

Garrity Crossing

1200 & 1201 Jacob Allcott Way - Nampa, ID 83687

RETAIL SPACE FOR SALE OR LEASE



Key Tenants:

A&W KFC, Subway, Pizza Hut, Fiesta Guadalajara, Edward Jones, Pinnacle Vision Care.

Contact:

John Stevens, CCIM

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john@tokcommercial.com

www.tokcommercial.com



Available Space:

SPACE:	RSF:	RATE:
Bldg. 1200	9,203 SF	\$14.95 NNN
<i>Space can be divided. See next page for details.</i>		

Bldg. 1201		
Suite 1201	3,522 SF	\$14.95 NNN

Sale Terms:

Contact agent.

Adjacent lots purchased by St. Alphonsus.

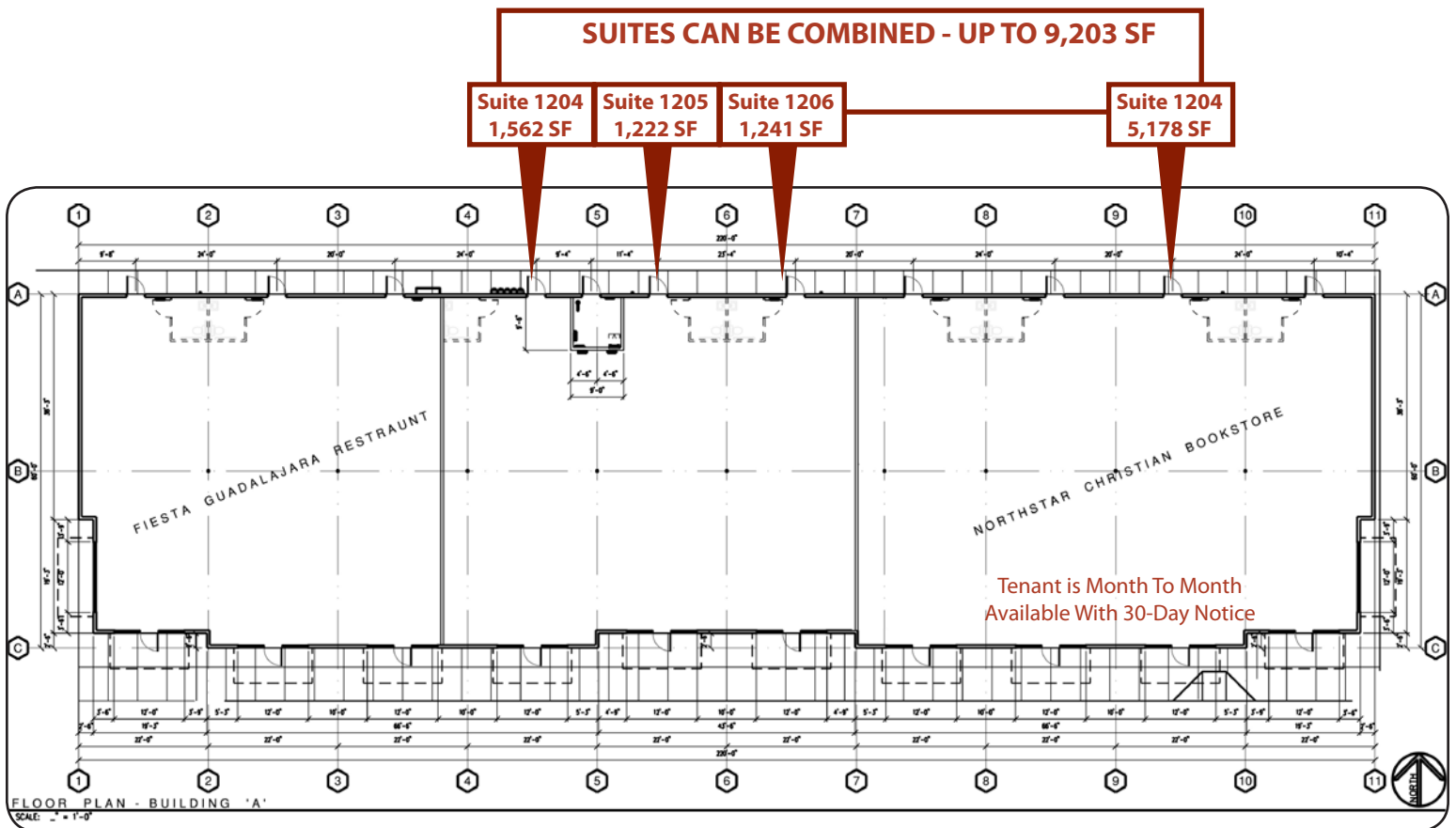
Garrity Crossing

1200 & 1201 Jacob Allcott Way - Nampa, ID 83687

RETAIL SPACE FOR SALE OR LEASE

Building 1200

- 1,222 - 9,203 SF of second generation space.
- Can be combined for a total of 9,203 SF of contiguous space.
- Available in 30 days.
- Do not disturb tenant.



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

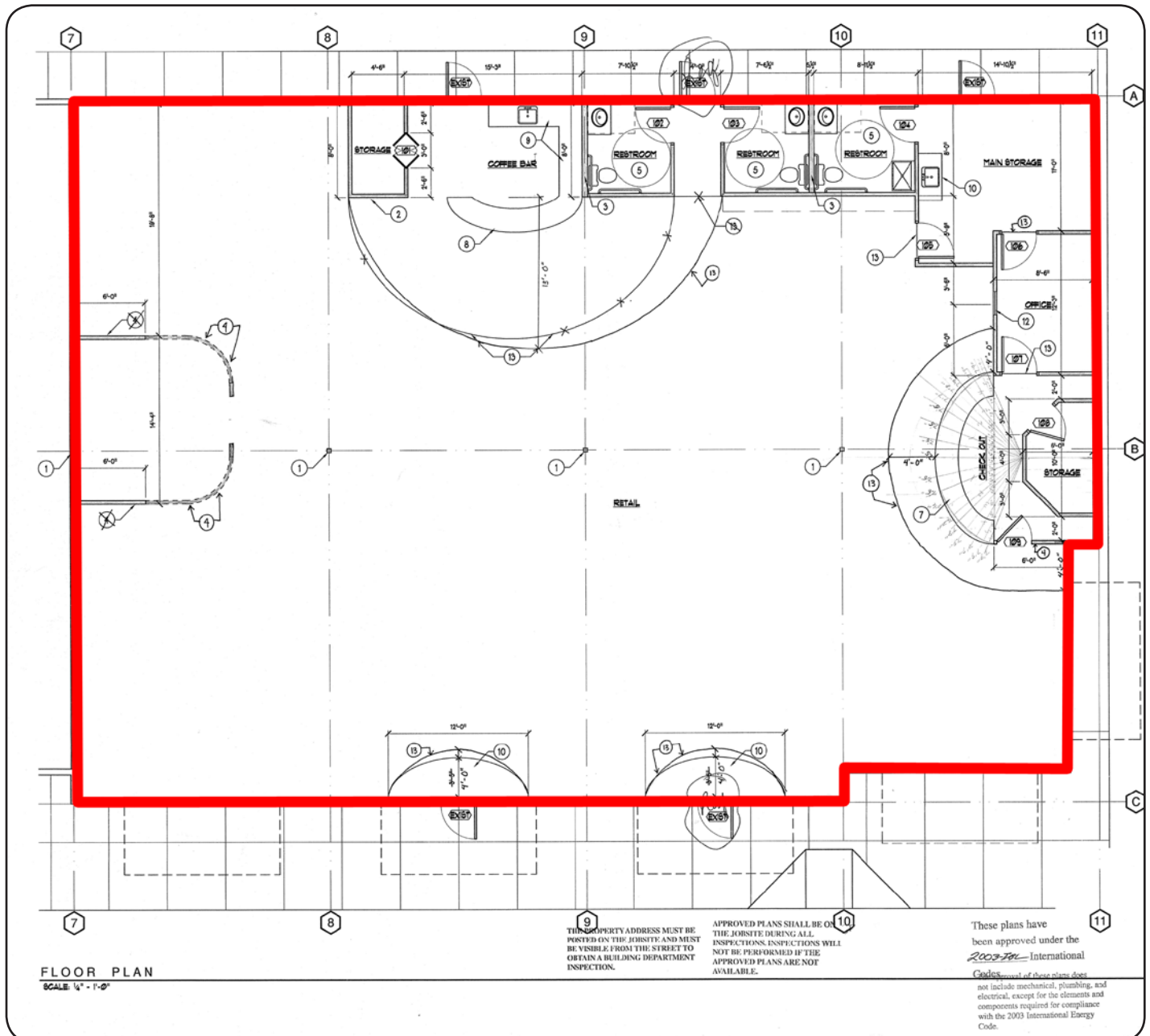
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RETAIL SPACE FOR SALE OR LEASE

