

THORNTON

OLIVER

KELLER

COMMERCIAL REAL ESTATE

*Experience Results.*

# Single Tenant Net Leased Investment Offering

## *Skippers Seafood'n Chowder House*

1124 Caldwell Blvd.

Nampa, ID 83651

Presented By:

John Stevens, CCIM & Jerry Van Engen, SIOR



## **Confidentiality Agreement**

### **Page**

### **Section I**

- Investment Description 1
- Executive Summary 2

### **Section 2**

- Property Photographs 3
- Aerial Photograph 5
- Locator Map 6

### **Section 3**

- Demographics 7
- Nampa Area Information 14

# Confidentiality Agreement

**SIGN AND RETURN VIA EMAL OR FAX TO:**

*John Stevens - Thornton Oliver Keller Commercial, 250 S. 5<sup>th</sup> – 2<sup>nd</sup> Floor, Boise, ID 83702  
 Email: [jstevens@tokre.com](mailto:jstevens@tokre.com) ▪ Fax: 208.947.0869*

In connection with the offering of the single tenant net leased building known as Skippers Seafood ‘n Chowder House located at 1124 Caldwell Boulevard, Nampa, Idaho (the “Property”) for sale by Thornton Oliver Keller, the undersigned has requested copies of the investment offering package for the Property (such package, together with any other documents or information provided through Thornton Oliver Keller Commercial [its “Agent”] regarding the Property being referred to collectively below as the “Information”).

Thornton Oliver Keller Commercial is or will be furnishing the Information to the undersigned on the condition that the undersigned will keep the information confidential.

In consideration of the foregoing and other good and valuable consideration, the undersigned hereby agrees that it will keep the Information confidential, and the Information shall not be disclosed to anyone other than the Potential Purchaser’s partners, employees, legal counsel and institutional lender (who the undersigned shall require to keep the Information confidential, “Related Parties”), for the purpose of evaluating the potential purchase of the property. The undersigned further agrees to promptly return all original copies of the documents included in the Information received by the undersigned, and all photocopies of such documents made by the undersigned and its Related Parties, to Thornton Oliver Keller Commercial if requested to do so in writing.

Potential Purchaser hereby indemnifies and holds harmless Thornton Oliver Keller Commercial, Michael T. Keller, John Stevens and Owner and their respective affiliates and successors and assigns against and from any damage, loss, liability or expense, including attorney’s fees, arising out of any breach of any of the terms of this agreement.

The undersigned certifies that all information relative to this offering will not be disseminated to or used by any principals, agents or parties other than those stated hereunder. Your signature below confirms that you have accepted this registration.

**POTENTIAL PURCHASER:**

**By:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

\_\_\_\_\_

**Title:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Fax:** \_\_\_\_\_

**Company:** \_\_\_\_\_

**Email:** \_\_\_\_\_

The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

# Investment Description

## Skippers Seafood'n Chowder House

### Nampa, ID



### Skippers Seafood'n Chowder House

1124 Caldwell Blvd.  
Nampa, ID 83651

- Leased through May 31, 2019.
- Fair rent and annual increases.
- 9.0% CAP Rate on actual rent with 5% reserve

Skippers Seafood 'n Chowder House is a single tenant net leased restaurant building located on Caldwell Boulevard just off of the Karcher Road Exit in the City of Nampa, Canyon County, Idaho 83651. Caldwell Blvd. is a high traffic commercial arterial road in the city of Nampa. Neighboring retailers include; Lowe's, Ross Dress for Less, Burlington Coat Factory, Big 5 Sporting Goods, Walgreen's, IHOP, Bank of America, Radio Shack, Shopko, Winco Foods and Starbuck's to name a few. This submarket benefits from the new Karcher Interchange which has been the impetus for substantial retail development in surrounding area.

The current lease was executed in 2000 and the tenant has exercised their option to renew. The current lease term runs through May 31, 2019, and has remained at very fair rents and fair annual increases of 2% for the tenant.

The property parcel size of .59 acres (25,700 sf) allows for ample parking for the current building and creates possibilities should a larger building be desired by the property owner in the future.

The tenant does have a right of first refusal to purchase the property which has been waived.

