



**DOLLAR
LOAN CENTER**
don'tbebroke.com®

**DOLLAR LOAN CENTER
FOR SALE**

1401 12TH AVE SOUTH, NAMPA, ID 83686

SALE PRICE: \$1,535,261 | CAP RATE: 6.50%
SINGLE TENANT NET LEASED

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DOLLAR LOAN CENTER OVERVIEW



INVESTMENT HIGHLIGHTS

Building Size: 3,024 SF

■ **19 Parking Spaces**

Lot Size: 0.66 Acess

■ **3 Lane Drive-Thru**

Zoning: BC

■ **Roadside Pylon Sign**

Year Built: 1980

■ **Walk-in Vault**

Free-standing building with great visibility - located at the hard corner of 12th Ave Rd & Hawaii Ave. Three lane drive thru. The main entrance includes a foyer space. Large exterior signage opportunities on three sides of the building. The building has gone through a complete remodel on the inside and outside. Inside has new flooring, desk lines, paint, and general improvements. The exterior boasts new paint, landscaping, and general improvements. There is a tall roadside pylon sign, double facing. There is a walk-in vault located right in the main space.

OVERVIEW

- **Lease Term:** 5 years from COE
Rent flat year 1-3
3% year increases there after
- **Options:** 2 x 5 years, 3% annual increases
- Absolute NNN Leases years 1-5 with Zero Landlord responsibility
 - Landlord responsible for repairs to property, roof, structure, during option periods

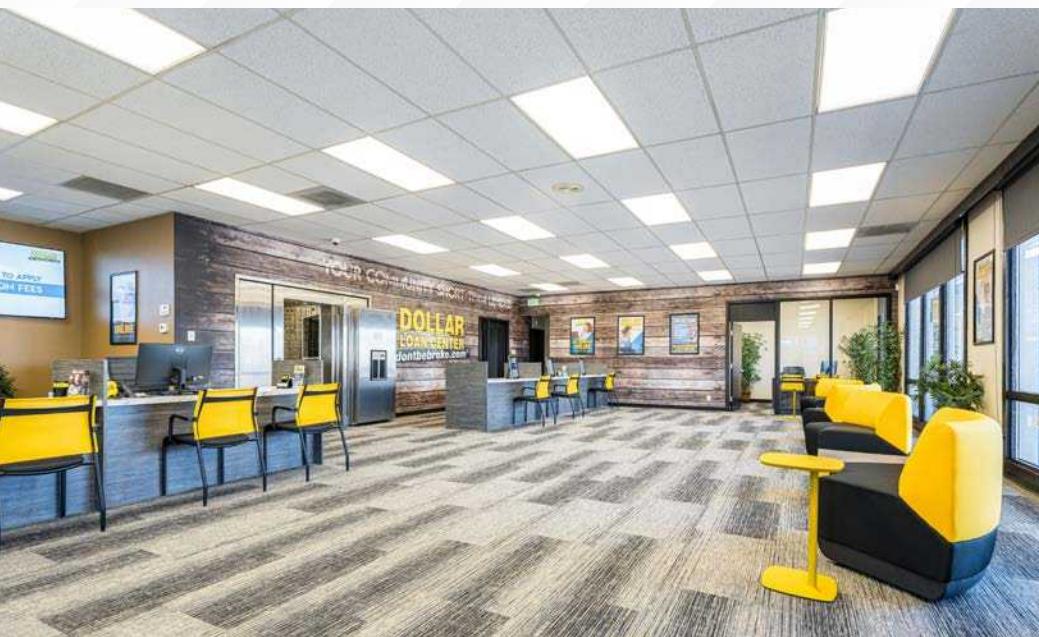
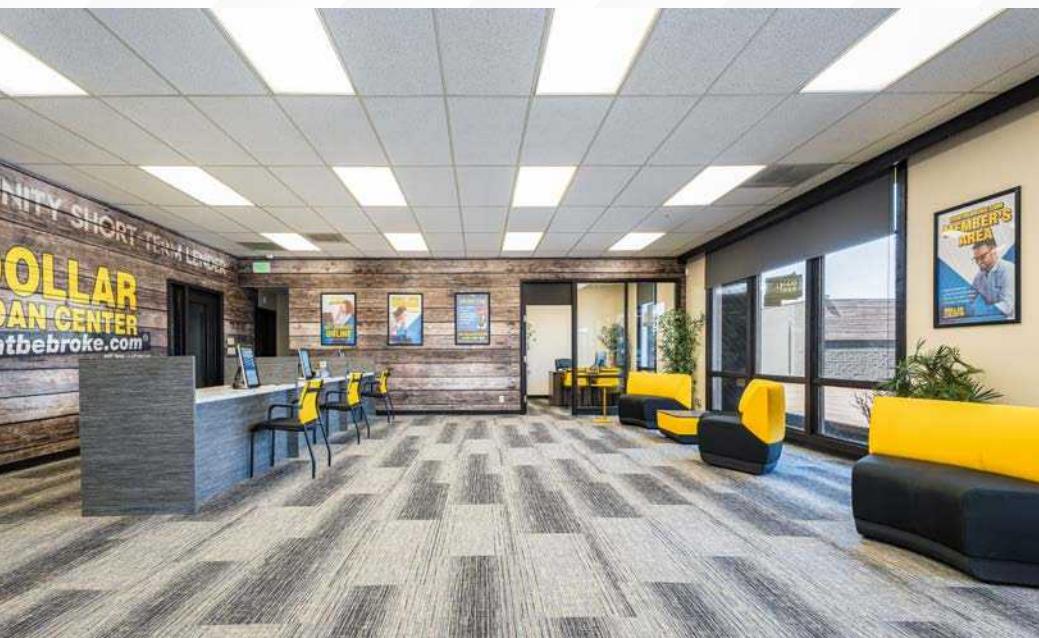
DOLLAR LOAN CENTER RENT ROLL