Building 1200 - Suite 1208

- 5,178 SF of second generation space
- Can be combined for a total of 9,203 SF of contiguous space.
- Available in 30 days.
- Do not disturb tenant.



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Listing Comments:

Shop space for lease at the Garrity Interchange

Across from the new Macy's, JC Penney, Sports Authority, and Edward's Nampa Stadium 14

Join Pizza Hut, Subway, A&W, KFC, Edward Jones, Fiesta Guadalajara, etc.

St. Alphonsus Hospital recently purchased surrounding land.

Demographics:

Population: 38,551 (3 mi.)

HH Income: \$57,097 (3 mi.)
2010

Property Information:

Available: 1,222 - 9,203 SF
Bldg Size: 23,261 SF
Bldg 1200: 12,800 SF
Bldg 1201: 10,461 SF
Divisible: To Approx. 1,222 SF
Year Built: 2007
Zoning: BC (Business Commercial)

Lease Terms:

Lease Term: 5 Years
Lease Type: NNN
Budgeted 2012 NNN: \$5.17/SF



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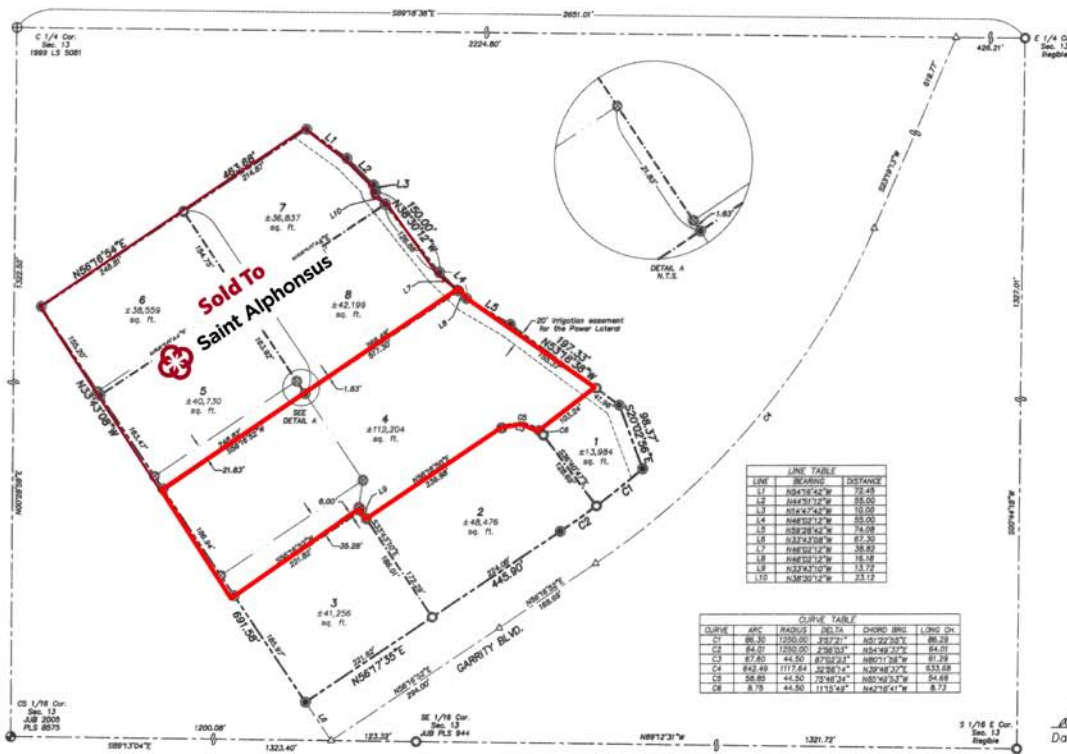
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AMENDED RECORD OF SURVEY

