

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
UNPRICED
ALL PROPERTIES ALSO
FOR SALE INDIVIDUALLY



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

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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 is 100% leased and generates \$587,112 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 N 2nd St S
CITY, STATE, ZIP CODE	Nampa, ID 83651
PROPERTY TYPE	Retail/Office
BUILDING SIZE	Main Level/Mezzanine 18,597 SF Basement 4,000 SF Total 22,597 SF
LOT SIZE	0.48 AC
ZONING	DH
REMODELED	2024
OCCUPANCY	100%
CURRENT NOI	\$255,325
IN-PLACE CAP RATE	5.74%
ANCHOR TENANT	First Federal Bank
SALE PRICE (INDIVIDUALLY)	\$4,450,000

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 3,000 SF
LOT SIZE	0.48 AC (only buildable lot in Nampa's Downtown Historic District)
ZONING	DH
DELIVERY	Q4 2025
ANCHOR TENANT	Alliance Title & Escrow (occupying 6,401 SF)
CURRENT NOI	\$208,996
LEASE TYPE	FSEJ
OCCUPANCY	Fully Leased Excluding Basement-68%
SALE PRICE (INDIVIDUALLY)	Unpriced

SELLERS TO GUARANTEE 1 YEAR WORTH OF RENT ON 3,000 SF BASEMENT

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
CURRENT NOI	\$122,791
LEASE TYPE	NNN
OCCUPANCY	100%
SALE PRICE (INDIVIDUALLY)	Unpriced



CONNECTION POINT TO MAJOR CORRIDORS

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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TOK COMMERCIAL
REAL ESTATE

