

NAMPA OFFICE/RETAIL PORTFOLIO FOR SALE

1217 2ND ST S | NAMPA, ID 83651
216-224 13TH AVE | NAMPA, ID 83651
1023 N HORTON | NAMPA, ID 83651



**BANK & TITLE COMPANY
ANCHORED INVESTMENT**

+5,000 SF SHOVEL READY PAD & LEASED RETAIL BUILDING

SALE PRICE
\$10,250,000

ALL PROPERTIES ALSO
FOR SALE INDIVIDUALLY

TOK COMMERCIAL
REAL ESTATE

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1217 2ND ST S
Nampa, ID 83651

THE HIGHLIGHTS

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.



216-224 13TH AVE S
Nampa, ID 83651

THE HIGHLIGHTS

RARE DOWNTOWN NAMPA RETAIL INVESTMENT OPPORTUNITY FOR SALE

UNIQUE CHANCE TO ACQUIRE A RETAIL ASSET IN THE HEART OF DOWNTOWN NAMPA WITH CURRENT STABLE INCOME AND LONG-TERM VALUE ADD UPSIDE.

PROPERTY FEATURES A LONG TERM NATIONAL TITLE COMPANY TENANT

SECURED BY A LONG-TERM NATIONAL TITLE COMPANY LEASE. FEATURES A LARGE PRIVATE PARKING LOT AND SHOVEL-READY LAND APPROVED FOR A 13,400 SF MULTI-LEVEL BUILDING.

RARE DEDICATED PARKING

THIS PROPERTY OFFERS PRIVATE ON-SITE PARKING.



1023 N HORTON
Nampa, ID 83651

THE HIGHLIGHTS

100% LEASED

TO SOLOVEY KITCHEN, PROVIDING STABLE, IN-PLACE CASH FLOW.

NNN LEASE STRUCTURE

IN-PLACE NOI OF APPROXIMATELY \$122,791, MINIMIZING LANDLORD EXPENSES AND MANAGEMENT RESPONSIBILITIES.

RECENTLY SEALED AND STRIPED PARKING LOT,

REFLECTING CURRENT OWNERSHIP'S MAINTENANCE AND ADDING TO LONG-TERM CURB APPEAL AND REDUCED NEAR-TERM CAPITAL NEEDS.

CENTRAL NAMPA ADDRESS

JUST OFF NAMPA-CALDWELL BOULEVARD, PROVIDING CONVENIENT ACCESS AND STRONG VISIBILITY WITHIN AN ESTABLISHED COMMERCIAL CORRIDOR.

THE OFFERING

This three-property Nampa office/retail portfolio generates \$525,518 in NOI from a diversified tenant mix that includes First Federal Bank, Alliance Title Escrow, and Solovey Kitchen. Two buildings are located in Downtown Nampa's core with rare dedicated parking and a shovel-ready, entitled pad for an additional ±13,400 SF commercial building plus potential multifamily, while the third is a 7,922 SF building on 1.6 acres along the Nampa-Caldwell Boulevard corridor with recent parking lot upgrades and ample on-site parking.

Positioned in a growing Boise Valley submarket characterized by strong demographics, low reported retail vacancy, and solid office fundamentals, the portfolio combines core, credit-backed cash flow with clear value-add and development levers. Investors gain exposure to diversified tenancy, contractual annual rent increases in the ±2.5–3.5% range, and multiple paths to upside through leasing remaining space, executing the approved expansion in the downtown historic district, or further leveraging the 1.6-acre Horton site, all within an affordable, business-friendly market that continues to see robust commercial real estate demand.



PORTFOLIO 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 Total 18,543 SF
LOT SIZE	0.48 AC
ZONING	DH
REMODELED	2024
OCCUPANCY	100%
ANCHOR TENANT	First Federal Bank
SALE PRICE (INDIVIDUALLY)	\$4,450,000
CURRENT NOI	\$266,307
IN-PLACE CAP RATE	6.00%

ADDRESS	216-224 13th Ave S
CITY, STATE, ZIP CODE	Nampa, ID 83651
PROPERTY TYPE	Office
BUILDING SIZE*	Main and Second Level 6,401 SF Basement 2,026 SF Storage 789 SF
LOT SIZE	0.16 AC (only buildable lot in Nampa's Downtown Historic District)
ZONING	DH
ANCHOR TENANT	Alliance Title & Escrow (occupying 5,356 SF)
LEASE TYPE	FSEJ
OCCUPANCY	64%
SALE PRICE (INDIVIDUALLY)	\$3,500,000* Includes 5,000 SF Buildable Pad
CURRENT NOI	\$136,420

*Site adjacent to existing building is ready for phase (2), consisting of the potential for a 13,400 SF retail/office building. Additional site also approved for multi-family.

ADDRESS	1023 N Horton
CITY, STATE, ZIP CODE	Nampa, ID 83651
PROPERTY TYPE	Office/Retail
BUILDING SIZE	7,922 SF
LOT SIZE	1.6 AC
ZONING	BC
PARKING	Ample (Recently sealed and striped)
TENANT	Solovey Kitchen
OCCUPANCY	100%
LEASE TYPE	NNN
SALE PRICE (INDIVIDUALLY)	\$2,300,00
CURRENT NOI	\$122,791



POPULATION	TOTAL HOUSEHOLD EXP.	AVG. HOUSEHOLD INC.
83,669	\$2.9B	\$92,628
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CONNECTION POINT TO MAJOR CORRIDORS

TOK
COMMERCIAL

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



**FULL
OFFERING
MEMORANDUM**



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