Dollar Loan Center - 1401 12th Ave South, Nampa, ID 83686

Address	Bldg SF	NNN Rent/SF/Yr.	NNN Annual Rent	Cap Rate	Price	\$/SF	Lot Acres	Built
1401 12th Ave South, Nampa 83686	3,024	\$ 33.00	\$ 99,792	6.50%	\$ 1,535,261	\$ 508	0.66	1980



INTERIOR PHOTOS | 1401 12TH AVE RD, NAMPA 83686



EXTERIOR PHOTOS

1401 12TH AVE RD, NAMPA 83686

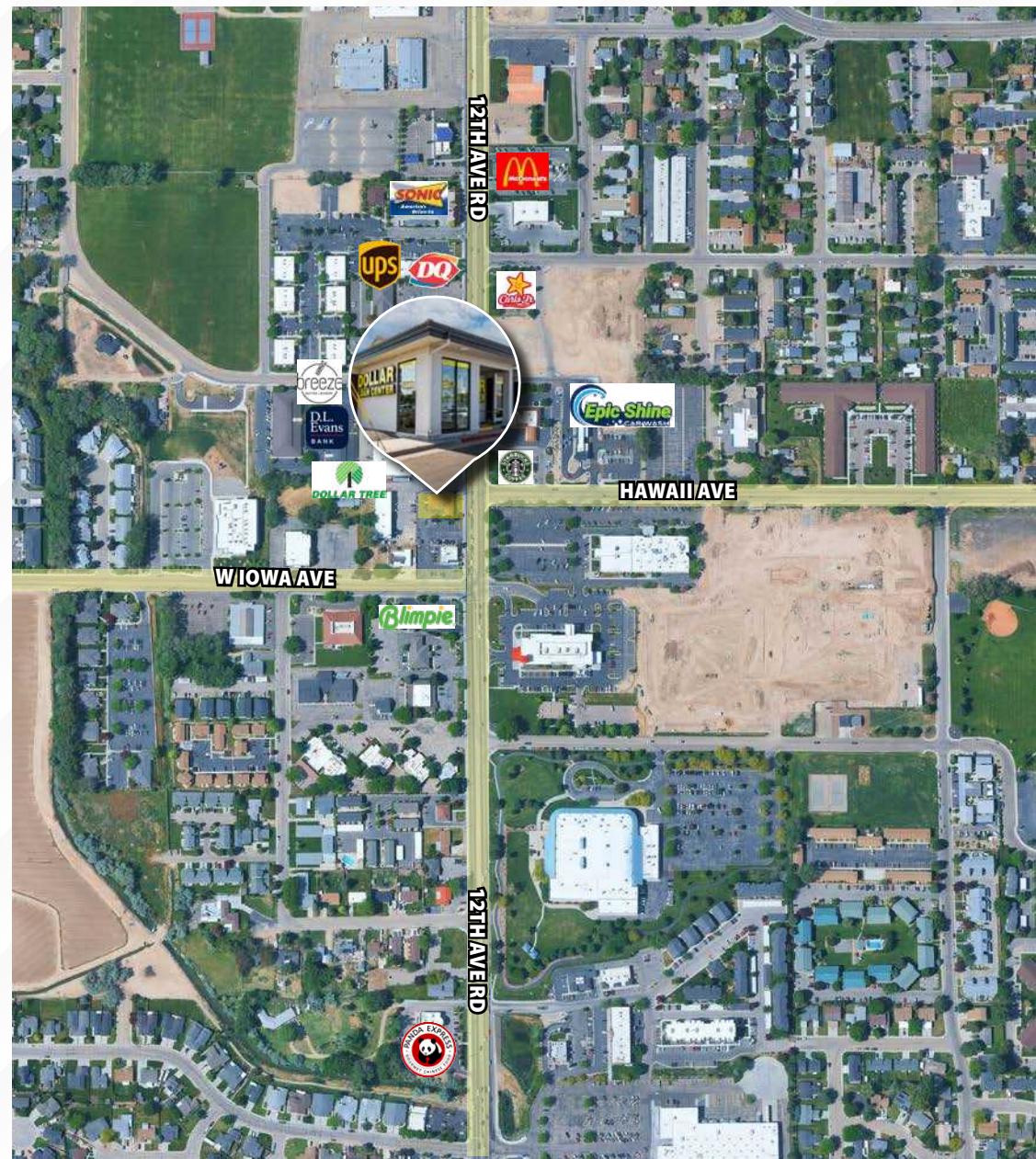


OVERVIEW

1401 12TH AVE RD, NAMPA 83686

SITE DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION:	16,213	92,062	128,314
HOUSEHOLD INCOME	\$86,876	\$99,448	\$97,084
TOTAL EMPLOYEES	3,355	16,143	33,218



ABOUT DOLLAR LOAN CENTER

Established in 1998, Dollar Loan Center has grown to be a leading short-term lending institution, offering a reliable alternative to traditional payday loans. With a commitment to transparent and fair financial solutions, we specialize in signature loans that provide quick access to funds without requiring collateral or a checking account.

OUR BUSINESS MODEL FOCUSES ON SIMPLE INTEREST, ENSURING CUSTOMERS UNDERSTAND THEIR COSTS UPFRONT AND CAN MANAGE REPAYMENTS EFFECTIVELY, ULTIMATELY HELPING INDIVIDUALS NAVIGATE UNEXPECTED EXPENSES AND BRIDGE FINANCIAL GAPS.



WE PRIDE OURSELVES ON OFFERING A STREAMLINED APPLICATION PROCESS, AIMING TO PROVIDE INSTANT LOAN APPROVALS AND FUNDING TO HELP IDAHO RESIDENTS GET THE CASH THEY NEED, WHEN THEY NEED IT MOST.



- Quick & Easy Signature Loans: Fast access to funds without collateral.
- Transparent Simple Interest: Clear costs with no hidden fees.
- Convenient Idaho Locations: Serving communities across the state.
- Committed to Community: Supporting local non-profits and economic growth.

Beyond providing essential financial services, Dollar Loan Center is deeply invested in the well-being of the Idaho communities we serve. We actively support various local non-profit organizations, including the Idaho Foodbank, through regular donations and volunteer efforts, aiming to make a positive impact where it matters most. As a proud member of the Boise Metro Chamber of Commerce, we are committed to fostering strong community ties and contributing to the economic health of the Gem State.

