

# INVESTMENT OFFERING

## STARBUCKS 4-TENANT PAD BUILDING TO THE KARCHER MALL NAMPA, IDAHO (BOISE MSA)



cricket™

**SMASH  
BURGER**







## STARBUCKS 4-TENANT PAD BUILDING (KARCHER MALL)

1451-1503 Caldwell Blvd, Nampa, ID 83651

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## PROPERTY OVERVIEW



**PRICING:**  
**\$4,379,000**

**NOI:**  
**\$262,744**

**CAP:**  
**\$6.00%**

**CASH/CASH:**  
**10.67%**



We are pleased to present a rare opportunity to acquire a 100% leased 4-tenant pad building occupied by strong national tenants including Starbucks, Cricket Wireless, Smashburger and Cupbop Korean BBQ. The property is part of the Karcher Mall that serves the second largest city in Idaho, Nampa.

Karcher Mall's unique mix of daily-needs and service oriented tenants has made it the primary retail destination for the surrounding trade area. Additionally, the mall is set to undergo a major renovation under new ownership, which will further set it apart as the preferred location for consumers and businesses alike. The remodel will include major retail anchors, a grocery store, a hotel and residential / multifamily.

The property is located in a prime location within the trade area, near the busy intersection of Caldwell Boulevard and W. Karcher Road (34,300 CVPD) and less than one mile from Interstate 84, the main freeway connecting Nampa with Boise.

#### **SPECIFICATIONS:**

**GLA:** 8,346 SF  
**Land Area:** 0.95 Acres (41,382 SF)  
**Occupancy:** 100%

#### **TENANTS:**

Starbucks, Cricket, Smashburger,  
Cupbop Korean BBQ

#### **LOCATION:**

**1451-1503 Caldwell Boulevard**  
**Nampa, ID 83651**

## PROPERTY HIGHLIGHTS



### Strong Tenant Lineup With Globally Recognized Brands

- Starbucks is the number one coffee retailer in the world, with over 25,000 locations (NASDAQ: SBUX; S&P Rating BBB+)
- Cricket Wireless is owned by AT&T, one of the largest international phone companies; they also recently extended their lease, showing their commitment to the property
- Smashburger was the quickest ever fast-casual concept to reach 200+ locations and now operates across 38 states and 9 countries
- Cupbop Korean BBQ started out as a food truck and now has 10+ physical locations in 3 states (CO, ID, UT)



### Dominant Retail Center Serving Trade Area

- Offers consumers the full array of daily needs services and products - Bank, Discount, Coffee, Food
- Located along the major north / south retail corridor - significantly expands trade area
- Many tenants have recession and Internet-resistant business models



### 100% Leased / Ease of Management

- Secure and stable investment for buyer
- Only 4 national/credit tenants to manage



### Strong Fundamental Economic Conditions in Boise MSA

- Ranked #1 Fastest Growing Metro - Forbes, 2018
- Ranked #1 Best Run City in America (Nampa) - Wallethub, 2017
- Ranked Lowest Business Costs in Pacific US - KPMG, 2012-2016 (Published every 2 years)
- Ranked #2 Best in the US "Cities to Visit" - Lonely Planet, 2018



### Karcher Mall is Set to Undergo a Major Renovation Under New Ownership

- The property was acquired in early 2019
- The new owner has plans to renovate the entire mall to attract coveted national anchor retailers, in addition to adding both a hotel and residential multifamily to the site



### High Growth Trade Area

- Nampa's population has doubled to 102,000
- There are 59,000 people in nearby Caldwell
- Growing population in both Canyon County and in Ada County, which has 457,000 people

## PROPERTY SPECIFICATIONS

1451-1503 Caldwell Boulevard, Nampa, ID 83651



### Land Area

0.95 Acres (41,382 SF)



### Ownership

Fee Simple (Land & Building)



### Rentable Area

8,346 SF



### Access

There are five (5) total access points to the mall: four (4) along Caldwell Boulevard and one (1) along Cassia Street.