**ALL SHOWINGS SHALL BE COORDINATED THROUGH THE LISTING AGENT.  
PLEASE DO NOT VISIT THE PROPERTY WITHOUT AN APPOINTMENT.**

# Investment Description

## Skippers Seafood'n Chowder House Nampa, ID



### Skippers Seafood'n Chowder House 1124 Caldwell Blvd. Nampa, ID 83651

- Leased through May 31, 2019.
- Fair rent and annual increases.
- 9.0% CAP Rate on actual rent with 5% reserve

### Purchase Price

\$620,000.00

### Location

Address: 1124 Caldwell Blvd., Nampa, ID  
Location: Caldwell Blvd. just off the Karcher Interchange

### Property Description

Type: Single Tenant Net Leased Restaurant Building  
Building Area: 2,646 SF  
Parcel Size: 0.59  
Zoning: BC  
Completion Date: 1976 - renovated in 2009  
Parking: 52 Stalls  
Property Expenses: Paid by Tenant (per paragraph 5 of the lease)

### Leasing Status

Current Occupancy: 100% (Single Tenant)

# Property Photographs

## Skippers Seafood'n Chowder House

Nampa, ID



The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

# Aerial Photographs

## Skippers Seafood'n Chowder House

Nampa, ID



The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

# Aerials

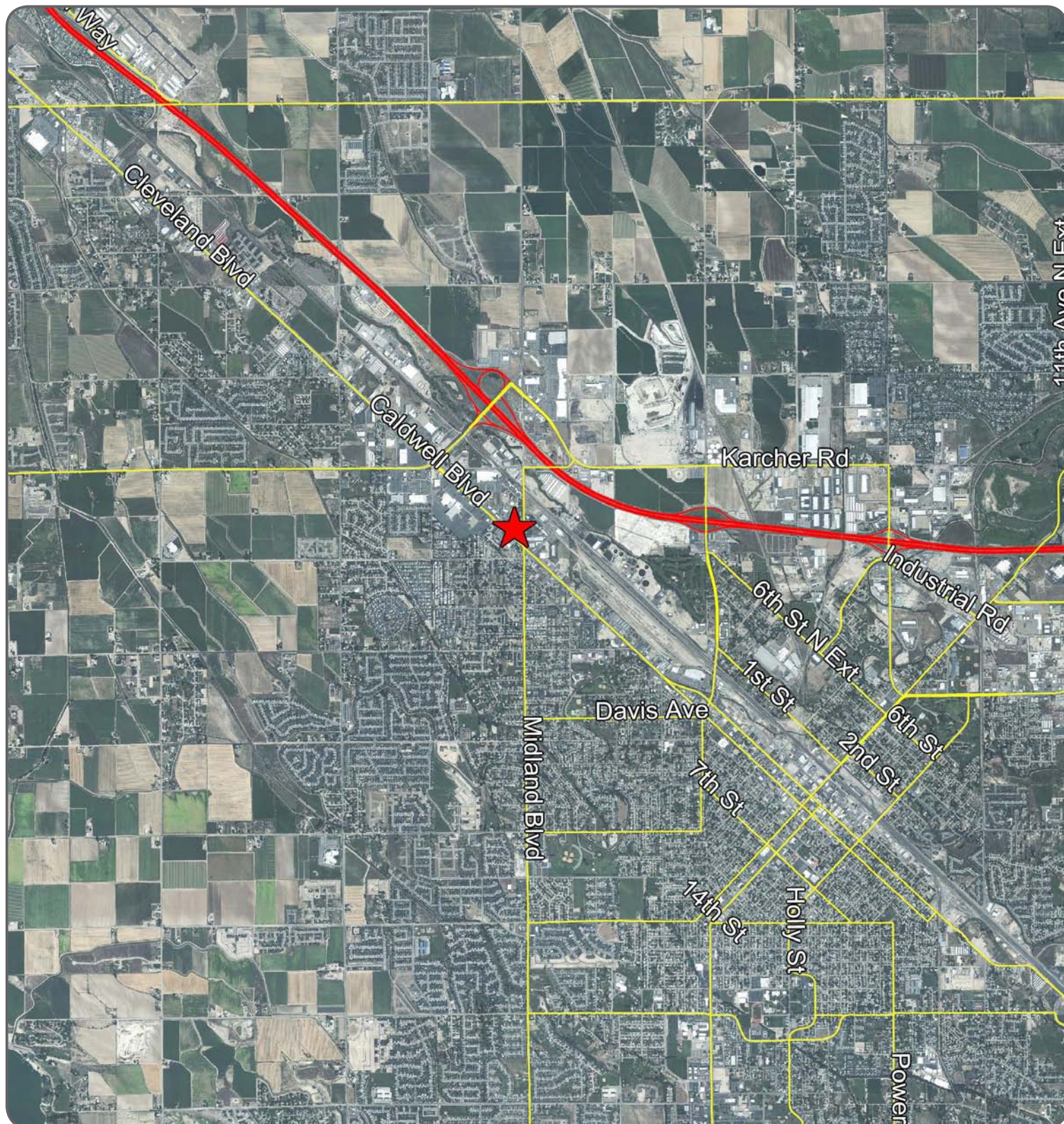
## Skippers Seafood'n Chowder House Nampa, ID



