

# **FOR SALE | FALL RIVER RETAIL CENTER**

**OFFERED FOR \$7,500,000 | Cap Rate 6.5%**

*849 South Rising Sun Drive | Nampa, ID 83686*



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**COLDWELL BANKER  
COMMERCIAL  
TOMLINSON**

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# INFORMATION PAGE | FALL RIVER RETAIL CENTER

## PROPERTY SUMMARY

- **Price:** \$7,500,000
- **Total Building Size:** 13,757 SF
- **Total Lot Size:** 81,055 SF
- **Projected NOI:** \$487,221.00
- **Projected Cap Rate:** 6.5%
- **Occupancy:** 90%
- **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  
⇒ Guaranteed Rents for 1 year for Suite 150



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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 : 81,055 SF
  - ⇒ 4 Businesses occupy spaces in the retail center
  - ⇒ 1,313 SF Space with Drive Thru | Unoccupied

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# **FOR SALE**

## **FALL RIVER RETAIL CENTER**

**849 S. Rising Sun Drive | Meridian, ID 83642**



**Longboard  
Pizza**

**Suite 100**

**Big Wave  
Yogurt**

**The Gym  
Nest  
Studio**

**Suite 110**

**13 Salon**

**Suite 140**

**SPACE AVAILABLE**

**1,300 SF +/- Suite 150**

**Space has  
Drive Thru**

**LEASED**


















# 849 South Rising Sun Drive | Nampa, ID 83686

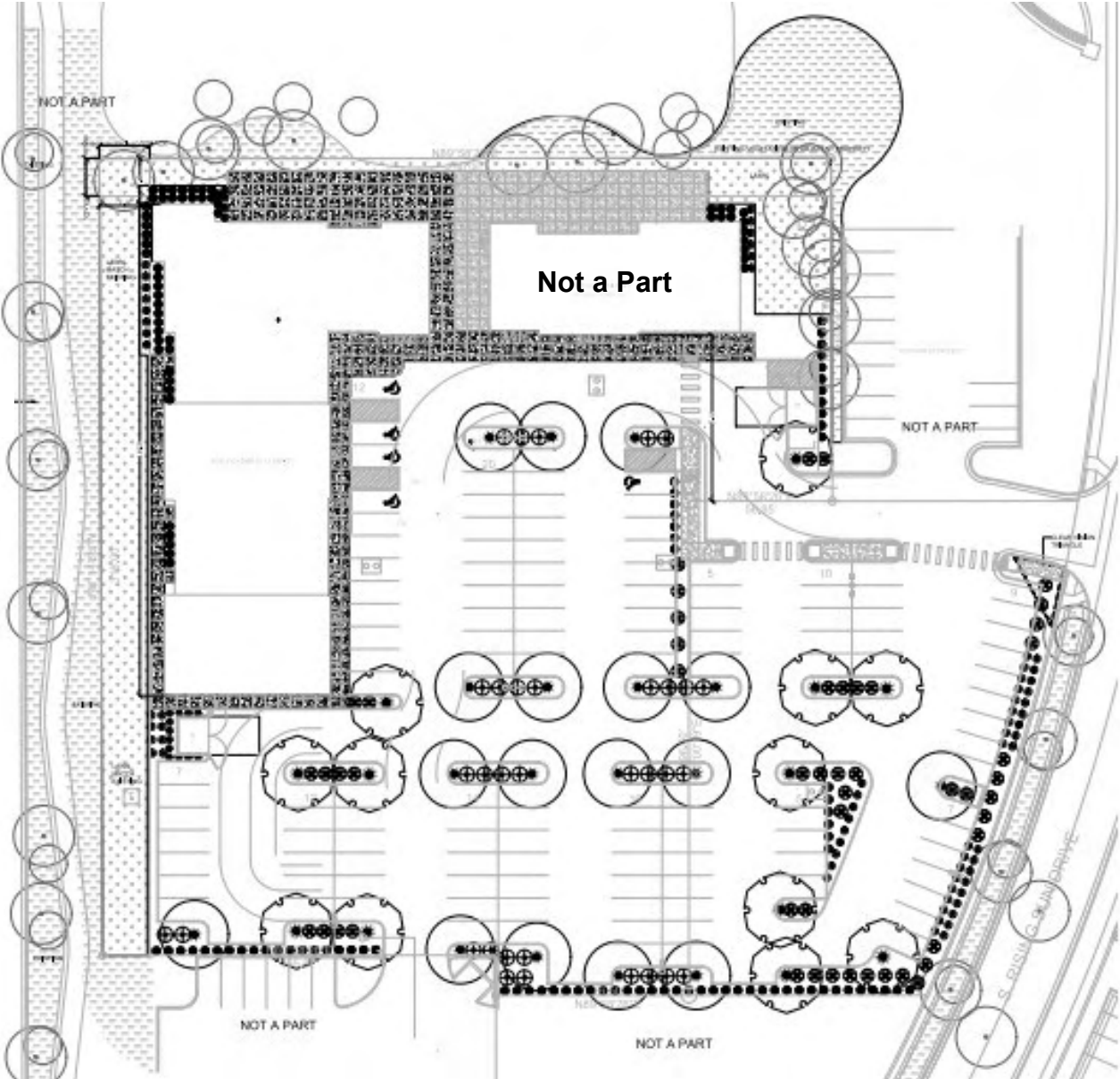


The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.



# 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' TM / 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 |          | 148 |
|  | SPI WAT   | Spiraea japonica 'Anthony Waterer' / Japanese Spirea                        | 2 gal |          | 148 |
|  | 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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