### Parking

There are approximately 44 dedicated parking stalls on the owned parcel. The parking ratio is approximately 5.28 parking stalls per 1,000 SF of leasable area.



### Traffic Counts (REGis, ESRi)

Caldwell Boulevard: 17,300 VPD  
W. Karcher Road: 17,000 VPD

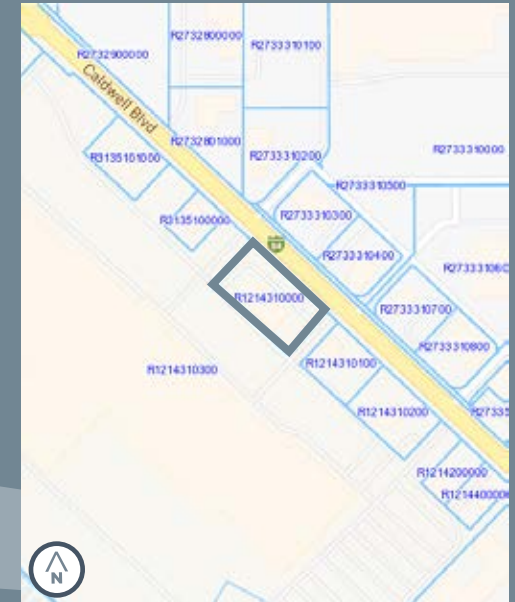


### Year Built

2007

Zoning: BC (Community Business)