248,470

Population:
Boise (2024)

#1 & #3

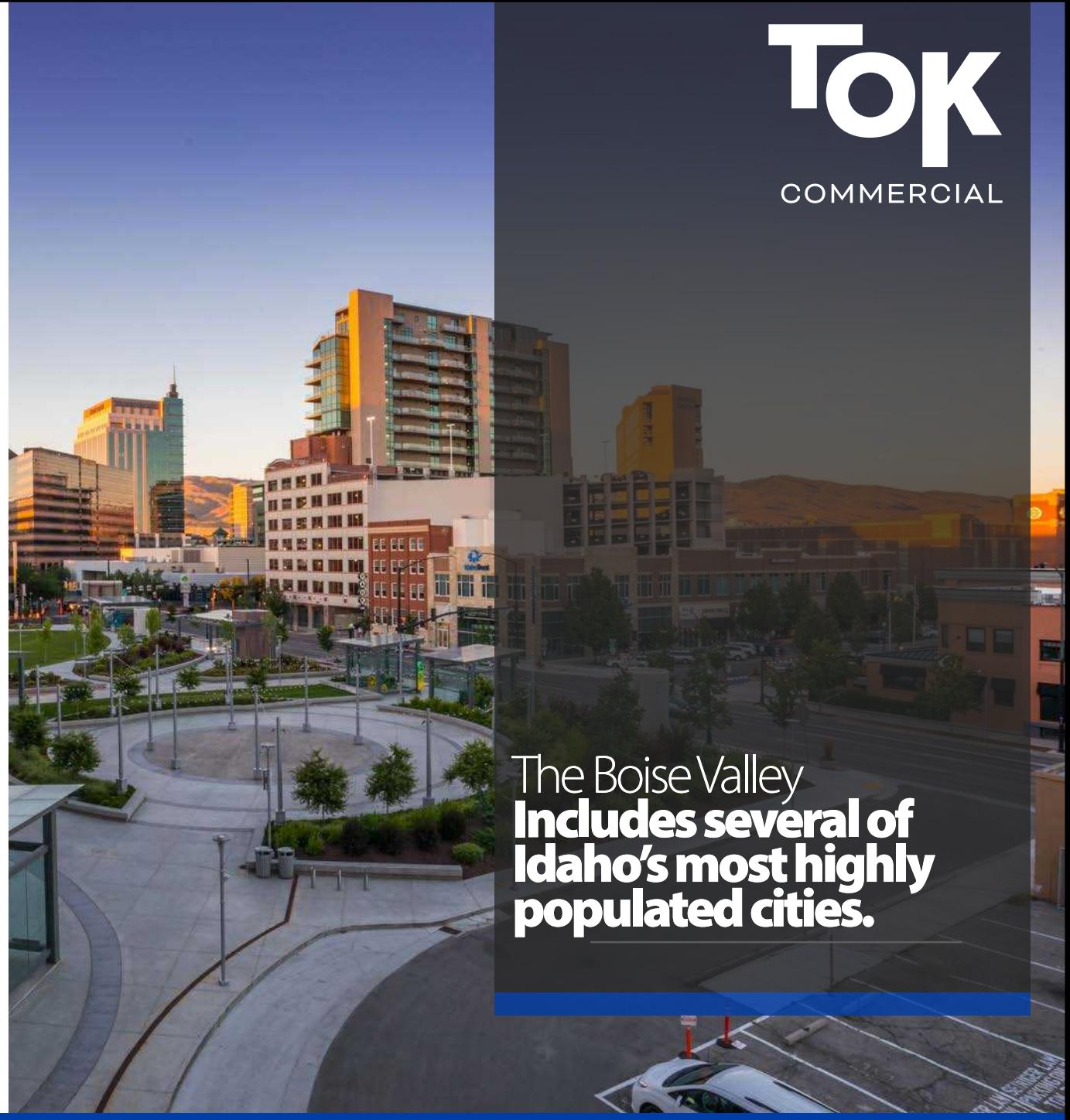
Best Run Cities in America:
Nampa & Boise

(WalletHub 2024)

#3 & #5

Best Place to Live Out West:
Meridian & Boise

(Livability 2024)



The Boise Valley
**Includes several of
Idaho's most highly
populated cities.**

TOK

COMMERCIAL

The Boise Valley
**83% of the Boise Metro
population is under the
age of 65.**



\$28.07

Metro Avg. Hourly Wage:
Business climate (2023)

55%

+\$75K Household Income:
Income Distribution (Boise, 2024)

70%

White Collar Workers
Employee profile (REGIS, 2024)