The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

# Locator Map

Skippers Seafood'n Chowder House  
Nampa, ID



The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

# Demographics

## Skippers Seafood'n Chowder House Nampa, ID

**CENTER POINT: 1124 Caldwell Blvd., Nampa, ID 83651**



The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

### Demographic and Income Profile

1124 Caldwell Blvd, Nampa, ID 83651-1720  
 Ring: 1 mile radius

Prepared by Michael BallantyneJohn

Latitude: 43.600399

Longitude: -116.594681

Summary	2000	2010	2015			
Population	5,399	6,497	7,248			
Households	2,202	2,692	3,021			
Families	1,465	1,645	1,830			
Average Household Size	2.37	2.35	2.34			
Owner Occupied Housing Units	1,688	1,948	2,191			
Renter Occupied Housing Units	514	744	830			
Median Age	36.7	38.2	39.2			
Trends: 2010 - 2015 Annual Rate	Area	State	National			
Population	2.21%	1.56%	0.76%			
Households	2.33%	1.62%	0.78%			
Families	2.15%	1.54%	0.64%			
Owner HHs	2.38%	1.67%	0.82%			
Median Household Income	3.76%	2.49%	2.36%			
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	472	22.1%	512	19.0%	525	17.4%
\$15,000 - \$24,999	312	14.6%	307	11.4%	300	9.9%
\$25,000 - \$34,999	348	16.3%	375	13.9%	321	10.6%
\$35,000 - \$49,999	407	19.0%	467	17.3%	385	12.8%
\$50,000 - \$74,999	320	15.0%	573	21.3%	884	29.3%
\$75,000 - \$99,999	194	9.1%	291	10.8%	360	11.9%
\$100,000 - \$149,999	62	2.9%	123	4.6%	182	6.0%
\$150,000 - \$199,999	14	0.7%	19	0.7%	27	0.9%
\$200,000+	11	0.5%	26	1.0%	35	1.2%
Median Household Income	\$32,961		\$40,922		\$49,224	
Average Household Income	\$42,525		\$48,523		\$53,897	
Per Capita Income	\$17,317		\$20,150		\$22,309	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	418	7.7%	507	7.8%	556	7.7%
5 - 9	420	7.8%	487	7.5%	539	7.4%
10 - 14	365	6.8%	456	7.0%	532	7.3%
15 - 19	315	5.8%	429	6.6%	451	6.2%
20 - 24	362	6.7%	322	5.0%	393	5.4%
25 - 34	710	13.2%	772	11.9%	746	10.3%
35 - 44	612	11.3%	816	12.6%	939	13.0%
45 - 54	497	9.2%	783	12.0%	858	11.8%
55 - 64	422	7.8%	709	10.9%	840	11.6%
65 - 74	478	8.9%	537	8.3%	729	10.1%
75 - 84	558	10.3%	389	6.0%	392	5.4%
85+	241	4.5%	291	4.5%	272	3.8%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,612	85.4%	5,218	80.3%	5,723	78.9%
Black Alone	8	0.1%	30	0.5%	38	0.5%
American Indian Alone	48	0.9%	68	1.0%	76	1.0%
Asian Alone	74	1.4%	98	1.5%	114	1.6%
Pacific Islander Alone	9	0.2%	17	0.3%	19	0.3%
Some Other Race Alone	493	9.1%	829	12.8%	997	13.8%
Two or More Races	155	2.9%	237	3.6%	282	3.9%
Hispanic Origin (Any Race)	834	15.4%	1,370	21.1%	1,644	22.7%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

# Demographics

## Skippers Seafood'n Chowder House Nampa, ID

### Demographic and Income Profile

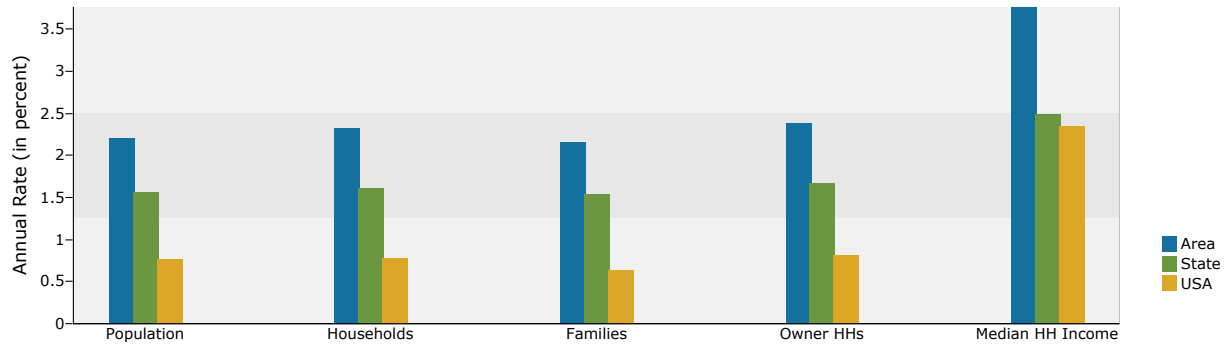
1124 Caldwell Blvd, Nampa, ID 83651-1720  
Ring: 1 mile radius