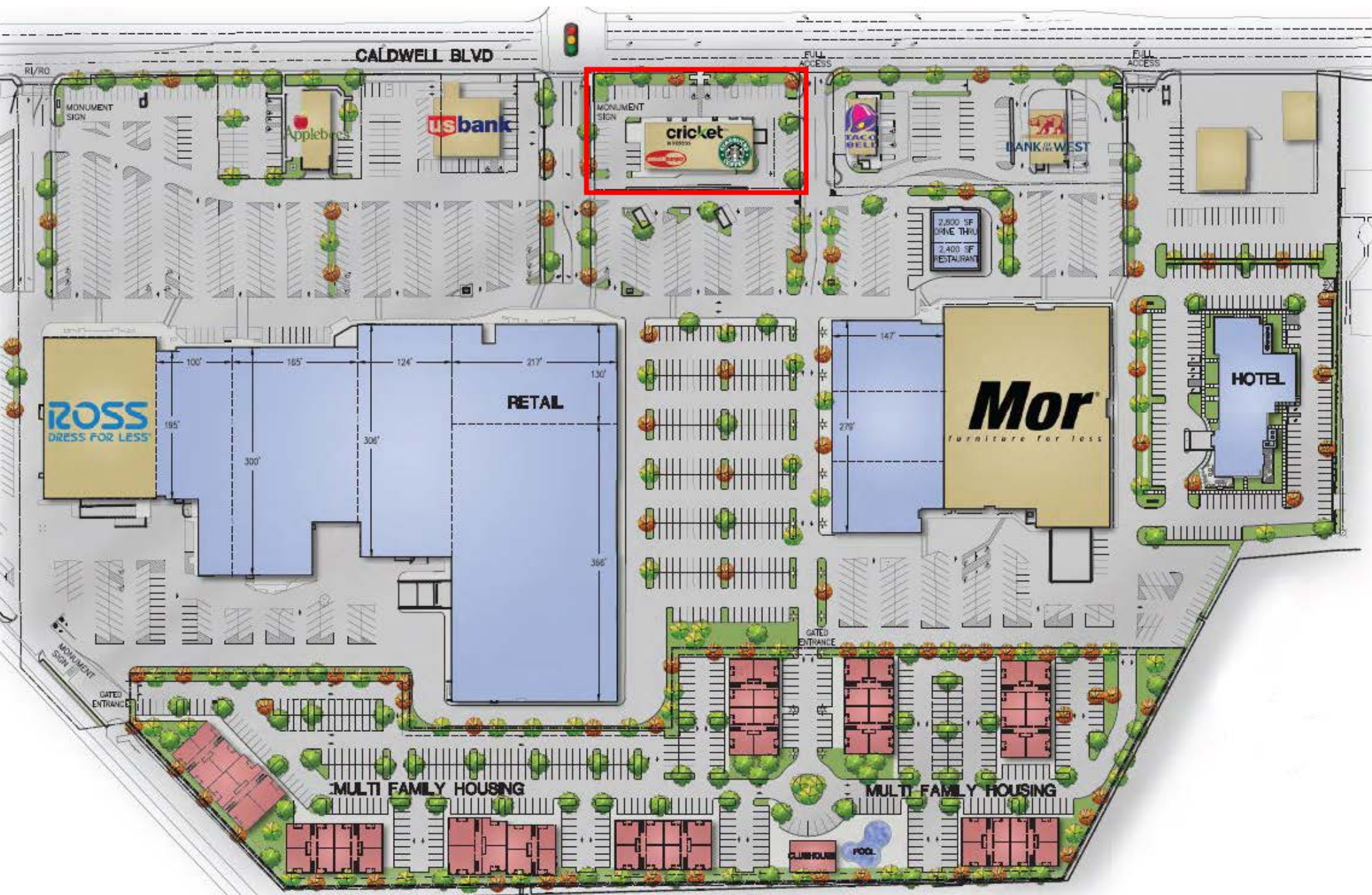
### Parcel Map



PARCEL	ACRES	SQ FT
R1214310000	0.95	41,382



# PROPOSED REDEVELOPMENT SITE PLAN



SITE PLAN NOT TO SCALE









VALLIVUE  
HIGH SCHOOL

55

WAL\*MART  
SUPERCENTER

BucarZone

MIDTOWNE  
SPECTRUM

THE HOME DEPOT  
NAMP  
REGAL CINEMAS

SOFTS  
HOMETOWN STORE

GROCERYOUTLET  
DOLLAR TREE

KARCHER MALL  
ROSS  
Mor

DOLLAR TREE  
HARBOR FREIGHT TOOLS

CALDWELL BOULEVARD

Cherry AUTO PARTS

SUBJECT PROPERTY  
cricket  
SMASH BURGER  
CUPBOP

STAPLES

84

WinCo  
FOODS  
ZURCHERS

84

30

CALDWELL INDUSTRIAL  
AIRPORT

LOWE'S

Holiday Inn

FAIRFIELD  
INN & SUITES  
Marriott

TREASURE VALLEY  
CROSSING

PETSMART  
HOBBY LOBBY  
DICK'S  
SPORTSMAN'S  
TJ-MAXX

N. MIDDLETON ROAD

Fred Meyer

RODEWAY INN

TREASURE VALLEY  
MARKETPLACE

OLD NAVY  
Gordmans  
claire's  
MICHAEL'S  
PLACE  
petco  
KOHLS  
COSTCO  
BED BATH & BEYOND  
maurices  
TARGET  
BEST BUY  
ULTA

ST. LUKE'S NAMP  
MEDICAL CENTER





COLUMBIA HIGH SCHOOL

NORTHWEST NAZARENE UNIVERSITY

LAKE LOWELL

DOWNTOWN NAMPA

NAMPA HIGH SCHOOL

Office DEPOT

Fred Meyer

Walgreens

KARCHER MALL  
ROSS  
DRESS FOR LESS  
Mor

TREASURE VALLEY MARKETPLACE

Logos for: OLD NAVY, Gordmans, Target, claire's, KOHL'S, Michaels, COSTCO, WHOLESALE, PLACE, BED BATH & BEYOND, petco, maurices, ULTA.

SUBJECT PROPERTY  
Logos for: Starbucks, cricket, SMASH BURGER, CUPBOP.

