

# 501 NORTH 16TH STREET

Payette, Idaho 83661

For Sale / Hunter's Gate Plaza - Owner / User - Value Add - \$57.39/SF



**Rhonda Garland, CCIM** / [rhonda.garland@paccra.com](mailto:rhonda.garland@paccra.com) / +1 208 287 8905

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 **CUSHMAN & WAKEFIELD**  
**PACIFIC**  
COMMERCIAL REALTY ADVISORS



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## SALE PRICE

\$1,149,000 - Priced Well Below Replacement  
Cost at \$57.39/SF

## CURRENT RENTAL INCOME

\$92,520/Year

## OCCUPANCY

59% - Seven Tenants In-Place

## BUILDING SIZE

20,020 SF - 9 Suites Total - 2 Vacant 7,700 SF

## LOT SIZE / PARKING

2.17 Acres / Ample - Shared

## PARCEL # / BUILT

P1510013000D / 1998

## POTENTIAL USES

Retail, Restaurant, Professional Office, Sales Office & Medical Office

## LOCATION

On Highway 95/N 16th Street Between 3rd & 7th Avenues

## LISTING FEATURES

- Income producing property with significant upside priced well below replacement cost
- Well maintained mixed-use retail & professional office spaces located on Highway 95/16th Street, one of the main thoroughfares in Payette, Idaho
- Seven tenants in-place, with two vacant spaces totaling 7,700 SF
- Surrounding business include Idaho Department of Health & Welfare, Maverik, Columbia Bank, schools city offices and other professional services - good rural area demographics - 5 Mile Pop. 27,175 - Households 10,041 - Median HH Income \$42,697 - Daytime Pop. 11,729
- Immediate availability, contact agent to discuss potential uses & to schedule tours today



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	TENANT NAME	SUITE	SF	PRORATA SHARE	LEASE		CURRENT RENT/MO	ANNUAL RENT \$	ANNUAL RENT PSF	SECURITY DEPOSIT	COMMENTS		
					START	EXPIRE							
Sushi Grill		100-101	1,250	6.66%	####	####	####	####	####	####	Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad minim veniam, quis nostrud exerci tation ullamcorper		
					####	####	####	####	####				
					####	####	####	####	####				
		102-103	1,150		####	####	####	####	####				
Owner Storage		N/A	220				\$ -						
Treasure Valley Physical Therapy		104	1,600	8.52%	####	####	####	####	####	####	Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad minim veniam, quis nostrud exerci tation ullamcorper		
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<div>PLEASE CLICK HERE TO DOWNLOAD, EXECUTE, AND RETURN CONFIDENTIALITY AGREEMENT TO RECEIVE RENT ROLL &amp; FINANCIAL INFORMATION</div>													
King White Floral				9%	####	####	####	####	####	####	Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad minim veniam, quis nostrud exerci tation ullamcorper		
							####	####	####			####	####
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Payette Soil & Water		106	750	4.00%	####	####	####	####	####	####	Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad minim veniam, quis nostrud exerci tation ullamcorper		
Vacant		107	6,200	33.03%									
Vacant		108	1,500	7.99%									
Irene's Salon		109	1,000	5.33%	####	####	####	####	####	####	Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad minim veniam, quis nostrud exerci tation ullamcorper		
							####	####	####			####	####
							####	####	####			####	####
							####	####	####			####	####
Payette Counseling & Psychiatric Services		110	1,500	7.99%	####	####	####	####	####	####			
Payette Family Services		111	2,700	14.38%	####	####	####	####	####	####	Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad minim veniam, quis nostrud exerci tation ullamcorper		
						####	####	####	####			####	
						####	####	####	####			####	
		112											
TOTAL RENT ROLL SF GLA			18,770										
% Leased			59.0%										
% Vacant			41.0%										

