





 STEVENS-
 HENAGER
 Since 1891 COLLEGE
 PAUL MITCHELL
 the school.
 N A M P A

KARCHER INTERCHANGE

INTERSTATE
84

TARGET

BED BATH &
BEYOND

PETCO
Where the pets go.

ULTA

BEST BUY

KOHL'S

TREASURE
VALLEY
MARKETPLACE

COSTCO
WHOLESALE

Gordmans
something unexpected

Chick-fil-
e

chji's
(PROPOSED)

TREASURE
VALLEY
CROSSING

SPORTSMAN'S
WAREHOUSE

HOBBY
LOBBY

DICK'S
SPORTING GOODS

PETSMART

TJ-MAXX

St. Luke's Hospital
Nampa

MIDLAND AVENUE

FOR SALE > RETAIL INVESTMENT OPPORTUNITY

Two-Tenant Investment Opportunity at Treasure Valley Crossing

16815 North Marketplace Blvd, Nampa, ID 83687

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OFFERING HIGHLIGHTS

DOMINANT LOCATION

The property is a pad building and a part of the Treasure Valley Crossing shopping center with tenants including PetSmart, TJ Maxx, Dick's Sporting Goods, Hobby Lobby, Sportman's Warehouse, McDonalds, Panera Bread, Cracker Barrel, Chilis, and Chick-Fil-A.

The property is adjacent to Treasure Valley Marketplace a 700,000+ SF retail center with neighboring tenants including Costco, Kohl's, Target, Best Buy, Bed Bath & Beyond, Cost Plus World Market, Old Navy, Petco, Michael's, Famous Footwear and many more.

STEVENS-HENAGER LEASE RENEWAL

Stevens-Henager College recently exercised their first option period showing their commitment and success at the location.

LONG TERM LEASES

Paul Mitchell has a new 10 year lease expiring 2025 and Stevens-Henager College exercised their first option with a term expiring 2021.

TOP-QUALITY CONSTRUCTION

The property is institutionally owned and developed benefiting from high quality construction and curb appeal.

ANNUAL CONTRACTED RENTAL INCREASES

Stevens-Henager College has 2.5% annual rental increases and Paul Mitchell has 2% annual rental increases providing solid NOI growth.

EXCELLENT FREEWAY ACCESS & VISIBILITY

The property is located at the Karcher Interchange providing premium visibility and access to and from Interstate 84, the main east-west arterial through the Boise-Nampa MSA. The Karcher Interchange has the largest concentration of retail shopping in Nampa with over 1,400,000 SF of retail within one half mile of the Interchange.

ST. LUKE'S EXPANSION

St. Luke's Medical Plaza, located just one block from Treasure Valley Crossing, is currently expanding their existing medical plaza adding an additional 200,000 square-foot hospital. They broke ground in August 2015 on the new \$96 million, 3-story, 76 room hospital. The expansion is expected to be completed by the fall of 2017.

NO DEBT

The asset is offered without any obligation to assume financing. The fresh 10 and 5+ year lease terms allow the investor to secure favorable financing.

EASE OF MANAGEMENT

The two long-term net leases, new construction, provide ease of management.

100% LEASED

The offering - and balance of the Treasure Valley Crossing shopping center - is 100% occupied, which is a testament to the location.

SIGNIFICANT POPULATION/RESIDENTIAL GROWTH

Since 2007 Nampa has grown faster than any other city in the State of Idaho. The population has grown 21% from 71,299 in 2007 to 86,518 in 2014. To accommodate this growth, over 1,000 new dwelling units have been built in Nampa over the past 2 years. The Boise-Nampa MSA is home to over 645,000 people.

RETAIL TRADE AREA AERIAL



Dallas Text Stores, Inc.



EDWARDS THEATRES



DRESS FOR LESS



THE ARTS AND CRAFTS STORE™



Where the pets go. *california*.



WORLD MARKET
Unique, authentic and always affordable.



that was easy.™



Since 1897 COLLEGE



TREASURE VALLEY CROSSING



something unexpected



KARCHER INTERCHANGE

KARCHER ROAD



MIDLAND AVENUE

SITE PLAN





Financials

Price:	\$5,100,000		
Year 1 NOI:	\$354,879		
Year 1 Cap Rate:	7.0%		
Financing:	Free & Clear		
Building Area:	21,000 SF		
Occupancy:	100%		
	Year 1	Year 5	Year 10
Cap Rate:	7.0%	7.77%	8.73%
Cash/Cash*:	7.49%	9.82%	12.56%

* Based on a new market loan of: 65% LTV, 4.5% Rate, 25 Year AM

Population

3 mile	44,164
5 mile	114,771
10 mile	237,713

Average Household Incomes

3 mile	\$48,538
5 mile	\$49,924
10 mile	\$59,351

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