\$545,000

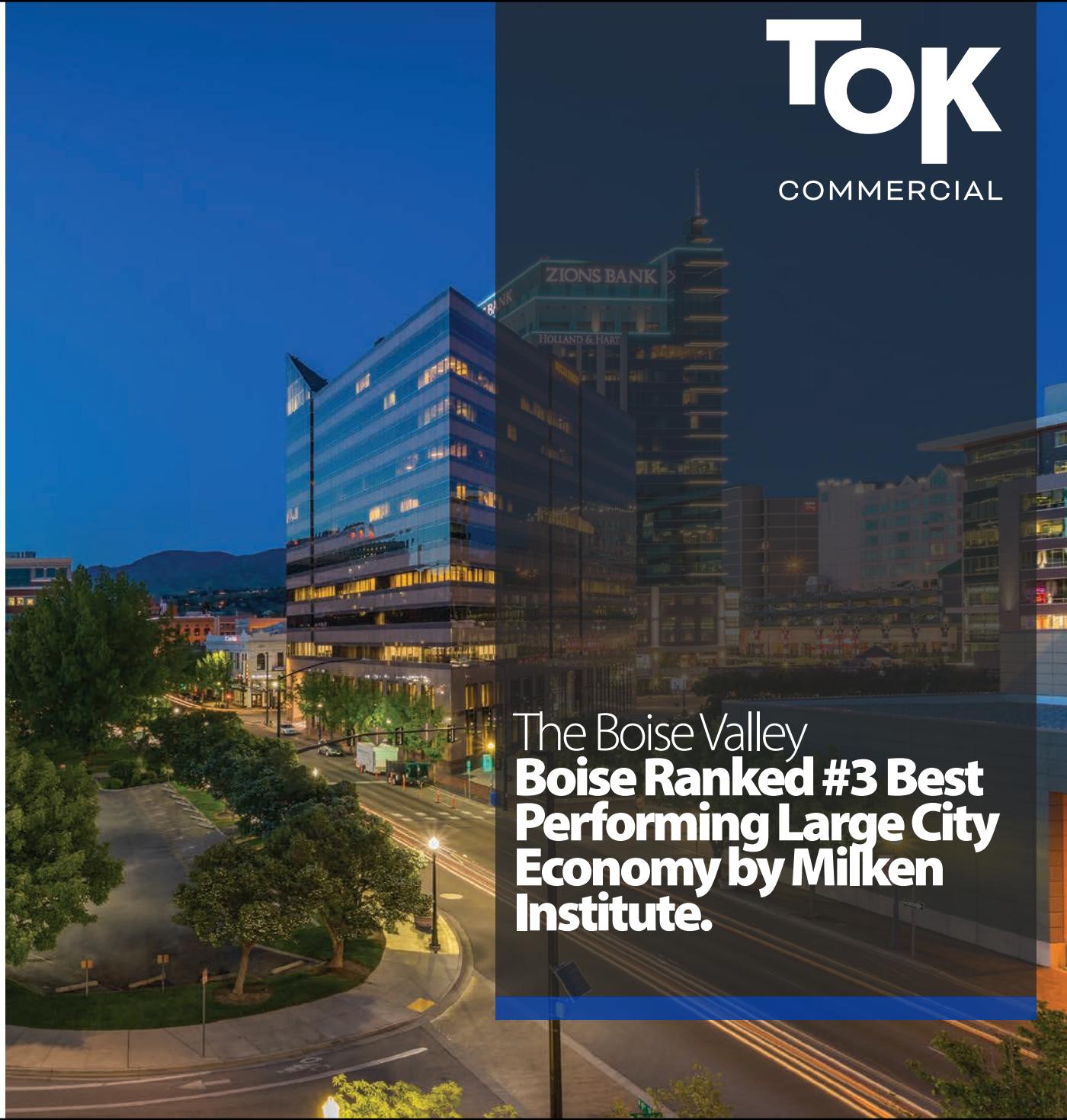
Ada County Median:
Home Value (MLS July 2024)

3.6%

Boise MSA:
Unemployment Rate (Aug 2024)

\$128,213

Ada County Average:
Household Income (Regis 2024)



The Boise Valley
**Boise Ranked #3 Best
Performing Large City
Economy by Milken
Institute.**