

# 100% LEASED BANK ANCHORED RETAIL BUILDING

1217 2ND ST S | NAMPA, ID 83651



**Tok** COMMERCIAL  
REAL ESTATE

**BANK  
ANCHORED INVESTMENT**

SALE PRICE  
**\$4,450,000**

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# THE OFFERING

Located in the heart of Downtown Nampa, 1217 2nd St S presents a rare opportunity to acquire a fully leased, bank-anchored retail investment offering both immediate stability and long-term upside. Priced at \$4,450,000, this property delivers a current NOI of \$266,307 and an in-place cap rate of 6%, supported by strong tenancy and a premier downtown location within the Downtown Historic (DH) zoning district.

The 18,543-square-foot property, recently remodeled in 2024, is anchored by First Federal Bank, Idaho's only mutual bank, recognized by Forbes as one of the state's best-in-class financial institutions. Additional tenants, Pub & Putt and Solovey Kitchen, enhance the property's community draw and contribute to a diverse and resilient income stream. Each tenant operates under NNN lease structures with annual rent increases and multiple renewal options, reinforcing steady, growing cash flow.

The property's private on-site parking—a rare amenity in the downtown core—further elevates its appeal and accessibility. The DH zoning supports a vibrant mix of retail, office, and residential uses, with city-backed incentives available for future façade or tenant improvements.

As part of the expanding Boise Valley metro, projected to surpass 1 million residents by 2050, this asset benefits from strong regional fundamentals, low vacancy rates, and robust economic growth driven by major employers such as Micron, HP, and Amazon. Combining creditworthy tenants, a revitalized downtown setting, and stable income performance, 1217 N 2nd St S stands as a secure and strategic investment in one of Idaho's fastest-growing urban districts.



# PROPERTY OVERVIEW

ADDRESS	1217 2nd St S
CITY, STATE, ZIP CODE	Nampa, ID 83651
PROPERTY TYPE	Retail/Office
BUILDING SIZE	Main Level/Mezzanine   15,543 SF Basement   4,000 SF <b>Total   18,543 SF</b>
LOT SIZE	0.48 AC
ZONING	DH
REMODELED	2024
OCCUPANCY	100%
ANCHOR TENANT	First Federal Bank
SALE PRICE	\$4,450,000
CURRENT NOI	\$266,307
IN-PLACE CAP RATE	6.00%



# THE HIGHLIGHTS

## Rare Downtown Nampa Retail Investment Opportunity for Sale

Unique chance to acquire retail asset in the heart of Downtown Nampa with current stable income and long-term value add upside.

## Bank Anchored fully leased Multi-tenant retail building

100% leased multi-tenant property anchored by a community bank offering strong in-place income and tenant stability.

## NNN Leased with Annual Increases

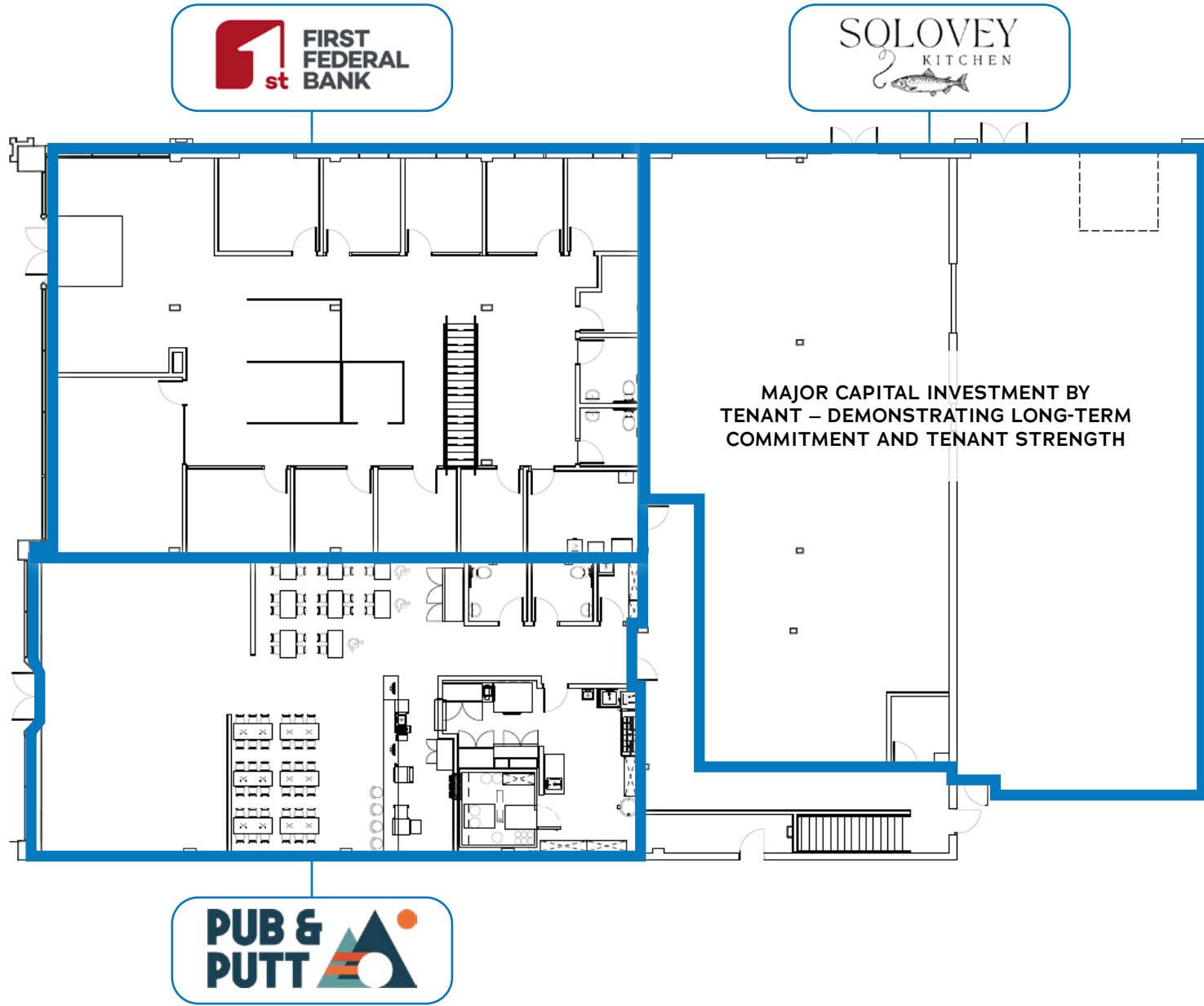
Fully leased retail asset with NNN leases in place and 2.5%–3.5% annual rent increases, delivering stable income and minimal management.

