 AC
ZONING	DH
REMODELED	2024
OCCUPANCY	100%
ANCHOR TENANT	First Federal Bank
SALE PRICE	NEW PRICE \$4,240,000
PRICE/SF	\$248/SF
CURRENT NOI	\$241,047
IN-PLACE CAP RATE	5.68%



THE HIGHLIGHTS

RARE DOWNTOWN NAMPA RETAIL INVESTMENT OPPORTUNITY

Unique opportunity to acquire a fully leased retail asset in the heart of Downtown Nampa, offering stable in-place income, long-term value creation potential and a location within a Census Tract recommended by the Governor of Idaho for Opportunity Zone 2.0 designation.

BANK-ANCHORED, FULLY LEASED MULTI-TENANT ASSET

100% leased multi-tenant property anchored by First Federal Bank, providing dependable income and strong tenant stability.

SIGNIFICANT TENANT INVESTMENT & COMMITMENT

Major capital investment by First Federal Bank and Solovey Kitchen demonstrates strong tenant commitment to the property and supports long-term occupancy.

CONTRACTUAL RENT GROWTH

NNN leases feature annual rent increases ranging from 2.5% to 3.5%, providing consistent contractual income growth with limited landlord responsibilities.

ADDITIONAL NOI & VALUE-ADD UPSIDE

Potential upside through below-market rent from the bank anchor and approximately 4,000 SF of currently vacant basement space that may provide an opportunity for additional income.

RECENTLY REMODELED

Property underwent substantial remodeling in 2024, providing updated improvements and reducing near-term capital requirements.

RARE DEDICATED DOWNTOWN PARKING

Private on-site parking provides a significant competitive advantage and highly desirable amenity within the Downtown Nampa core.