Prepared by Michael BallantyneJohn

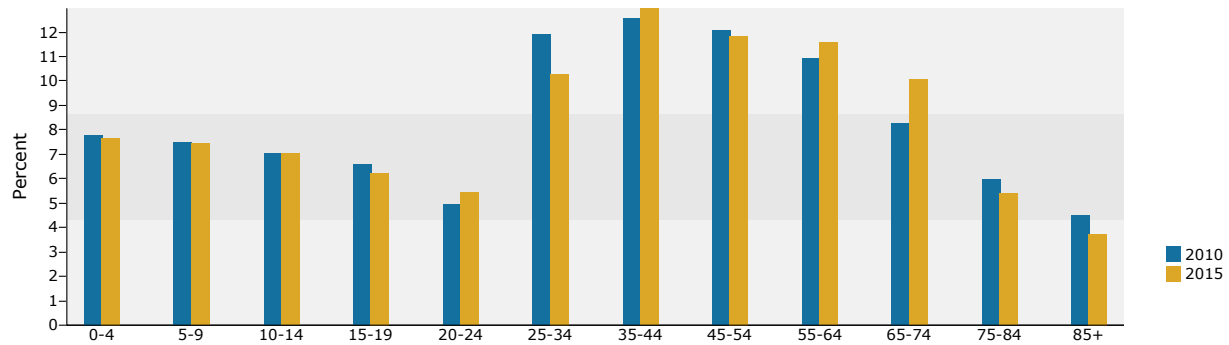
Latitude: 43.600399

Longitude: -116.594681

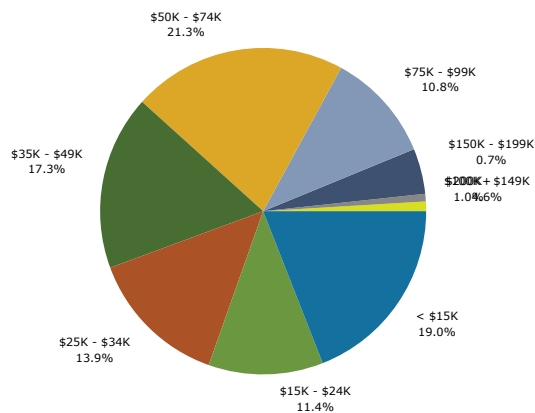
#### Trends 2010-2015



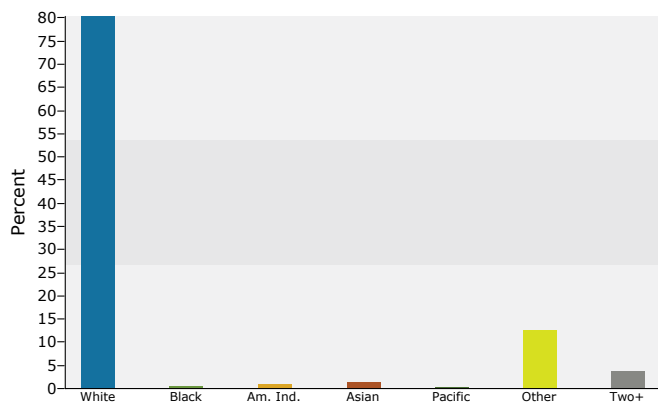
#### Population by Age



#### 2010 Household Income



#### 2010 Population by Race



2010 Percent Hispanic Origin: 21.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

# Demographics

## Skippers Seafood'n Chowder House

### Nampa, ID

### Demographic and Income Profile

1124 Caldwell Blvd, Nampa, ID 83651-1720  
 Ring: 3 miles radius

Prepared by Michael BallantyneJohn

Latitude: 43.600399

Longitude: -116.594681

Summary	2000	2010	2015			
Population	35,821	51,224	57,118			
Households	12,945	18,562	20,736			
Families	9,139	13,003	14,502			
Average Household Size	2.69	2.71	2.71			
Owner Occupied Housing Units	8,936	12,894	14,527			
Renter Occupied Housing Units	4,008	5,669	6,209			
Median Age	30.1	31.8	32.1			
Trends: 2010 - 2015 Annual Rate	Area	State	National			
Population	2.20%	1.56%	0.76%			
Households	2.24%	1.62%	0.78%			
Families	2.21%	1.54%	0.64%			
Owner HHs	2.41%	1.67%	0.82%			
Median Household Income	2.82%	2.49%	2.36%			
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,344	18.1%	1,997	10.8%	1,895	9.1%
\$15,000 - \$24,999	2,316	17.9%	1,982	10.7%	1,852	8.9%
\$25,000 - \$34,999	2,185	16.9%	2,411	13.0%	2,032	9.8%
\$35,000 - \$49,999	2,800	21.6%	3,512	18.9%	2,750	13.3%
\$50,000 - \$74,999	2,140	16.5%	4,695	25.3%	6,975	33.6%