MIDTOWNE SPECTRUM  
Logos for: THE HOME DEPOT, NAPA, REGAL CINEMAS.

FAIRFIELD INN & SUITES  
Marriott

LOWE'S

savers  
CASH-REDEEM-REWARDS



W. KARCHER ROAD

STAPLES



ST. LUKE'S NAMPA MEDICAL CENTER

Logos for: WinCo FOODS, ZURCHERS.

NAPA

RAIL TRACKS

CALDWELL BOULEVARD

Logos for: PET SMART, DICK'S, HOBBY LOBBY, BURLINGTON, T.J. MAXX, SPORTSMAN'S.

TREASURE VALLEY CROSSING





AREA OVERVIEW



DISTANCE FROM NAMPA



4 Miles

Northwest Nazarene University



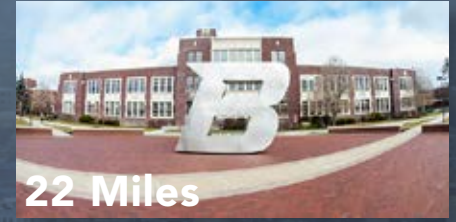
21 Miles

Boise Airport



22 Miles

Downtown Boise



22 Miles

Boise State University



2nd

Largest City in Idaho



Top 10

Consistent Rankings in "Best Locations for Business and Family in the US" by Wall Street Journal, Kiplinger's and Forbes



94.7%

Average cost of living compared to national average



86.5%

Average cost of a home compared to national average



1/3

Cost of doing business is nearly 1/3 lower than California and Washington



## AREA OVERVIEW

### The City of Nampa

Nampa is located about 20 miles west of Boise along Interstate 84. Nampa is a principal city of the Boise-Nampa Metro area (Idaho's largest metropolitan area), and is centrally and ideally located to reach all western US markets.

Nampa is known for its successful food processing, agribusiness and manufacturing companies, but also has attracted a large mix of retail and restaurants. The City of Nampa's targeted industries of food processing, agribusiness, technology and manufacturing continue to flourish. Back office/shared services, recreation technology and healthcare are industries that are emerging quickly.

The city is located just 400 miles from the seaport terminal of Portland, OR, and 360 miles Northwest of Salt Lake City, UT. Nampa's central location allows a market reach to over 66 million consumers within a 750-mile radius. The Boise airport is located less than 20 minutes from Nampa and handles more than 3 million travelers each year.

### Boise MSA

Boise, Idaho is enjoying some of the swiftest growth in the country. In 2017, it exceeded expansion expectations by nearly every metric that matters. Its population of around 220,000 grew 3.08% in 2017, more than any other major metro. Employment increased 3.58%, the second strongest growth around. Home prices, a proxy for wealth, increased 11.58% - number four in the US. Meanwhile, wage and the broader economic growth far outpaced national averages.

All this earns the city and the surrounding metropolitan area the no. 1 spot on Forbes' 2018 list of America's fastest-growing cities.

SOURCE: CITY OF NAMPA, FORBES



## MAJOR EMPLOYERS

### Company

Amalgamated Sugar  
Plexus Corp  
Materne North America  
ON Semiconductor  
Great American Appetizers  
Sorrento Lactalis  
Curious Media  
Image National Signs  
College of Western Idaho  
Northwest Nazarene University  
Saint Alphonsus  
Mission Aviation Fellowship  
Union Pacific Railroad  
Woodgrain Millwork Inc  
Packaging Corporation of America



# DEMOGRAPHICS



## Population

Nampa, ID (REGis 2019)	3 Mile	5 Mile	10 Mile
2019 Estimated Population	56,731	133,801	256,468
2024 Projected Population	64,646	152,090	291,498
2010 Census Population	47,055	110,355	211,164
2000 Census Population	30,722	69,824	136,408
Projected Annual Growth 2019 to 2024	2.8%	2.7%	2.7%
Historical Annual Growth 2000 to 2019	4.5%	4.8%	4.6%
2019 Median Age	32.5	31.8	33.6



