



# WELLS FARGO

NNN LEASE WELLS FARGO PAD NEW 10-YEAR EXTENSION

POCATELLO, ID



CAPITAL PACIFIC



# Retail Aerial







# WELLS FARGO

4195 YELLOWSTONE AVE, POCA TELLO, ID 83202

**\$1,563,000**  
**PRICE**

**5.50%**  
**CAP**

BUILDING SF  
**3,040 SF**

LEASABLE AREA  
**0.57 Acres**

LEASE TYPE  
**NNN**

LEASE TERM  
**10 Years**

RENT INCREASES  
**7.50% at  
Each Option**

PARKING  
**29 Spaces +  
Drive Thru**

**NNN Wells Fargo with a new 10-year lease extension**

**High-visibility, freestanding location with a drive-thru**

**Long operating history – Wells Fargo has been at this location since 1980**

**Prominent outparcel to Pine Ridge regional mall**

**Signalized full-access points and excellent traffic counts  
(27k VPD)**

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

# Investment Highlights

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**CAPITAL PACIFIC** is pleased to present the opportunity to acquire a NNN leased Wells Fargo Bank in Pocatello, ID. The property is a well-located, freestanding pad in the heart of the city's largest retail/commercial hub. The property features a recent 10-year lease extension from Wells Fargo, further extending its long operating history of 40 years at this location. Additionally, the lease structure includes rent increases during the renewal options. The property is NNN, meaning there are almost no Landlord responsibilities, making this an ideal investment for out-of-state investors. It is prominently positioned on the outlot to the Pine Ridge mall, a regionally-drawing shopping mall located within the area's prime retail corridor.

**THE PROPERTY** is located along Yellowstone Avenue, with excellent frontage and visibility from the street. The recent construction building benefits from being well positioned between two main intersections that provide access to and from Pine Ridge Mall. Additionally, the property is directly across the street from Walmart Supercenter and is surrounded by complementary retailers including Lowe's, Ulta Beauty, TJ Maxx, and Dick's Sporting Goods.



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**WELLS FARGO HAS 7,800+ LOCATIONS IN 37 STATES**

## Contact the team

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**JOHN ANDREINI**

[jandreini@capitalpacific.com](mailto:jandreini@capitalpacific.com)