\$75,000 - \$99,999	750	5.8%	2,799	15.1%	3,048	14.7%
\$100,000 - \$149,999	274	2.1%	800	4.3%	1,659	8.0%
\$150,000 - \$199,999	70	0.5%	209	1.1%	298	1.4%
\$200,000+	62	0.5%	158	0.9%	228	1.1%
Median Household Income	\$33,089		\$47,105		\$54,126	
Average Household Income	\$39,134		\$53,474		\$59,896	
Per Capita Income	\$14,325		\$19,462		\$21,785	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,424	9.6%	4,942	9.6%	5,505	9.6%
5 - 9	3,079	8.6%	4,461	8.7%	5,064	8.9%
10 - 14	2,728	7.6%	3,994	7.8%	4,698	8.2%
15 - 19	2,647	7.4%	3,621	7.1%	4,034	7.1%
20 - 24	3,010	8.4%	3,362	6.6%	3,730	6.5%
25 - 34	5,589	15.6%	8,007	15.6%	7,873	13.8%
35 - 44	4,659	13.0%	7,093	13.8%	8,609	15.1%
45 - 54	3,625	10.1%	5,878	11.5%	6,186	10.8%
55 - 64	2,471	6.9%	4,572	8.9%	5,305	9.3%
65 - 74	2,063	5.8%	2,721	5.3%	3,533	6.2%
75 - 84	1,820	5.1%	1,669	3.3%	1,712	3.0%
85+	708	2.0%	905	1.8%	870	1.5%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	29,358	82.0%	39,759	77.6%	43,722	76.5%
Black Alone	141	0.4%	566	1.1%	671	1.2%
American Indian Alone	380	1.1%	639	1.2%	702	1.2%
Asian Alone	343	1.0%	586	1.1%	710	1.2%
Pacific Islander Alone	41	0.1%	75	0.1%	80	0.1%
Some Other Race Alone	4,529	12.6%	7,875	15.4%	9,201	16.1%
Two or More Races	1,030	2.9%	1,725	3.4%	2,032	3.6%
Hispanic Origin (Any Race)	7,043	19.7%	12,180	23.8%	14,240	24.9%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

### Demographic and Income Profile

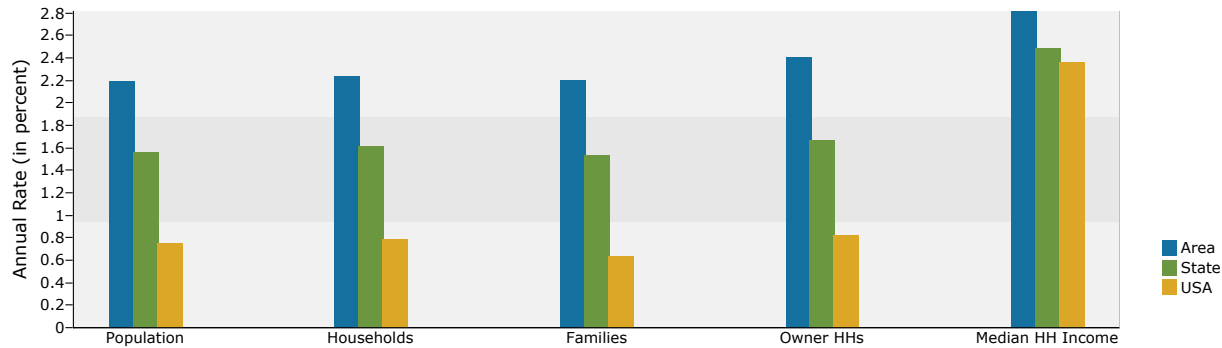
1124 Caldwell Blvd, Nampa, ID 83651-1720  
 Ring: 3 miles radius