## Income

2019 Estimated Households	20,084	46,252	88,757
2024 Projected Households	21,843	50,219	96,547
2010 Census Households	16,295	37,201	70,969
2000 Census Households	11,059	24,334	46,762
Projected Annual Growth 2019 to 2024	1.8%	1.7%	1.8%
Historical Annual Growth 2000 to 2019	4.3%	4.7%	4.7%

2019 Estimated Average Household Income	\$53,416	\$54,514	\$64,631
2019 Estimated White	80.7%	80.4%	83.6%
2019 Estimated Black or African American	1.2%	1.2%	1.1%
2019 Estimated Asian or Pacific Islander	1.4%	1.5%	1.4%
2019 Estimated American Indian or Native Alaskan	1.1%	1.1%	0.9%
2019 Estimated Other Races	15.6%	15.9%	12.9%
2019 Estimated Hispanic	26.4%	26.3%	21.5%
2019 Estimated Total Employees	25,632	42,248	67,368

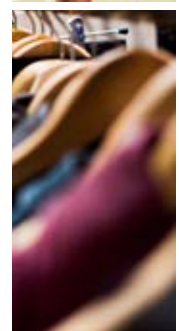


## Business

## Households



## Ethnicity





FINANCIAL **ANALYSIS**



# RENT ROLL

Suite #	Tenant	Size (SF)	% of Total (SF)	Date	Increase	Rental Rates		Annual Rent	Annual \$/SF	% of Total (Rent)	Recovery Type	Lease Start	Lease Expiration	Lease Options
						Monthly Rent	Monthly \$/SF							
1451-1503 Caldwell Boulevard														
1	Starbucks	1,722	21%	Current Mar-2023	10%	\$6,027 \$6,630	\$3.50 \$3.85	\$72,324 \$79,556	\$42.00 \$46.20	28%	NNN	1/1/2008	2/29/2028	4 (5-Year) Opt. 1: \$7,292.67/mo. Opt. 2: \$8,021.94/mo. Opt. 3: \$8,824.13/mo. Opt. 4: \$9,706.54/mo.
2	Cricket	2,306	28%	Current Aug-2020 Aug-2021	2% 2%	\$4,977 \$5,077 \$5,179	\$2.16 \$2.20 \$2.25	\$59,729 \$60,924 \$62,147	\$25.90 \$26.42 \$26.95	23%	NNN	7/29/2009	7/31/2022	None
3	Smashburger	2,400	29%	Current Sep-2021	13%	\$6,000 \$6,750	\$2.50 \$2.81	\$72,000 \$81,000	\$30.00 \$33.75	27%	NNN	9/1/2016	8/31/2026	2 (5-Year) Opt. 1: \$7,594.00/mo. Opt. 2: \$8,544.00/mo.
4	Cupbop Korean BBQ	1,918	23%	Current Nov-2020 Nov-2021 Nov-2022 Nov-2023 Nov-2024 Nov-2025	3% 3% 3% 3% 3% 3%	\$4,891 \$5,038 \$5,189 \$5,344 \$5,505 \$5,670 \$5,840	\$2.55 \$2.63 \$2.71 \$2.79 \$2.87 \$2.96 \$3.04	\$58,691 \$60,452 \$62,265 \$64,133 \$66,057 \$68,039 \$70,080	\$30.60 \$31.52 \$32.46 \$33.44 \$34.44 \$35.47 \$36.54	22%	NNN	11/1/2019	10/31/2026	1 (7-Year) 3% ann. inc.
Total Occupied		8,346	100%	Total Occupied		\$21,895	\$2.62	\$262,744	\$31.48	100%				
Total Vacant		0	0%	Total Vacant		\$0		\$0		0%				
Total / Wtd. Avg:		8,346	100%	Total / Wtd. Avg:		\$21,895	\$2.62	\$262,744	\$31.48	100%				