FINANCIAL OVERVIEW

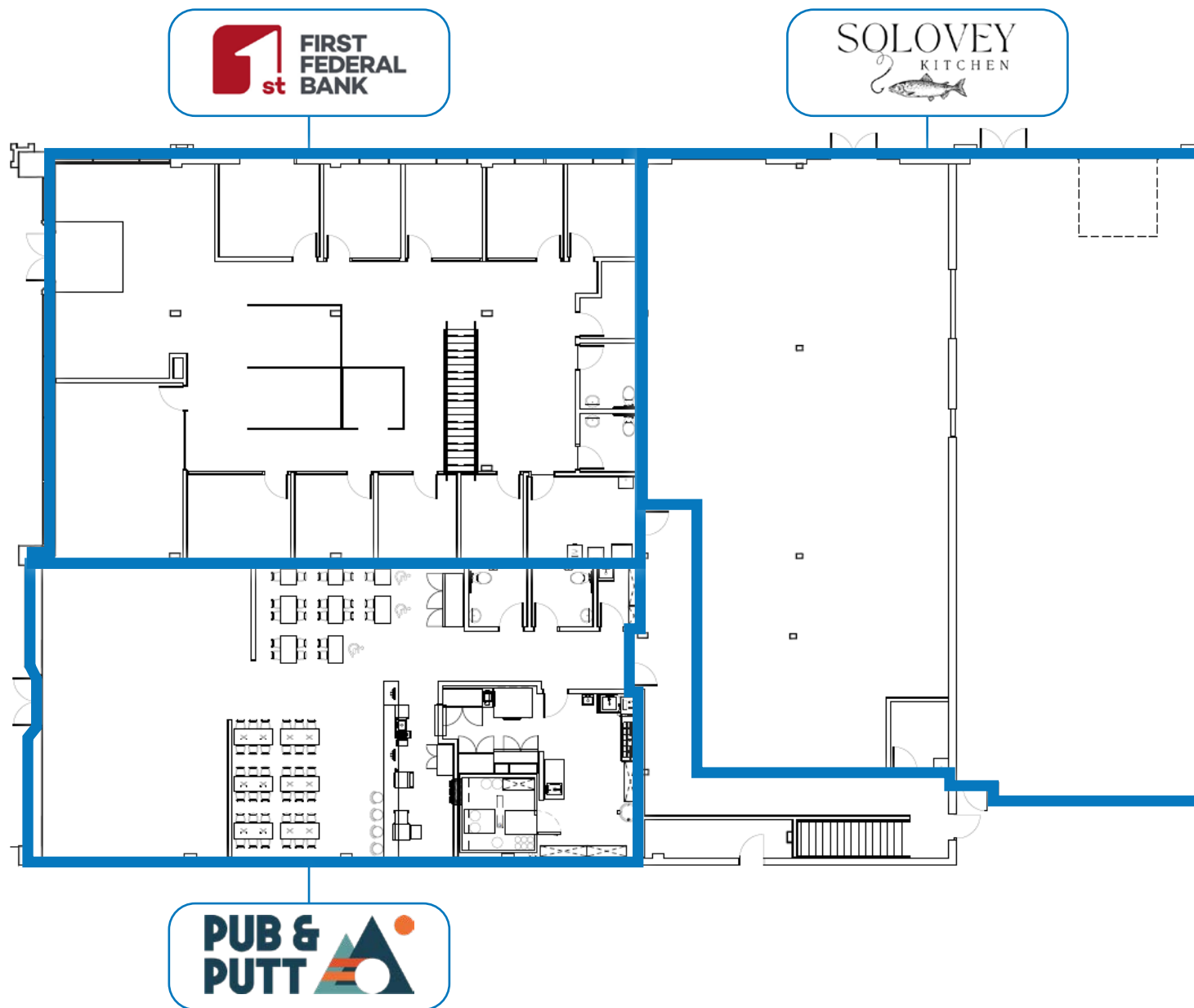
IN-PLACE FINANCIALS

FULL
OFFERING
MEMORANDUM