Prepared by Michael BallantyneJohn

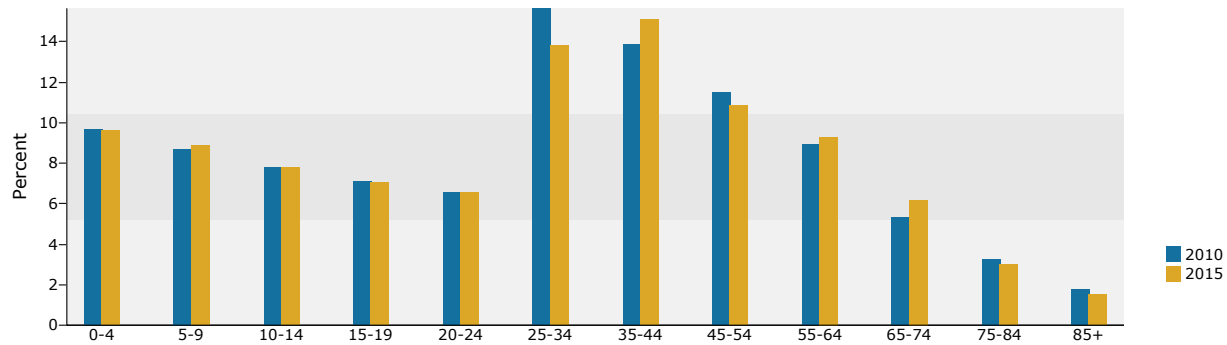
Latitude: 43.600399

Longitude: -116.594681

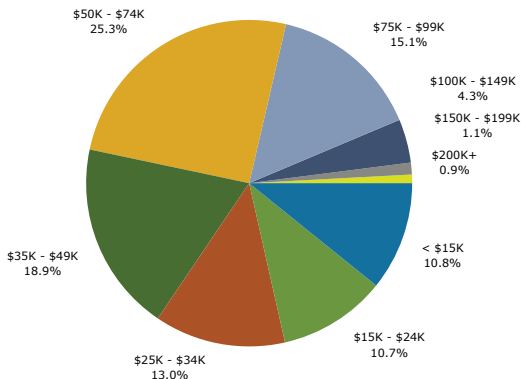
Trends 2010-2015



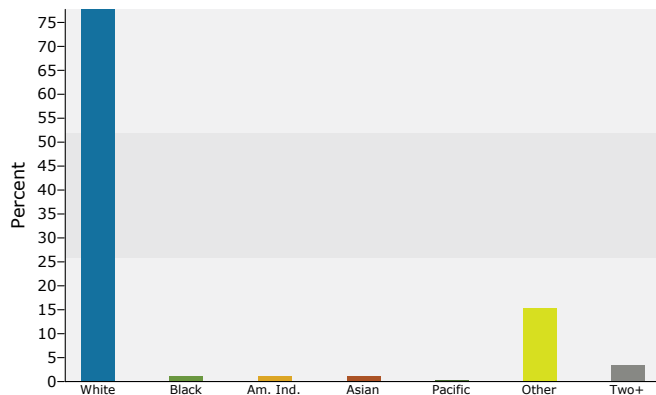
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 23.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

