

**FOR SALE | FALL RIVER RETAIL CENTER**

**OFFERED FOR \$7,500,000 | Cap Rate 6.41%**

**849 South Rising Sun Drive | Nampa, ID 83686**



***Rick McGraw***

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COLDWELL BANKER  
COMMERCIAL  
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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.



# INFORMATION PAGE | FALL RIVER RETAIL CENTER

## PROPERTY SUMMARY

- **Price:** \$7,500,000
- **Total Building Size:** 13,757 SF
- **Total Lot Size:** 81,055 SF
- **Projected NOI:** \$480,656.00
- **Projected Cap Rate:** 6.41%
- **Occupancy:** 100%
- **Suite 100** | Longboard Pizza & Big Wave Yogurt | 6,298/SF
- **Suite 110** | The Gym Nest Studio | 4,833/SF
- **Suite 140** | 13 Salon | 1,313/SF
- **Suite 150** | Wild Things Coffee | 1,313/SF



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**FOR SALE** | 849 S. Rising Sun Drive | Meridian, ID 83642

## North Site Plat



- **849 S. Rising Sun Drive | Outlined Area in Red**

⇒ Total Building Size: 13,757 SF

⇒ Total Lot Size : 81,055 SF

⇒ 5 Businesses

⇒ 100% Occupied

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**Longboard  
Pizza**

**Suite 100**

**Big Wave  
Yogurt**

**The Gym  
Nest  
Studio**

**Suite 110**

**13 Salon**

**Suite 140**

**Wild Things  
Coffee**

**Suite 150**

**LEASED**

**Space has  
Drive Thru**



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






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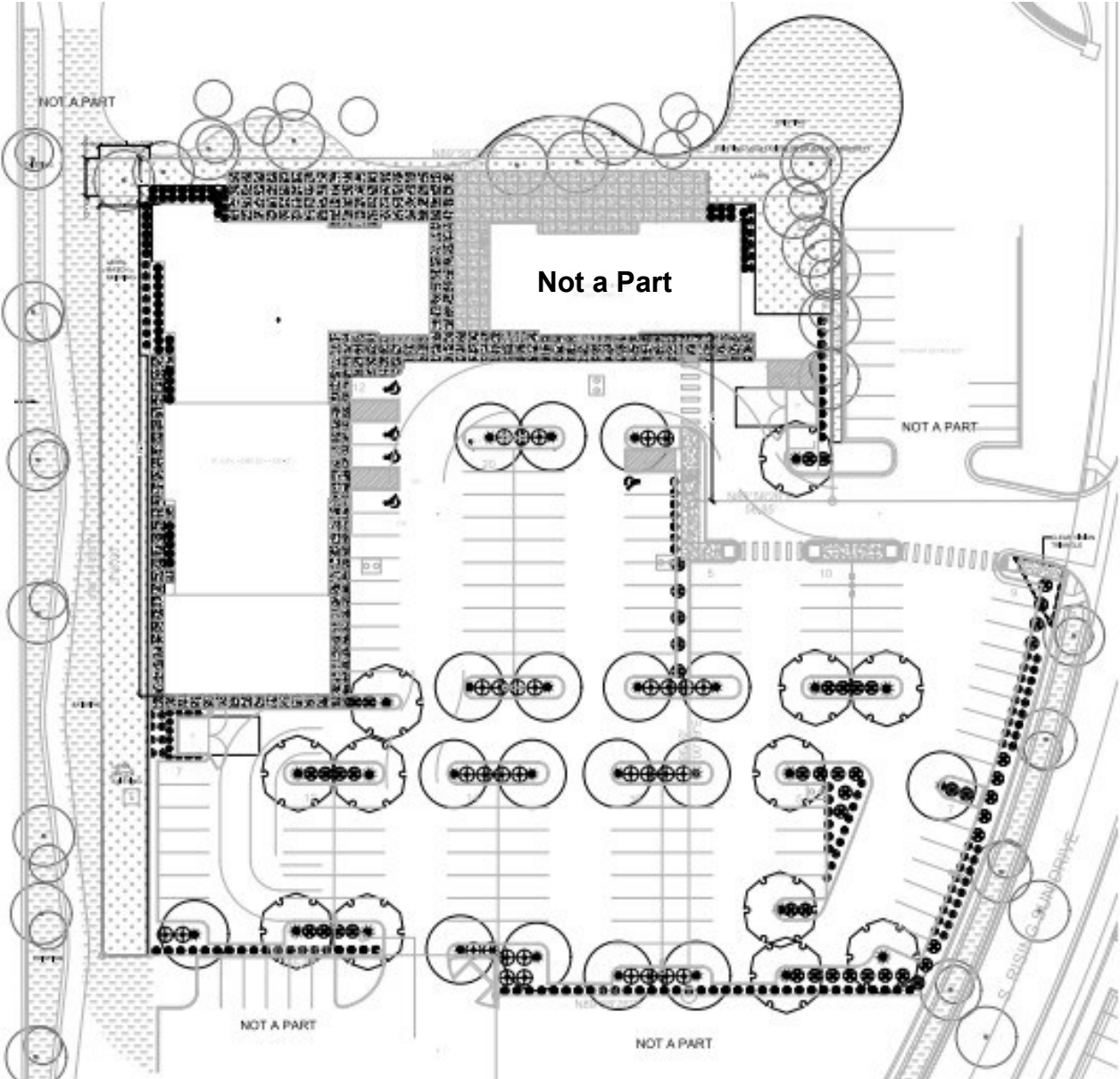


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# Landscape Plan for Retail Center | 849 S. Rising Sun Drive

PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	GI	Gleditsia triacanthos inermis "Skycole" TM / Skyline Thornless Honey Locust	B & B	1.5" Cal	12
	TIL SEN	Tilia americana "Sentry" / American Linden	B&B	1.5" Cal	17
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	QTY
SHRUBS					
	CAL KAR	Calamagrostis x acutiflora "Karl Foerster" / Feather Reed Grass	2 gal		155
	EK	Euonymus kiautschovicus "Manhattan" / Manhattan Euonymus	5 gal		9
	JUN SQU	Juniperus squamata "Blue Rug" / Blue Rug Juniper	2 gal		33
	RHA RH2	Rhamnus frangula "Fine Line" / Fine Line Buckthorn	2 gal		13
	RHU GRO	Rhus aromatica "Gro-Low" / Gro-Low Fragrant Sumac	2 gal		50
	ROS F43	Rosa x "Noane" / Flower Carpet Red Groundcover Rose	2 gal		148
	SPI WAT	Spiraea japonica "Anthony Waterer" / Japanese Spirea	2 gal		148
	LAWN: MATCH EXISTING. REPAIR & REPLACE ANY DEAD-DYING-DAMAGED LAWN ON PERIMETER				
	EXISTING VEGETATION: PRESERVE & PROTECT				
	REFER TO CML DRAWINGS FOR MATERIAL TYPE AND COLOR				
	EXISTING TREES: PRESERVE & PROTECT				



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# Fall River Business Park

- Fall River Business Park is located on the Southeast Corner of Lake Lowell Ave and Middleton Road
- Existing Businesses in Fall River Business Park include Idaho Fitness Factory, Premier Dental, Garden of Learning Day Care and an Orthodontist.



- Surrounded by Upscale Residential Neighborhoods and Adjacent Golf Course
- Uses in Complex include Retail, Office and Flex Lots

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