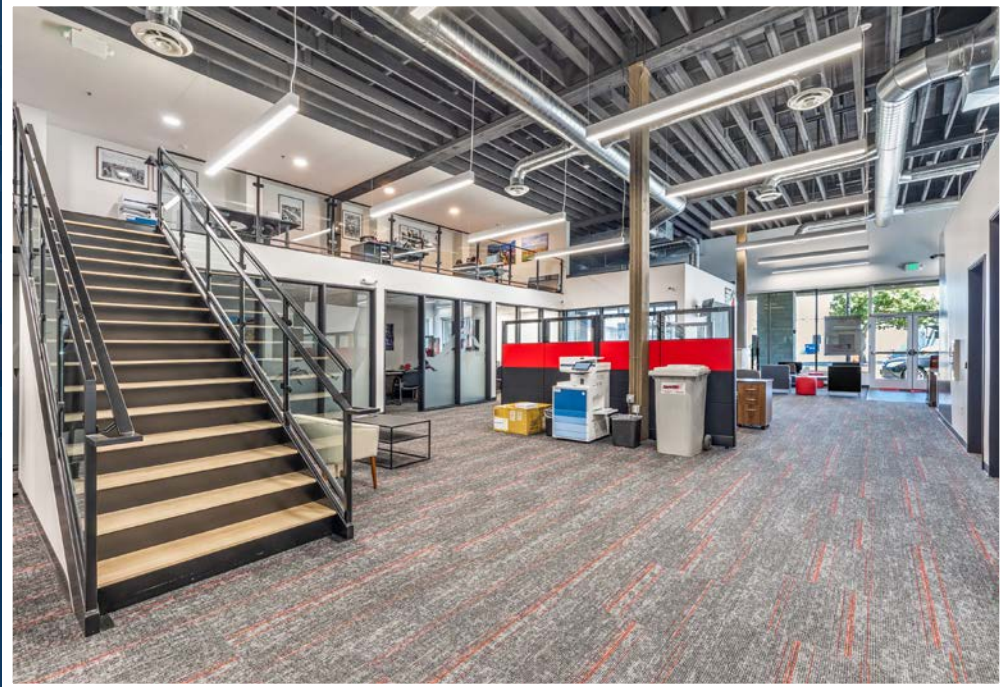


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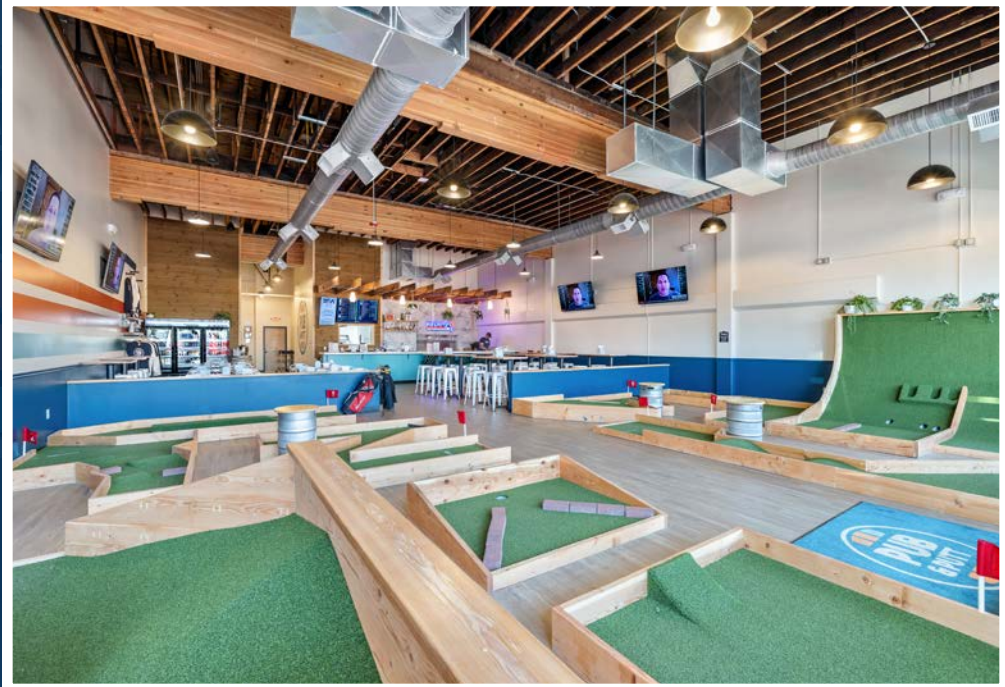
FLOOR PLAN