**PH: 415.274.2715**

**CA DRE# 01440360**

**ID LIC.# 42816**

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# Zoomed-In Aerial



**IDAHO FALLS**  
(49 MILES)  
↑



**ALLSTATE CALL CENTER**  
400 seat call center, opened +/-2014

**GEM PREP CHARTER SCHOOL**  
450 students, multi-million dollar renovation; opens 8/15/2019

**DESERET BOOK**  
The only Latter Day Saints bookstore serving the Latter Day Saints population in Pocatello/Chubbuck

**JCPenney**  
**HOBBY LOBBY**  
**rue21**  
**claire's**  
**SHOPKO**  
**zumiez**

**CITIZENS COMMUNITY BANK HEADQUARTERS**  
New headquarters 12,000 SF building opened 4/2019

**16,500 VPD**

**FBI DATA CENTER**  
\$100 million Expansion; 500 new jobs

**26,579 VPD**

**22,500 VPD**

**ELEMENTARY SCHOOL**

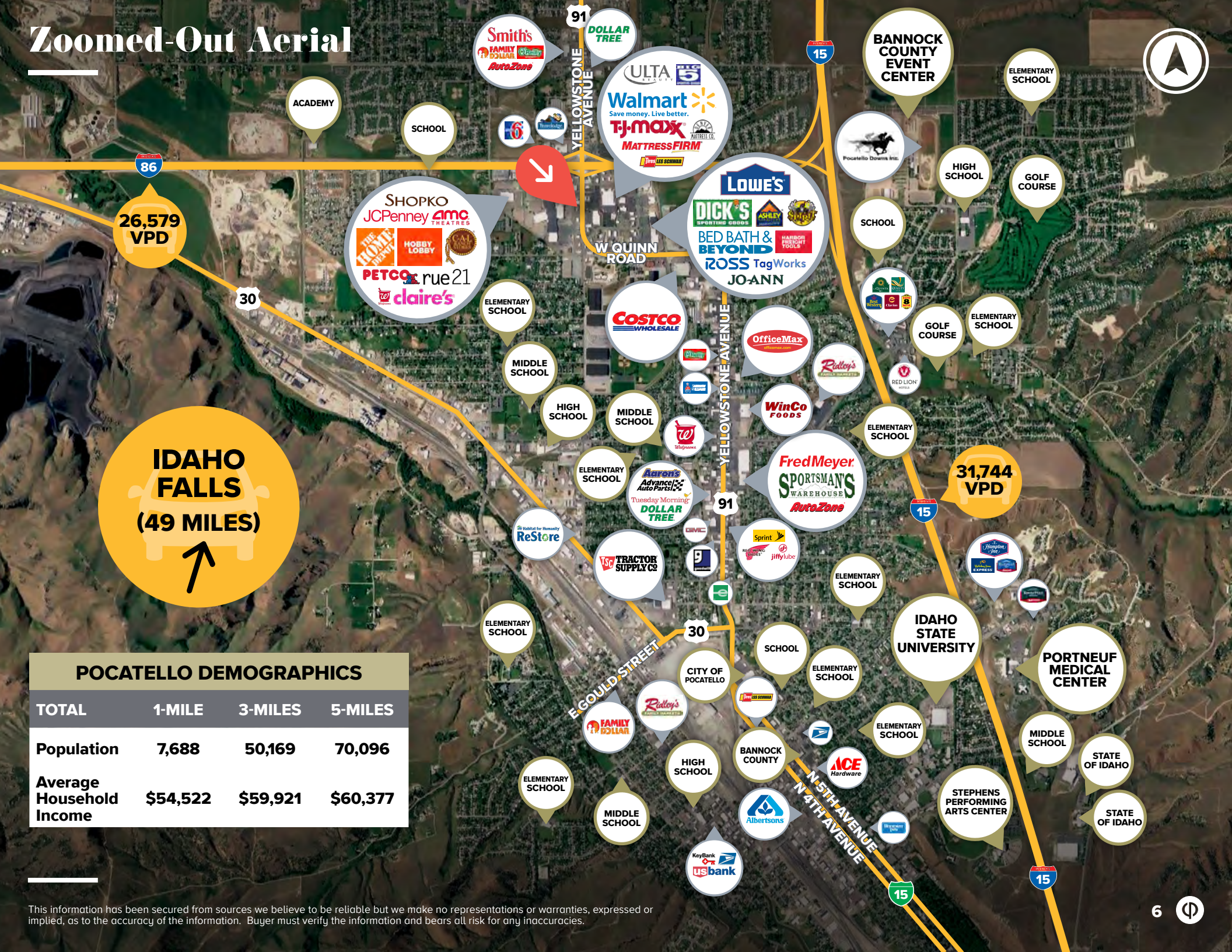




# Zoomed-Out Aerial



POCATELLO DEMOGRAPHICS			
TOTAL	1-MILE	3-MILES	5-MILES
Population	7,688	50,169	70,096
Average Household Income	\$54,522	\$59,921	\$60,377





# Surrounding Retail





# Income & Expense

<b>PRICE</b>		<b>\$1,563,000</b>
<b>Capitalization Rate:</b>		<b>5.50%</b>
Building Size (SF):		3,040
<b>STABILIZED INCOME</b>		<b>PSF</b>
Scheduled Rent	\$28.27	\$85,941
<b>Effective Gross Income</b>	<b>\$28.27</b>	<b>\$85,941</b>
<b>LESS</b>		<b>PSF</b>
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
<b>Total Operating Expenses</b>	<b>NNN</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>		<b>\$85,941</b>



