

# MULTI-TENANT NNN LEASED INVESTMENT

1255 NORTH HAPPY VALLEY ROAD, NAMPA, ID 83687



PRICE \$5,228,078 • CAP 6% • NOI \$313,684.68 • PRIMARY TERMS 5 & 10 YEARS

## MARKETING FLYER



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# OFFERING HIGHLIGHTS

## LISTING FEATURES

SALE PRICE: \$5,228,078

CAP RATE: 6%

COMBINED NOI: \$313,684.68

PRIMARY TERMS: 5 & 10 Years

LEASE TYPES: NNN

BUILDING SIZE: 7,150 SF

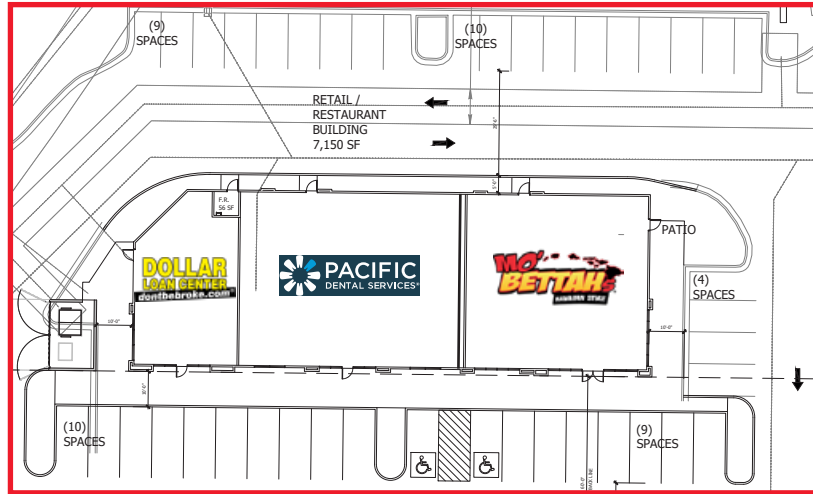
LOT SIZE: 1.24 Acres

BUILDING STATUS: Completed

- 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 long term leases in-place: *Pac Dental - 10-Year Term, Mo' Bettahs - 10 Year Term & Dollar Loan Center - 5 Year Term*
- The building has been completed and all three tenants are now open and operating
- 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



# 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://bvcp.org/why-boise/>

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