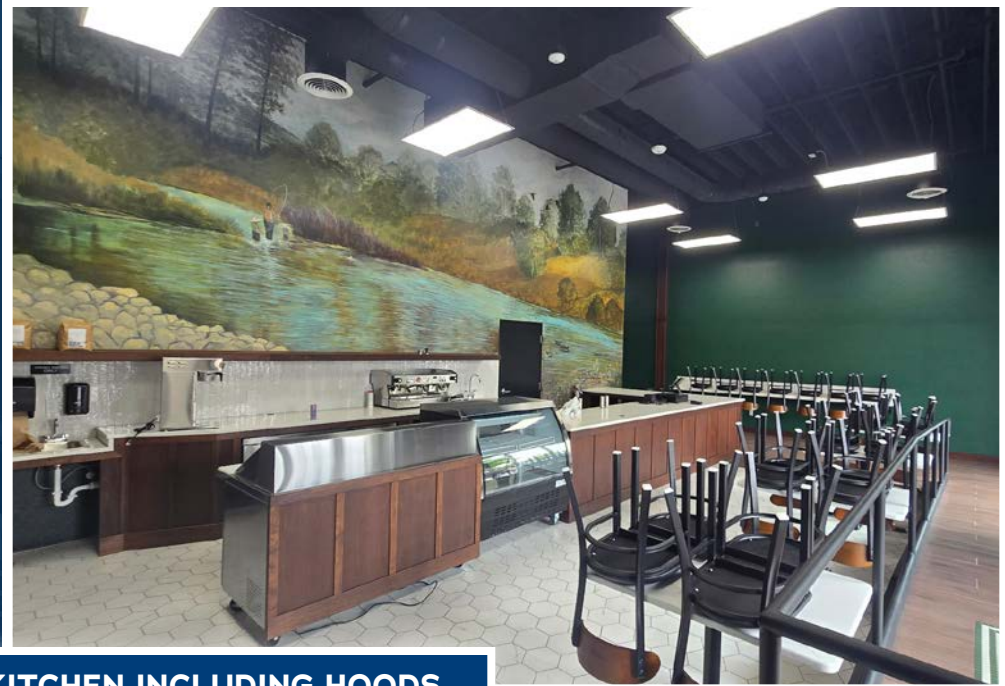
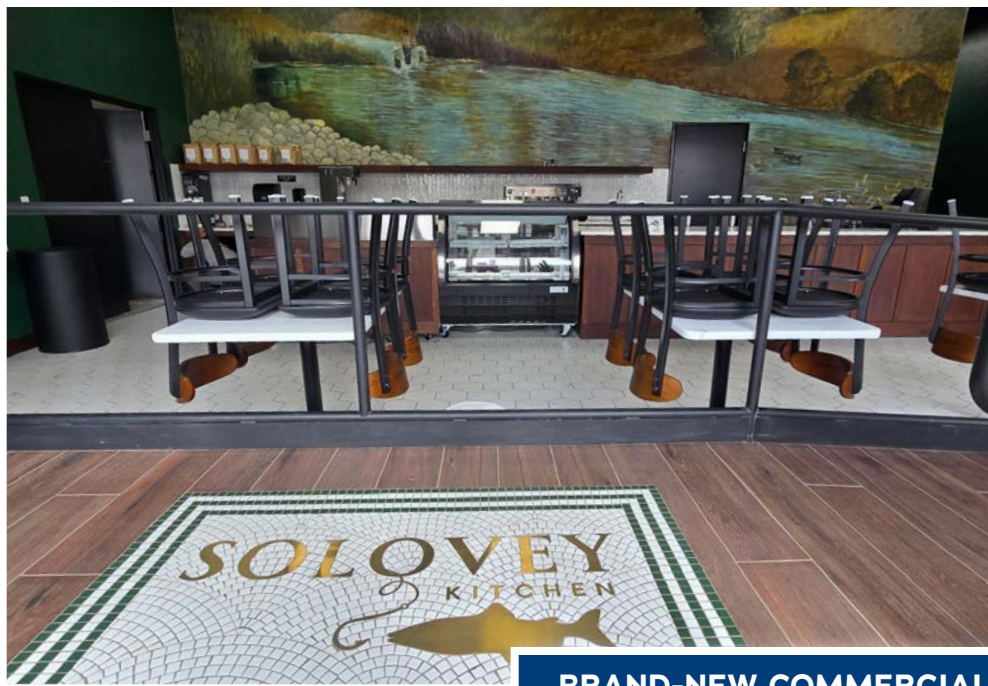