## Rare Dedicated Parking

This Property offers private on-site parking—an uncommon amenity in the downtown core.



# FLOOR PLAN

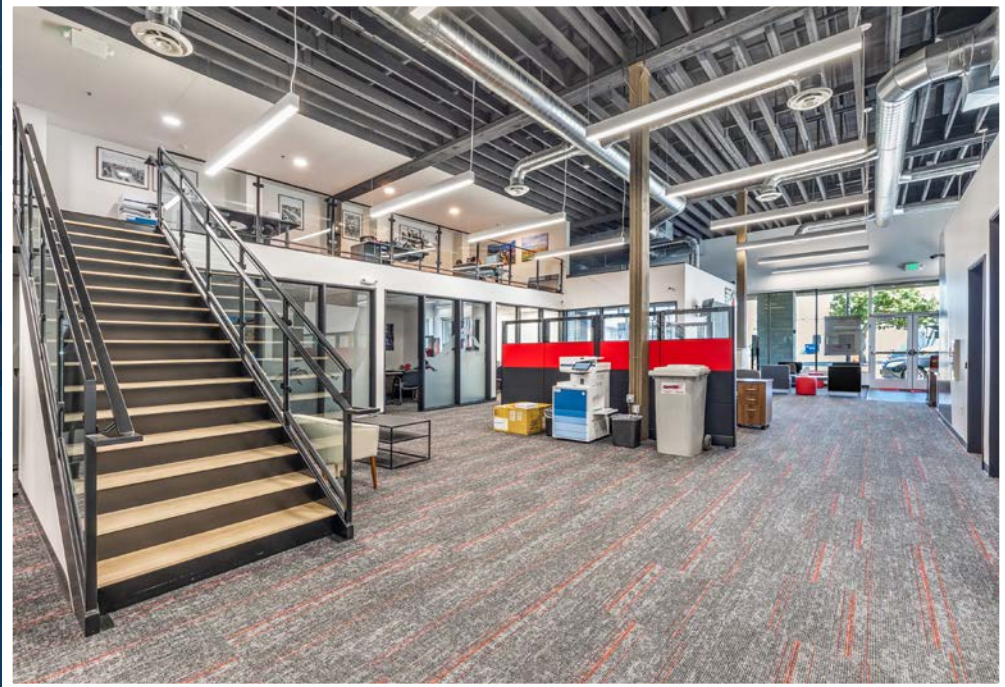
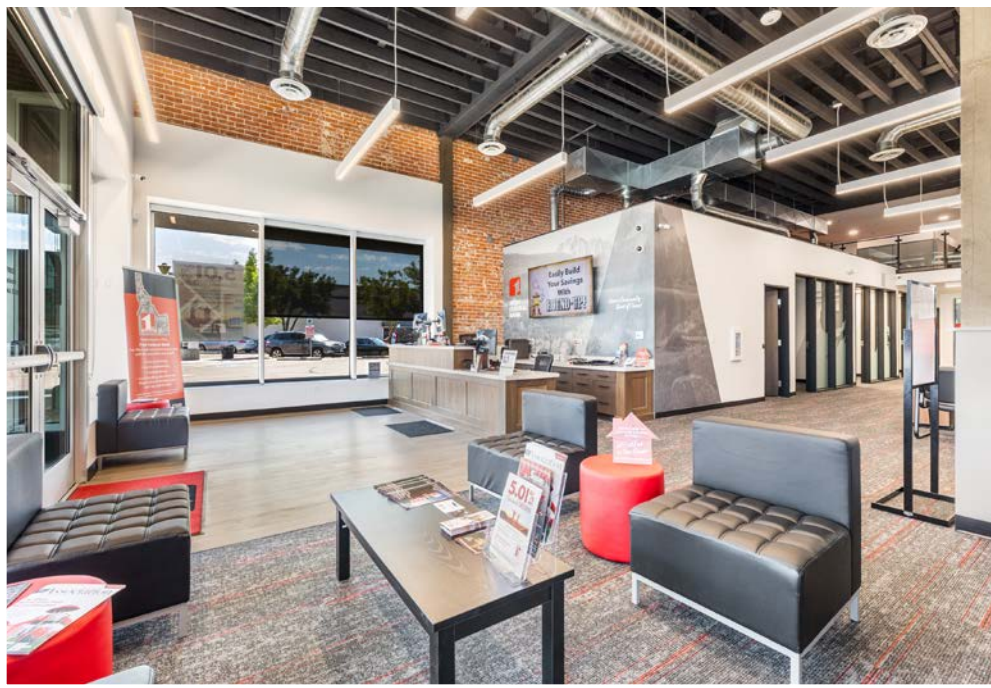


