

FOR SALE | FALL RIVER RETAIL CENTER and PAD SITE

OFFERED FOR **\$8,858,563**

849 South Rising Sun Drive | Nampa, ID 83686



Rick McGraw

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Jonathan Langston

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INFORMATION PAGE | FALL RIVER RETAIL CENTER

PROPERTY SUMMARY

- **Price:** \$8,858,563.00
- **Total Building Size:** 13,757 SF
- **Total Lot Size:** 85,055 SF
- **Projected NOI:** \$487,221.00
- **Projected Cap Rate:** 5.5%
- **Occupancy:** 90%
- **4,000 SF Pad Site** | To Be Built | Building Plans Approved
- **Suite 100** | Longboard Pizza & Big Wave Yogurt | 6,298/SF
- **Suite 110** | The Gym Nest Studio | 4,833/SF
- **Suite 140** | 13 Salon | 1,313/SF
- **Suite 150** | 1,313/SF | Vacant | Site has Drive Thru



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FOR SALE | 849 S. Rising Sun Drive | Meridian, ID 83642

North Site Plat

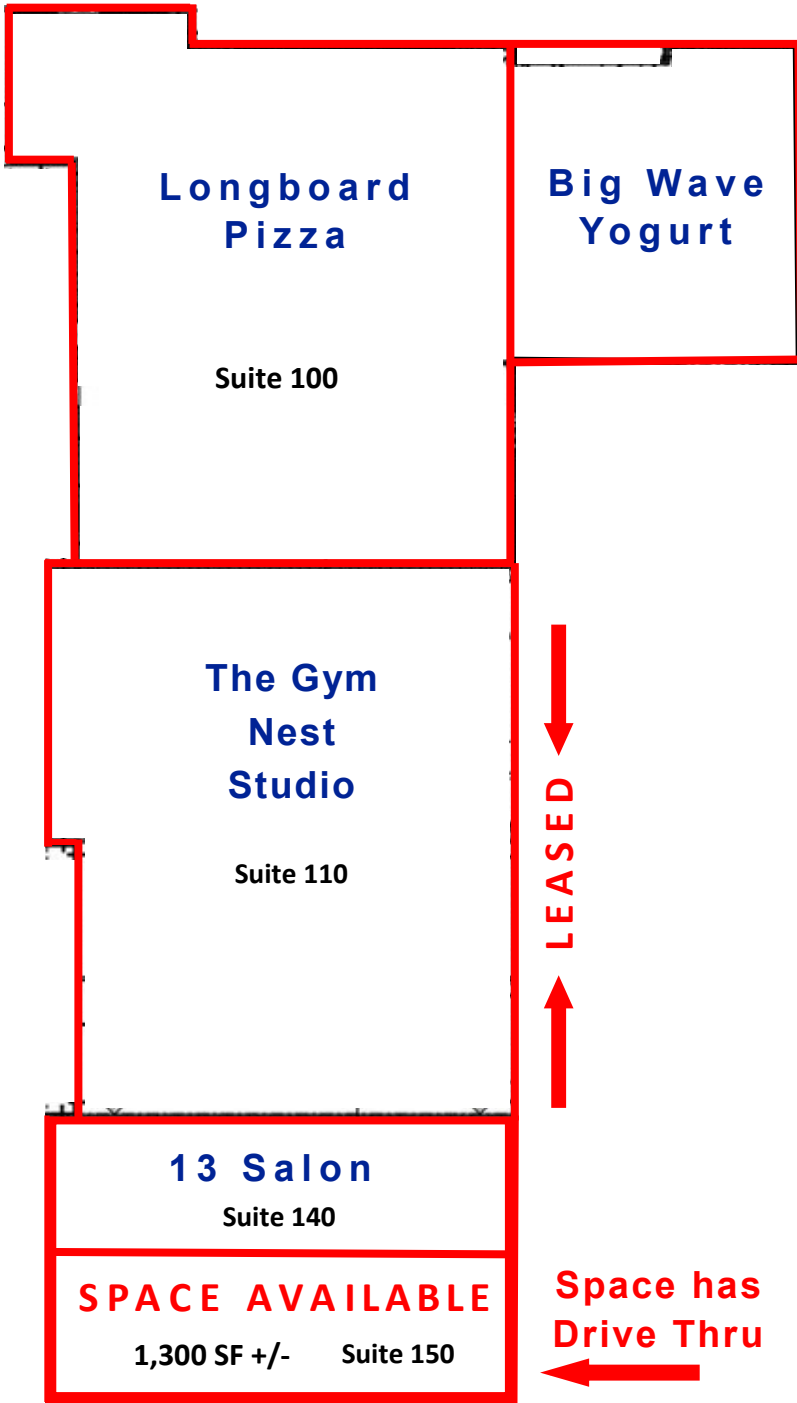


- **849 S. Rising Sun Drive | All Outlined Area**
 - ⇒ Total Building Size: 13,757 SF
 - ⇒ Total Lot Size : 85,055 SF
 - ⇒ 4 Businesses occupy spaces in the retail center
 - ⇒ 4,000 SF Pad Site | To Be Built | Building Plans Approved
 - ⇒ 1,313 SF Space with Drive Thru | Unoccupied