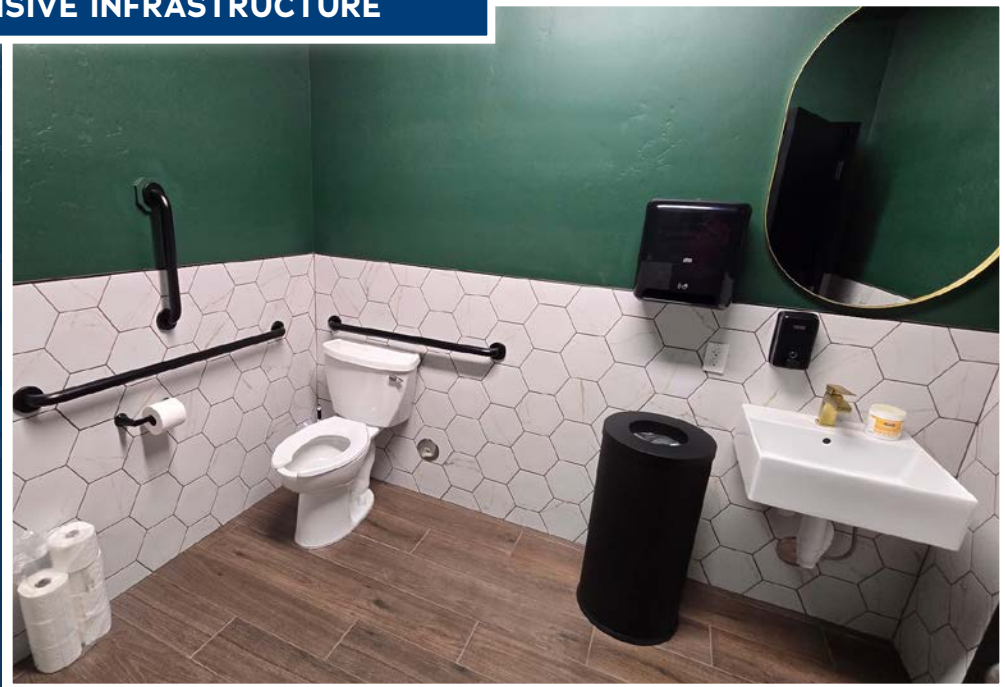








BRAND-NEW COMMERCIAL KITCHEN INCLUDING HOODS, GREASE TRAPS & EXTENSIVE INFRASTRUCTURE



TENANT OVERVIEW



FIRST FEDERAL BANK

First Federal Bank, founded in 1915 and based in Twin Falls, is Idaho's only mutual bank, meaning it's customer-owned with no shareholders. With 14 branches across the state, it offers full-service personal and business banking, including loans, checking, savings, and digital tools. Known for local decision-making and strong community involvement, the bank has been named Idaho's Best-in-State Bank by Forbes three years in a row.

5 YEARS
INITIAL TERM

MAY 1, 2023
LEASE START

NNN
LEASE TYPE

3%
ANNUAL INCREASES

(3) 5 YEAR
RENEWAL OPTIONS



PUB & PUTT

Pub & Putt is a unique bar and entertainment venue in downtown Nampa, offering craft beer, pub food, and a 9-hole indoor mini-golf course. Opened in 2024, it brings a playful mix of casual dining and interactive fun. The space features a rotating selection of local and regional beers, creative pizzas, and weekly events like trivia, live music, and league nights.

5 YEARS
INITIAL TERM

FEB 25, 2024
LEASE START

NNN
LEASE TYPE

2.5%
ANNUAL INCREASES

(3) 5 YEAR
RENEWAL OPTIONS



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.

5 YEARS
INITIAL TERM

JUN 10, 2025
LEASE START

NNN
LEASE TYPE

3.5%
ANNUAL INCREASES

(1) 5 YEAR
RENEWAL OPTIONS

ZONING INFORMATION

Downtown Historic (DH)

Nampa's Downtown Historic (DH) zoning district is designed to preserve the historic charm of the city's core while encouraging economic growth and redevelopment. Centered around Main Street and Library Square, this zone includes many early-20th-century buildings and follows strict architectural guidelines to maintain their historic look and feel. The zoning supports a walkable, mixed-use environment—retail on the ground floor with offices or residential units above—and aims to create a vibrant downtown that blends historic preservation with modern use.

The DH zoning allows a wide mix of uses, including shops, restaurants, offices, housing, and civic spaces. Key regulations focus on maintaining pedestrian-friendly storefronts, using materials that match original architecture, and protecting the rhythm and scale of the historic streetscape. Any exterior renovations or new buildings in the district must go through a design review process to ensure compatibility with historic design standards. Parking is minimized to encourage foot traffic and better use of space.

The benefits to the community are substantial. The DH district enhances Nampa's cultural identity, supports local businesses, attracts tourism, and increases property values through quality preservation and public investment. Projects like Library Square, Lloyd's Square plaza, and various restored storefronts have helped revitalize the area and bring energy back to downtown. In addition, property owners can access city grants, such as façade improvement programs and restaurant incentives, to help offset renovation costs. These efforts have positioned Nampa's historic downtown as both a preserved asset and an economic engine for the city.

**PRESERVES
HISTORIC CHARM
AND ENCOURAGES
GROWTH**

**DRIVES ECONOMIC
REVITALIZATION**

**OFFERS FINANCIAL
INCENTIVES**

LEARN MORE





NAMPA-CALDWELL BLVD
NAMPA-CALDWELL BLVD

1217 2ND ST S

4,503 VPD

4,333 VPD

13TH AVE S

3RD ST S

2ND ST S

GREAT ACCESSIBILITY FROM MAIN ARTERIALS

STRATEGICALLY LOCATED IN DOWNTOWN CORE



1217 2ND ST S



POPULATION
94,327
3 MI. RADIUS



TOTAL HOUSEHOLD EXP.
\$3.31B
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$92,566
3 MI. RADIUS

TOK
COMMERCIAL



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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