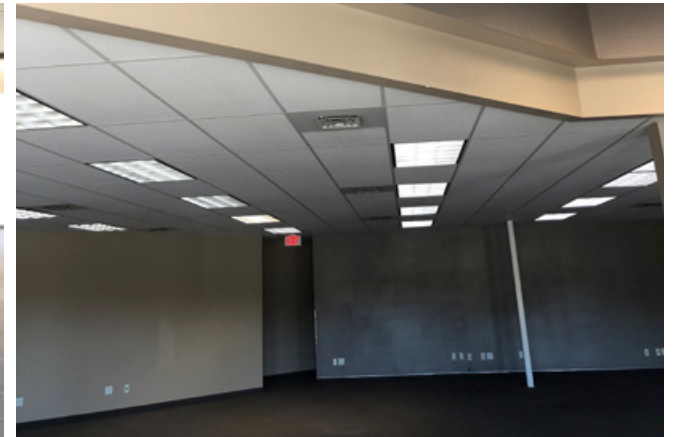
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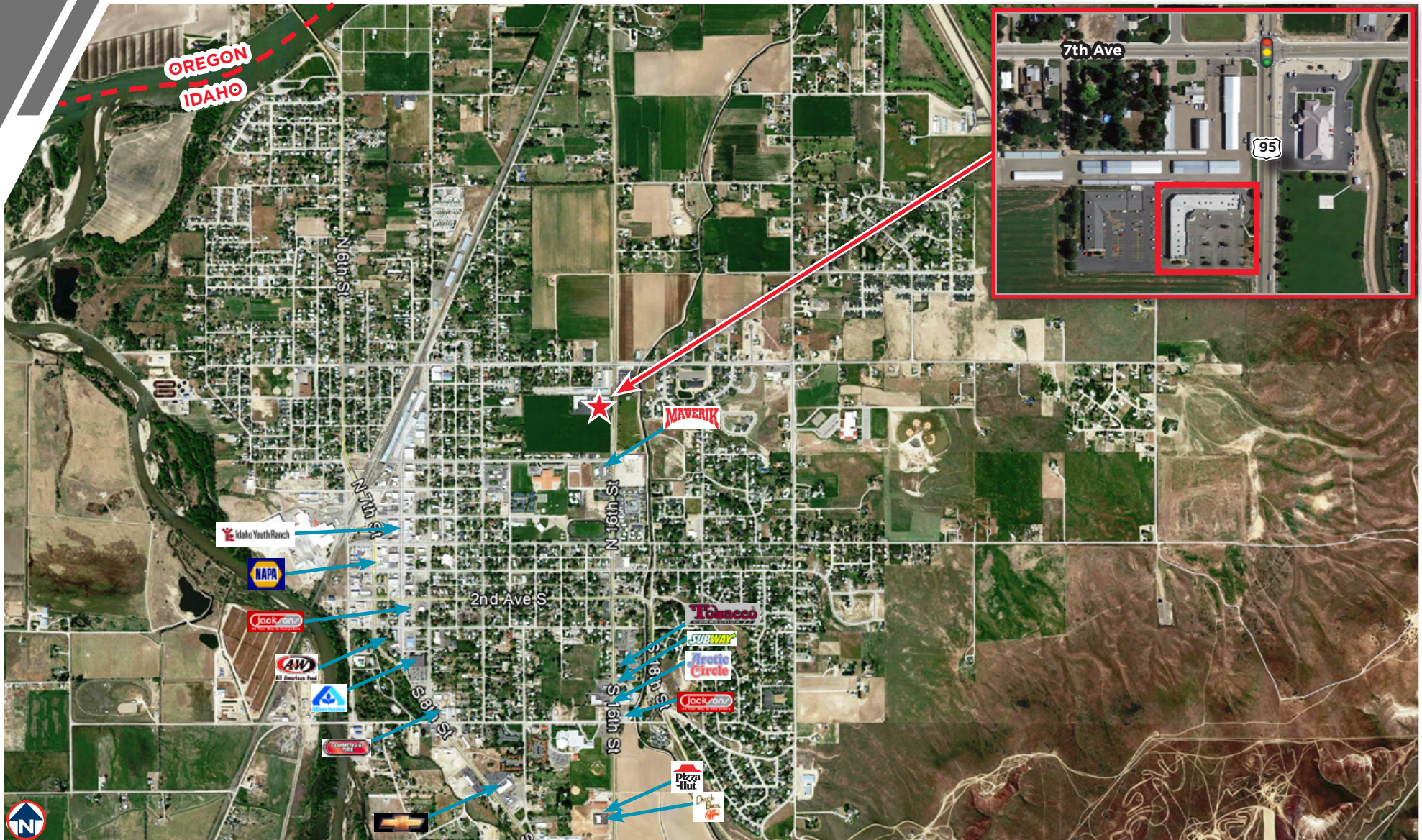
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## **- LOCATED IN A RURAL AREA IN IDAHO -**

In the identified area, the current year population is 27,175. In 2010, the Census count in the area was 24,984. The rate of change since 2010 was 0.82% annually. The five-year projection for the population in the area is 28,228 representing a change of 0.76% annually from 2020 to 2025.



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,324	9,555	23,994
2010 Population	6,325	9,726	24,984
2020 Population	6,934	10,596	27,175
2025 Population	7,302	11,101	28,228
2000-2010 Annual Rate	0.00%	0.18%	0.41%
2010-2020 Annual Rate	0.90%	0.84%	0.82%
2020-2025 Annual Rate	1.04%	0.94%	0.76%
2020 Male Population	49.1%	49.1%	49.0%
2020 Female Population	50.9%	50.9%	51.0%
2020 Median Age	36.9	38.1	35.2

<b>Households</b>			
2020 Wealth Index	46	48	48
2000 Households	2,321	3,523	8,641
2010 Households	2,403	3,704	9,173
2020 Total Households	2,643	4,048	10,041
2025 Total Households	2,784	4,247	10,456
2000-2010 Annual Rate	0.35%	0.50%	0.60%
2010-2020 Annual Rate	0.93%	0.87%	0.89%
2020-2025 Annual Rate	1.04%	0.96%	0.81%
2020 Average Household Size	2.59	2.59	2.68

<b>Average Household Income</b>			
2020 Average Household Income	\$54,500	\$55,952	\$55,008
2025 Average Household Income	\$59,008	\$60,890	\$60,369
2020-2025 Annual Rate	1.60%	1.71%	1.88%

<b>Data for all businesses in area</b>			
	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total Businesses:	253	339	1,209
Total Employees:	1,942	2,657	11,729

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.