### Demographic and Income Profile

1124 Caldwell Blvd, Nampa, ID 83651-1720  
 Ring: 5 miles radius

Prepared by Michael BallantyneJohn

Latitude: 43.600399

Longitude: -116.594681

Summary	2000	2010	2015			
Population	67,826	105,835	120,124			
Households	23,629	37,296	42,428			
Families	17,413	27,281	30,944			
Average Household Size	2.79	2.79	2.79			
Owner Occupied Housing Units	17,077	27,177	31,117			
Renter Occupied Housing Units	6,552	10,119	11,311			
Median Age	29.4	31.3	31.6			
Trends: 2010 - 2015 Annual Rate	Area	State	National			
Population	2.57%	1.56%	0.76%			
Households	2.61%	1.62%	0.78%			
Families	2.55%	1.54%	0.64%			
Owner HHs	2.74%	1.67%	0.82%			
Median Household Income	2.53%	2.49%	2.36%			
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,680	15.5%	3,259	8.7%	3,105	7.3%
\$15,000 - \$24,999	3,872	16.3%	3,448	9.2%	3,268	7.7%
\$25,000 - \$34,999	4,013	16.9%	4,546	12.2%	3,839	9.0%
\$35,000 - \$49,999	5,157	21.7%	7,407	19.9%	5,860	13.8%
\$50,000 - \$74,999	4,421	18.6%	9,170	24.6%	13,694	32.3%
\$75,000 - \$99,999	1,594	6.7%	6,275	16.8%	7,164	16.9%
\$100,000 - \$149,999	703	3.0%	2,250	6.0%	4,149	9.8%
\$150,000 - \$199,999	139	0.6%	571	1.5%	820	1.9%
\$200,000+	140	0.6%	369	1.0%	529	1.2%
Median Household Income	\$35,704		\$49,972		\$56,618	
Average Household Income	\$41,902		\$57,612		\$64,150	
Per Capita Income	\$14,990		\$20,567		\$22,911	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,660	9.8%	10,509	9.9%	11,904	9.9%
5 - 9	5,953	8.8%	9,392	8.9%	10,875	9.1%
10 - 14	5,251	7.7%	8,450	8.0%	10,005	8.3%
15 - 19	5,146	7.6%	7,715	7.3%	8,789	7.3%
20 - 24	5,792	8.5%	6,898	6.5%	7,808	6.5%
25 - 34	10,886	16.0%	16,643	15.7%	16,640	13.9%
35 - 44	8,961	13.2%	15,032	14.2%	18,389	15.3%
45 - 54	7,013	10.3%	12,086	11.4%	13,120	10.9%
55 - 64	4,616	6.8%	9,227	8.7%	10,859	9.0%
65 - 74	3,559	5.2%	5,277	5.0%	6,976	5.8%
75 - 84	2,867	4.2%	3,000	2.8%	3,156	2.6%
85+	1,123	1.7%	1,605	1.5%	1,604	1.3%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	56,952	84.0%	84,379	79.7%	94,399	78.6%
Black Alone	259	0.4%	1,145	1.1%	1,388	1.2%
American Indian Alone	674	1.0%	1,248	1.2%	1,403	1.2%
Asian Alone	607	0.9%	1,163	1.1%	1,440	1.2%
Pacific Islander Alone	111	0.2%	231	0.2%	246	0.2%
Some Other Race Alone	7,341	10.8%	14,248	13.5%	17,139	14.3%
Two or More Races	1,882	2.8%	3,421	3.2%	4,110	3.4%
Hispanic Origin (Any Race)	11,584	17.1%	22,568	21.3%	27,182	22.6%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

# Demographics

## Skippers Seafood'n Chowder House Nampa, ID

### Demographic and Income Profile

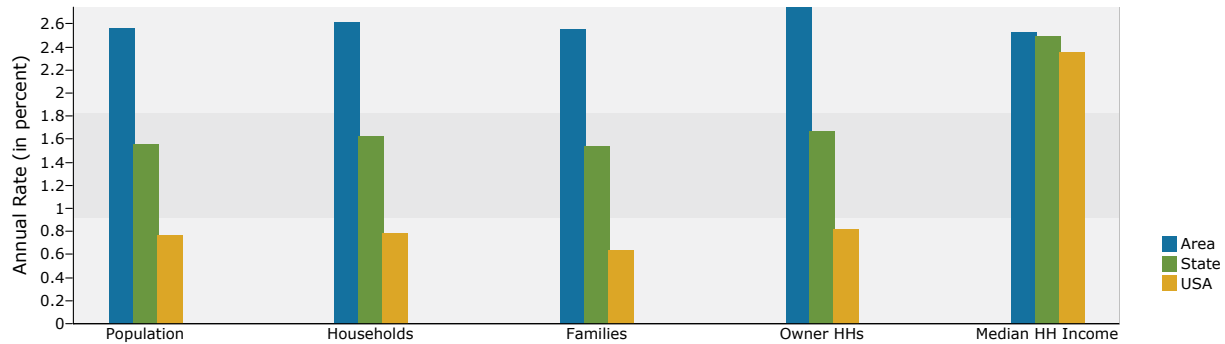
1124 Caldwell Blvd, Nampa, ID 83651-1720  
Ring: 5 miles radius