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Building Elevations for Pad Site | 849 S. Rising Sun Drive

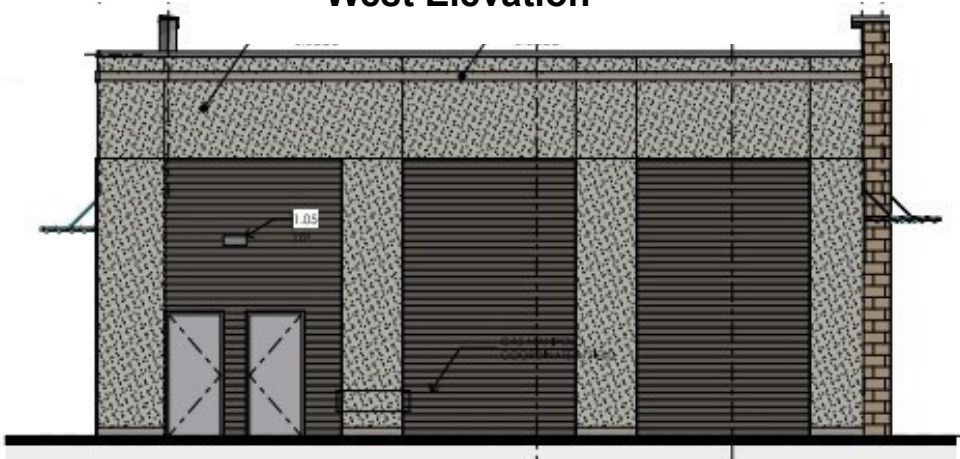


North Elevation

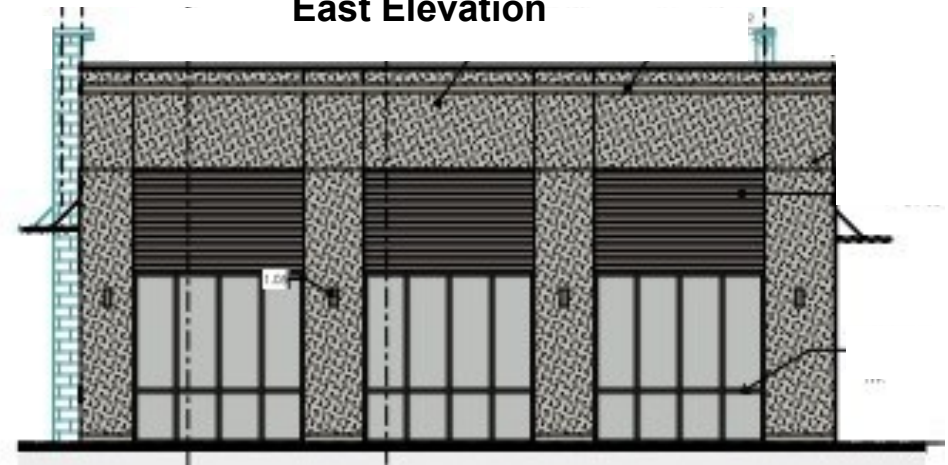
South Elevation



West Elevation
















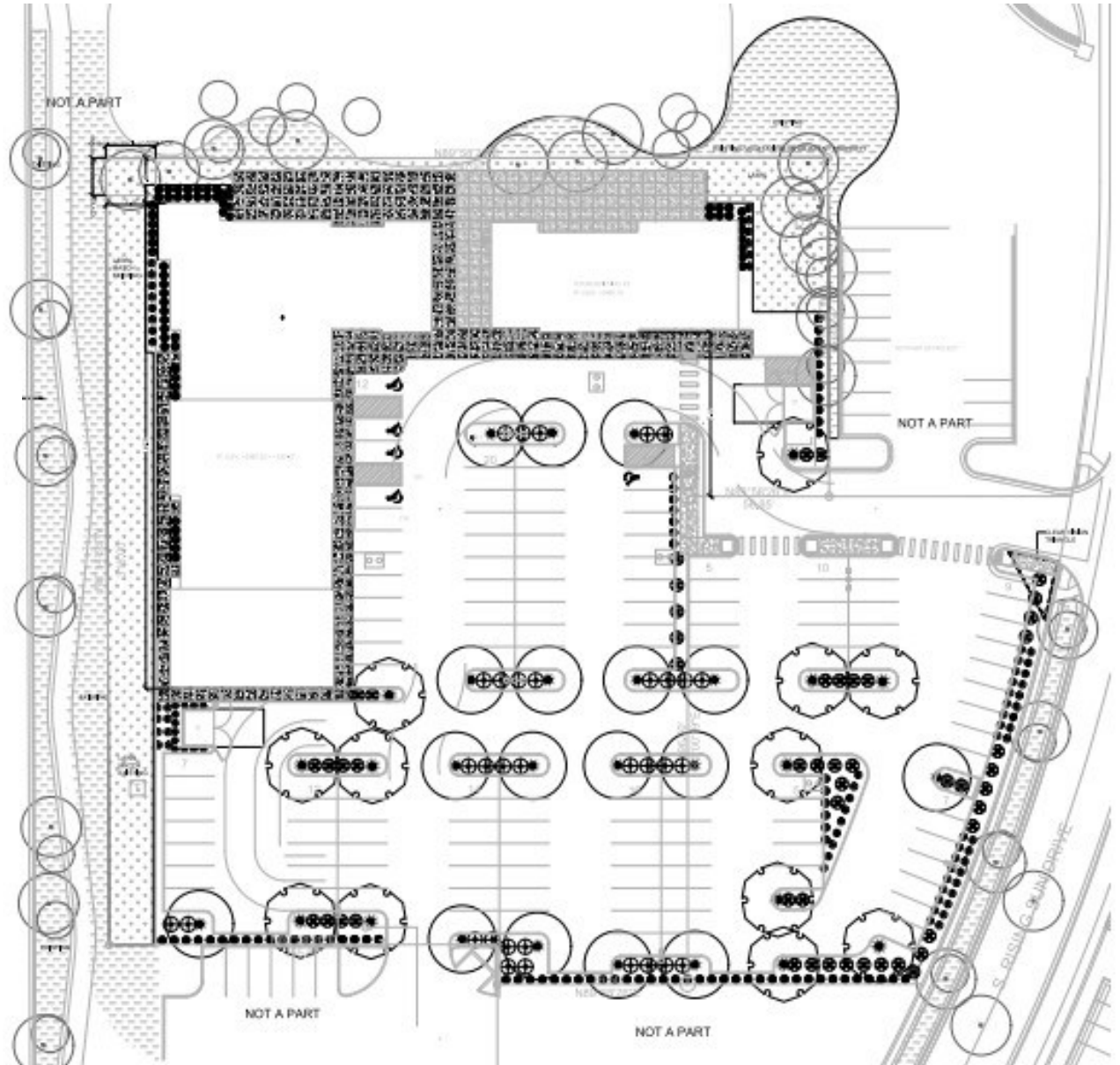
East Elevation



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Landscape Plan for Retail Center | 849 S. Rising Sun Drive

PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	GI	Gleditsia triacanthos inermis 'Skycole'™ / Skyline Thornless Honey Locust	B & B	1.5' Cal	12
	TIL SEN	Tilia americana 'Sentry' / American Linden	B&B	1.5' Cal	17
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	QTY
SHRUBS					
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal		155
	EK	Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus	5 gal		9
	JUN SQU	Juniperus squamata 'Blue Rug' / Blue Rug Juniper	2 gal		33
	RHA RH2	Rhamnus frangula 'Fine Line' / Fine Line Buckthorn	2 gal		13
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal		50
	ROS F43	Rosa x 'Noane' / Flower Carpet Red Groundcover Rose	2 gal		99
	SPI WAT	Spiraea japonica 'Anthony Waterer' / Japanese Spirea	2 gal		
	LAWN: MATCH EXISTING REPAIR & REPLACE ANY DEAD-DYING-DAMAGED LAWN ON PERIMETER				
	EXISTING VEGETATION: PRESERVE & PROTECT				
	REFER TO CML DRAWINGS FOR MATERIAL TYPE AND COLOR				
	EXISTING TREES: PRESERVE & PROTECT				



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Fall River Business Park



- Fall River Business Park is located on the Southeast Corner of Lake Lowell Ave and Middleton Road
- Existing Businesses in Fall River Business Park include Idaho Fitness Factory, Premier Dental, Garden of Learning Day Care and an Orthodontist.



- Surrounded by Upscale Residential Neighborhoods and Adjacent Golf Course
- Uses in Complex include Retail, Office and Flex Lots

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