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# Rent Roll

Tenant Info		Lease Terms		Rent Summary				
Tenant Name	Sq. Ft.			Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/Ft	Yearly Rent/Ft
Wells Fargo	3,040	9/30/19	1/31/30	\$85,941	\$7,162	\$85,941	\$2.36	\$28.27
	Option 1	2/1/30	1/31/35		\$7,699	\$92,386	\$2.53	\$30.39
	Option 2	2/1/35	1/31/40		\$8,276	\$99,315	\$2.72	\$32.67
	Option 3	2/1/40	1/31/45		\$8,897	\$106,766	\$2.93	\$35.12
	Option 4	2/1/45	1/31/50		\$9,564	\$114,772	\$3.15	\$37.75
TOTALS:	3,040			\$85,941	\$7,162	\$85,941	\$2.36	\$28.27



# Lease Abstract

TENANT	Wells Fargo
LEASABLE SF	3,040 SF
LEASE TYPE	NNN
LEASE TERM	10 Years
OPTIONS	Four 5-year Options

## RENT

### BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
9/30/19 - 1/31/30	\$7,162	\$85,941

### OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 2/1/30 - 1/31/35	\$7,699	\$92,386
#2. 2/1/35 - 1/31/40	\$8,276	\$99,315
#3. 2/1/40 - 1/31/45	\$8,897	\$106,766
#4. 2/1/45 - 1/31/50	\$9,564	\$114,772

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

## EXPENSES

### TAXES

Tenant is responsible for all real estate taxes levied or assessed by the taxing authorities against the land comprising the Premises and against all buildings and improvements thereon.

### UTILITIES

Tenant is responsible for direct payment to the appropriate billing authority of all utilities.

### TENANT'S INSURANCE

Tenant shall maintain, at its sole cost and expense, insurance against loss or damage of the bank building and Property. Landlord shall be named as additionally insured.

### TENANT'S OBLIGATIONS

Tenant, at its sole cost and expense, shall at all times keep the bank building and the Drive-up banking area, and all improvements located thereon on therein, including, without limitation, exterior walls, roofing and entrances, all sidewalks adjacent to the bank building, and parking areas. Tenant shall additionally pay 10% of all operating costs as an Administrative Fee.

### LANDLORD'S OBLIGATIONS

Landlord shall maintain in good order, condition and repair, the common areas of the shopping center. The cost of such maintenance, including periodic repair, resurfacing, and/or restriping of the parking areas within the shopping center, shall be charged and prorated to Tenant.



# Site Plan



3,040  
RENTABLE SF



0.57  
ACRES



29  
SPACES



This site plan is a rendering that has been created based on sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



# Tenant Overview

## WELLS FARGO

Wells Fargo is one of the top banks in the U.S., with approximately 5,700 retail bank branches, 13,000 ATMs, and more than 7,800 mortgage and consumer finance offices nationwide. Wells Fargo also has offices in 37 countries and territories with approximately 259,000 team members. Services include consumer and business banking, investment management, insurance, and venture capital investment. A top residential mortgage lender in the U.S., Wells Fargo is also one of the largest mortgage servicers. The company is a banking industry leader in insurance brokerage through its Wells Fargo Insurance Services subsidiary, as well as leading in mutual funds, online banking, and online brokerage services. In 2008 Wells Fargo bought Wachovia, which increased its assets to some \$1.9 trillion.