Prepared by Michael BallantyneJohn

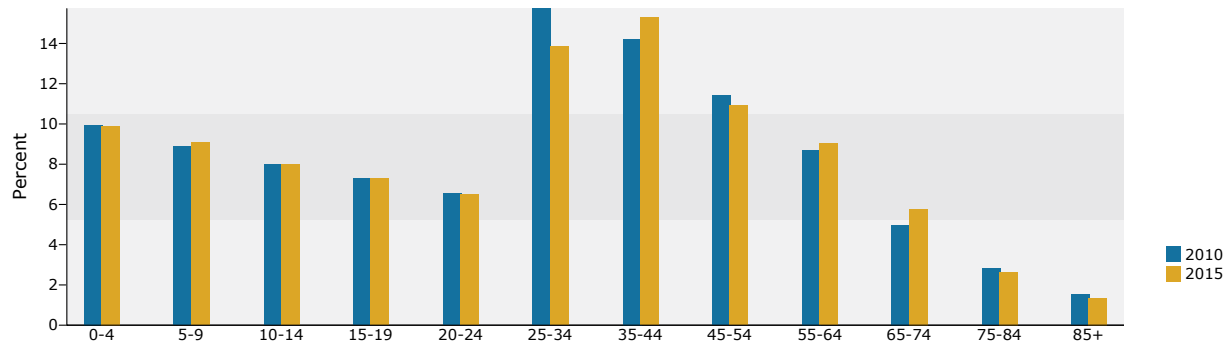
Latitude: 43.600399

Longitude: -116.594681

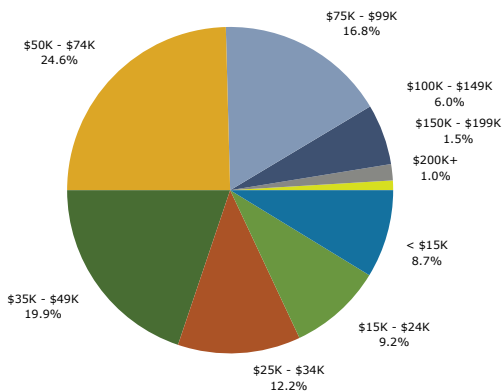
#### Trends 2010-2015



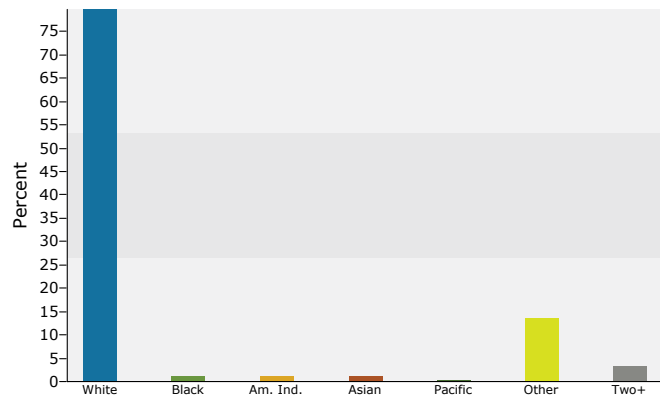
#### Population by Age



#### 2010 Household Income



#### 2010 Population by Race



2010 Percent Hispanic Origin: 21.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

# Nampa, ID Area Information



**NAMPA, IDAHO** - The second largest city in Idaho, Nampa is located in Canyon County about 20 minutes west of Idaho's capitol city of Boise. One of Idaho's fastest growing cities, Nampa's progress is reflected in an expansive 42,000 square foot Civic Center, spectacular Recreation Center, versatile Idaho Center, refurbished downtown, attractive shopping centers, comfortable suburbs, and progressive industrial parks.

Nampa's high desert location provides an ideal climate for year-round sports and recreation. Fish for bass and trout. Enjoy a symphony or an outdoor concert. Drive to the St. Chapelle Winery and enjoy the summer Sunday Jazz Concerts. Hop on your mountain bike, ski the waters or ski the slopes

In addition to its high quality of life, the Boise-Nampa MSA offers businesses and residents alike a great place for families to establish roots and for businesses to thrive. All indications suggest that Canyon County, with its rural characteristics and underdeveloped commercial landscape, is beginning to set the pace for commercial growth.

## AREA PROFILE

### Key cities within the Boise MSA

Boise	215,630
Meridian	75,290
Eagle	21,370
<b>Nampa</b>	<b>82,830</b>
Caldwell	44,210
Total MSA Population (2009)	631,751

Source: Compass 2009 Population Estimates and Boise Valley Spotlight 2010

### Employment and Income

Total Employment	262,211
Unemployment Rate	9.7%
Per Capita Income`	\$26,115
Median Household Income	\$56,765
Average Household Income	\$69,827

Source: Dept. of Labor and STDBonline.

### Housing

Single-Family Homes sold in Ada Co. (2009)	5,570
Median Home Price	\$177,314
Single-Family Homes sold in Canyon Co. (2009)	2,412
Median Home Price	\$143,143

Source: Intermountain MLS and STDBonline.

### Top Employers

Micron Technology
Hewlett-Packard Company
St. Luke's
Saint Alphonsus Regional Medical Center
Boise Independent School District
Meridian Joint School District
Idaho Power Company
Nationwide Insurance
City of Boise
DirectTV
Ada County
Albertsons/Supervalu
Citi
Idaho National Guard
Fred Meyer
Wells Fargo Bank
Remington Arms Company
WDS Global
BlueCross of Idaho
MWI Veterinary Supply
J.R. Simplot Company

Source: Boise Valley Spotlight 2010