## TRANSACTION SUMMARY

### Financial Information

Price: \$4,379,000

### Property Specifications

Rentable Area: 8,346 SF  
 Land Area: 0.95 Acres (41,382 SF)  
 Year Built: 2007  
 Address: 1451-1503 Caldwell Boulevard  
 Nampa, ID 83651

APN: R1214310000

Major Tenants: Starbucks, Cricket, Smashburger,  
 Cupbop Korean BBQ

### Estimated Potential 1st Loan (I/O for 5 Years):

Loan Amount: \$3,065,000 70%  
 Down Payment: \$1,314,000 30%  
 I/O Payment (monthly): (\$10,217)  
 Interest Rate: 4.00%  
 Amortization: 30 Years  
 Maturity: 10 Years

### Operating Information

#### Current

Gross Potential Rent	\$262,744
Plus Recapture	NNN
Effective Gross Income	\$262,744
Less Expenses	(NNN)
Net Operating Income	\$262,744
Cap Rate	6.00%
Cash/Cash:	10.67%





### Starbucks

[www.starbucks.com](http://www.starbucks.com)

Starbucks Corporation, together with its subsidiaries, operates as a roaster, marketer, and retailer of specialty coffee worldwide. The company operates in four segments: Americas; China/Asia Pacific; Europe, Middle East, and Africa; and Channel Development. Its stores offer coffee and tea beverages, roasted whole bean and ground coffees, single-serve and ready-to-drink beverages, iced tea, and food and snacks; and various food products, such as pastries, breakfast sandwiches, and lunch items. The company also licenses its trademarks through licensed stores, and grocery and foodservice accounts. It offers its products under the Starbucks, Teavana, Tazo, Seattle's Best Coffee, Evolution Fresh, La Boulange, Ethos, Frappuccino, Starbucks Reserve, Princi, Starbucks Doubleshot, Starbucks Refreshers, and Starbucks VIA brand names. The company started in 1971 and HQ is in Seattle, WA.

<b>Company Type:</b>	Public: (NASDAQ: SBUX)	<b>Fiscal 2018 Revenue:</b>	\$24.72 Billion
<b>Locations:</b>	25,000+	<b>Fiscal 2018 Assets:</b>	\$24.16 Billion
<b>2018 Full Time Employees:</b>	291,000+	<b>S &amp; P Credit Rating:</b>	BBB+
<b>Fiscal 2018 Net Income:</b>	\$4.52 Billion		



### Cricket

[www.cricketwireless.com](http://www.cricketwireless.com)

Cricket has a variety of cell phone plans to fit any lifestyle, so you can choose a cell phone plan that's just right. All fees and taxes are included in your bill, so you know exactly what to expect. Cricket is owned by AT&T and the below financial information is of AT&T.

<b>Company Type:</b>	Public: (NYSE: T)	<b>Fiscal 2018 Revenue:</b>	\$170.76 Billion
<b>Locations:</b>	4,300+	<b>Fiscal 2018 Assets:</b>	\$531.86 Billion
<b>2018 Full Time Employees:</b>	268,000+	<b>S &amp; P Credit Rating:</b>	BBB
<b>Fiscal 2018 Net Income:</b>	\$19.37 Billion		



### Smashburger

[www.smashburger.com](http://www.smashburger.com)

As the quickest fast-casual concept ever to hit the 200-restaurant milestone, Smashburger has continued its record growth, bringing their burger chain into 38 states and 9 countries. They offer beef, chicken, turkey and vegetarian hamburgers. A variety of fries, drinks, milkshakes, salads and other sides are on their menu as well. Smashburger was founded in 2007.

<b>Company Type:</b>	Private	<b>Locations:</b>	340+
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### Cupbop Korean BBQ



This concept is quickly expanding through Colorado, Idaho and Utah. In addition to physical restaurants, the company also uses food trucks. It specializes in cups containing sweet potato noodles or rice topped off with traditional meats, veggies and sauces.