7,800+

LOCATIONS  
IN 37 STATES

259,000+


TEAM MEMBERS

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# Demographics

## POPULATION

	1-MILE	3-MILES	5-MILES
2010	7,156	47,899	66,972
2018	7,668	50,169	70,096
2023	8,033	51,534	71,864

## 2018 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$54,522	\$59,921	\$60,377

## TOP EMPLOYERS

### EMPLOYER

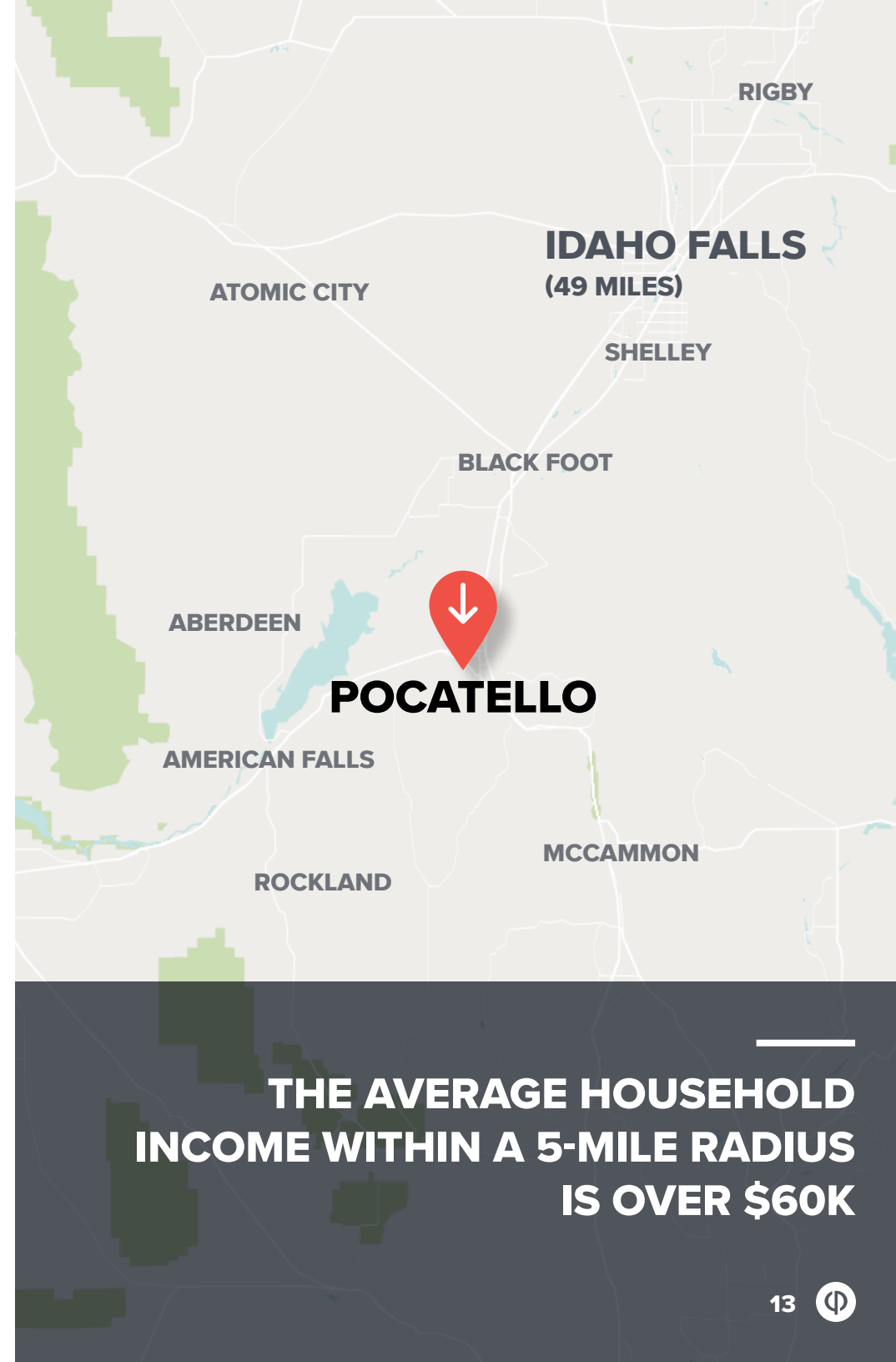
Idaho State University

School District 25

Portneuf Medical Center

Northwest BEC Corporation

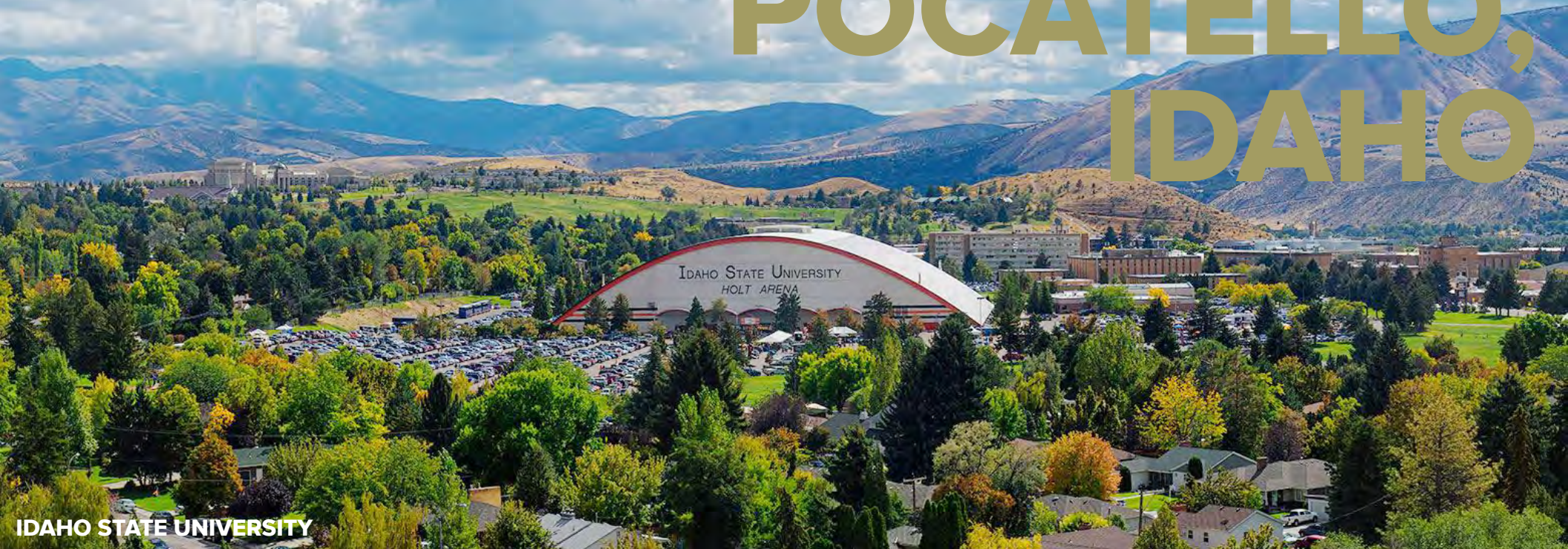
ON Semiconductor



**THE AVERAGE HOUSEHOLD  
INCOME WITHIN A 5-MILE RADIUS  
IS OVER \$60K**



# POCATELLO, IDAHO



IDAHO STATE UNIVERSITY

**POCATELLO**, located in southeast Idaho at the foothills of the Rocky Mountains, is the 5th largest city in the state. A small portion of the city is on the Fort Hall Indian Reservation, in the southeastern part of the state. Pocatello is an important agricultural center supported by irrigation from the nearby Snake River. Key crops in the region include potatoes, wheat, corn, and hay, among others.

Pocatello is the home of Idaho State University, a public research university offering more than 250 programs to its 12,800+ student population. The main campus is located in Pocatello, with satellite campuses in Meridian, Idaho Falls and Twin Falls.

### ABOUT THE ECONOMY

**THE U.S. FEDERAL BUREAU OF INVESTIGATIONS** recently built a new data center in Pocatello, with plans to open in early 2019. The data center is part of an initiative to consolidate operations into three enterprise data centers. The new center plans to bring at least 500 jobs to the area. Other major employers include ON Semiconductor, a supplier of semiconductors that employs about 700 people, and Pocatello School District with about 1,700 employees.

86,979



**POCATELLO MSA  
POPULATION  
(ESTIMATED)**





# We'd love to hear from you.

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**JOHN ANDREINI**

[jandreini@capitalpacific.com](mailto:jandreini@capitalpacific.com)

PH: 415.274.2715

CA DRE# 014403v60

ID LIC.# 42816

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**CAPITAL PACIFIC COLLABORATES.**  
CLICK [HERE](#) TO MEET OUR  
SAN FRANCISCO TEAM:

**ZEB RIPPLE**

**JOHN ANDREINI**

**ZANDY SMITH**

**JUSTIN SHARP**

**CHRIS KOSTANECKI**

**JOE CACCAMO**

**RICK SANNER**

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**DAVE LUCAS**

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