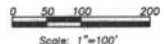
A PART OF THE N 1/2 SE 1/4, SECTION 13, T. 3 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2007



LINE	BEARING	DISTANCE
L1	N84°18'42\"	72.43
L2	N84°30'32\"	65.00
L3	S84°44'24\"	53.00
L4	N84°52'12\"	63.00
L5	S84°58'42\"	74.00
L6	N84°43'08\"	67.30
L7	N84°52'12\"	35.80
L8	N84°52'12\"	15.50
L9	N83°47'02\"	13.72
L10	N84°52'12\"	23.72

CURVE	ARC	RAADIUS	DELTA	CHORD	ARC	LENGTH ON
C1	88.80	1750.00	87.72°	342.22	88.80	88.80
C2	84.00	1750.00	79.68°	324.58	84.00	84.00
C3	87.80	44.50	87.80°	10.00	87.80	87.80
C4	84.00	1777.84	78.96°	329.86	84.00	84.00
C5	88.80	44.50	78.96°	10.00	88.80	88.80
C6	8.70	44.50	173.92°	8.70	8.70	8.70

RECORDED
FEB 15 PM 4:29
CANYON COUNTY RECORDER



LEGEND

- △ Calculated point
- ⊙ Found aluminum cap monument
- ⊕ Set 5/8 inch dia. x 30 inch iron pin w/plastic cap PLS 9366
- Found 5/8 inch dia. iron pin
- ⊖ Found and removed 5/8 inch dia. iron pin
- Dead line
- - - Partition line
- - - Section line
- - - Easement line
- - - Street centerline
- - - Old lot lines

CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this Record of Survey correctly represents a survey made by me or under my direct supervision in conformance with Idaho Code 31-2709, 1947 and accepted procedures of land surveying. I further certify that I have complied with Title 55, Chapter 16, Idaho Code.

Darin Holzhey
Darin Holzhey



02/15/07
P.L.S. License No. 9366

INDEX NO. 324-13-2-0-00-00
SURVEY FOR:
JGT Architecture

Mason & Stanfield, Inc. Professional Engineers, Land Surveyors & Planners
314 Bacon St. Coeur d'Alene, ID 83814
(208) 424-0256 Fax (208) 424-0375

JOB NO. FE2006
DWG NO. FE2006BROS
SCALE: 1"=100' REV. △
FIELD BOOK NO.
DRAWN BY: JH DATE: 02/08/07

The recording of this Record of Survey does not enable the owners of the Parcels to convey ownership based solely on this map. A written conveyance must accompany such change in ownership. This Record of Survey does not serve as a legal description for the property shown on this map.

This drawing does not necessarily show all of the physical features of the property. Mason & Stanfield, Inc. assumes no liability for present or future compliance or non-compliance with governing jurisdictions pertaining to building permits, vehicle access permits or septic permits.

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