<b>Company Type:</b>	Private	<b>Locations:</b>	10+
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## LEASE SUMMARIES



Tenant Name:	Starbucks Corporation		
Rentable Square Feet:	1,722		
Lease Execution Date:	July 23rd, 2007		
Original Lease Start Date:	January 1st, 2008		
Current Lease Expiration Date:	February 29th, 2028		
Lease Type:	NNN		
Rent:	Current	\$6,027.00/mo.	
	March, 2023	\$6,629.70/mo.	
Lease Options:	4 (5-Year)		
Option Rent:	March, 2028	\$7,292.67/mo.	
	March, 2033	\$8,021.94/mo.	
	March, 2038	\$8,824.13/mo.	
	March, 2043	\$9,706.54/mo.	
Property Taxes, Insurance, CAM:	Tenant Responsible		
Expense Caps:	CAM - Not to increase by more than 5% annually		
Roof & Structure:	Landlord Responsible		
HVAC:	Tenant Responsible		
Admin/Management Fee:	Silent		
Termination Right:	Early Termination Date is February 28th, 2023; Tenant must give Landlord 180 day written notice and pay \$15K fee		



Tenant Name:	Cricket Communications, Inc.		
Rentable Square Feet:	2,306		
Lease Execution Date:	January 30th, 2009		
Original Lease Start Date:	July 29th, 2009		
Current Lease Expiration Date:	July 31st, 2022		
Lease Type:	NNN		
Rent:	Current	\$4,977.45/mo.	
	August, 2020	\$5,077.00/mo.	
	August, 2021	\$5,178.89/mo.	
Lease Options:	None		
Option Rent:	NA		
Property Taxes, Insurance, CAM:	Tenant Responsible		
Expense Caps:	None		
Roof & Structure:	Landlord Responsible		
HVAC:	Tenant Responsible		
Admin/Management Fee:	10% of CAM (excluding insurance and taxes)		



## LEASE SUMMARIES

### SMASH BURGER

Tenant Name:	Smashburger Acquisition - Idaho LLC	
Rentable Square Feet:	2,400	
Lease Execution Date:	May 19th, 2016	
Original Lease Start Date:	September 1st, 2016	
Current Lease Expiration Date:	August 31st, 2026	
Lease Type:	NNN	
Rent:	Current	\$6,000.00/mo.
	September, 2021	\$6,750.00/mo.
Lease Options:	2 (5-Year)	
Option Rent:	September, 2026	\$7,594.00/mo.
	September, 2031	\$8,544.00/mo.
Property Taxes, Insurance, CAM:	Tenant Responsible	
Expense Caps:	CAM - Not to increase by more than 5% annually (excluding snow removal, utilities)	
Roof & Structure:	Landlord Responsible	
HVAC:	Tenant Responsible	
Admin/Management Fee:	5% of shopping center income	



Tenant Name:	Gold Bowl LLC	
Rentable Square Feet:	1,918	
Lease Execution Date:	May 7th, 2019	
Lease Start Date:	November 1st, 2019 (estimated)	
Lease Expiration Date:	October 31st, 2026 (estimated)	
Lease Type:	NNN	
Rent:	Current	\$4,890.90/mo.
	November, 2020	\$5,037.63/mo.
	November, 2021	\$5,188.76/mo.
	November, 2022	\$5,344.42/mo.
	November, 2023	\$5,504.75/mo.
	November, 2024	\$5,669.89/mo.
	November, 2025	\$5,839.99/mo.
Lease Options:	1 (7-Year)	
Option Rent:	3% annual increases	
Property Taxes, Insurance, CAM:	Tenant Responsible	
Expense Caps:	None	
Roof & Structure:	Landlord Responsible	
HVAC:	Tenant Responsible	
Admin/Management Fee:	10% of CAM	



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