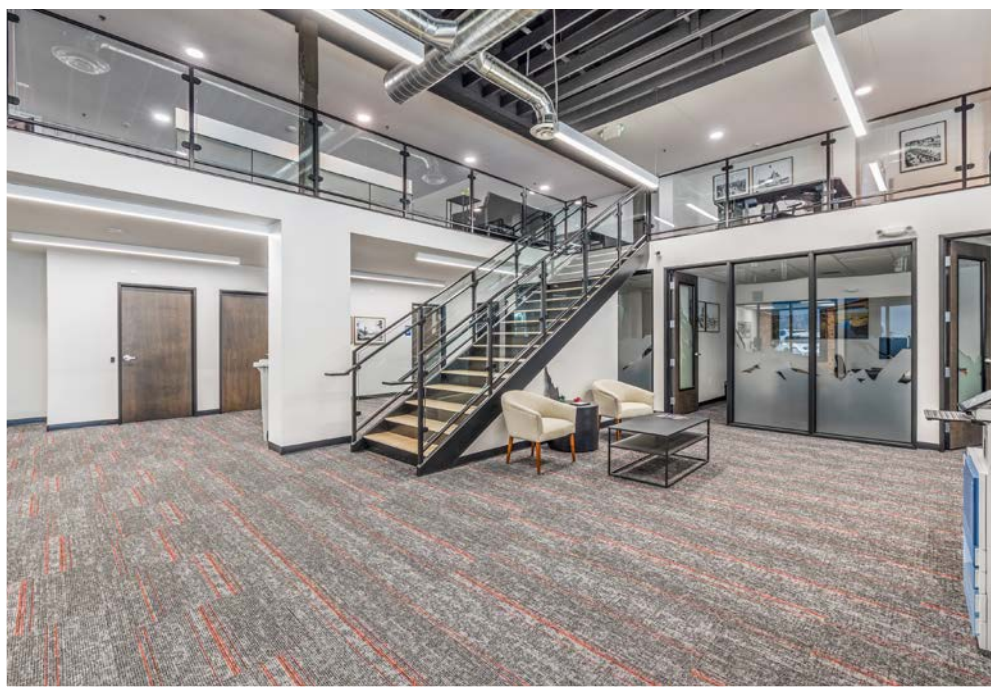


[ 6 ] 1217 N 2ND ST S

UPDATED: 4.9.2026

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# 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

# FINANCIAL OVERVIEW

## IN-PLACE FINANCIALS

FULL  
OFFERING  
MEMORANDUM



[CLICK HERE TO ACCESS](#) 

# 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**

[ 13 ] 1217 N 2ND ST S

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# STRATEGICALLY LOCATED IN DOWNTOWN CORE



**1217 2ND ST S**

 <p>POPULATION <b>94,327</b> 3 MI. RADIUS</p>	 <p>TOTAL HOUSEHOLD EXP. <b>\$3.31B</b> 3 MI. RADIUS</p>	 <p>AVG. HOUSEHOLD INC. <b>\$92,566</b> 3 MI. RADIUS</p>
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# CONNECTION POINT TO MAJOR CORRIDORS

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# 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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