

HOLLY PLAZA

MULTI-TENANT
RETAIL CENTER

FOR SALE | NAMPA, IDAHO



SALE PRICE
\$5,217,000 | **PRICE PER SF**
\$63.31/SF
7.67% CAP

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THE OFFERING

Holly Plaza is a multi-tenant retail center located in the fast growing south Nampa submarket near Northwest Nazarene University. Surrounded by high density single family and multi-family residential neighborhoods, Holly Plaza offers a variety of daily-needs and service conveniences to local residents, including a restaurant and bakery, discount groceries and household supplies, fitness and dance studios, music lessons, fuel station with convenience store, and a self-serve laundry facility.

Holly Plaza was completed in 1968 and underwent considerable renovations in 2006. This well maintained property offers a good mix of national and local tenants with long term tenancy encumbered by NNN and modified gross leases. With below market rates, some vacancy, and pricing well-below replacement cost, Holly Plaza presents a unique value-add component to the investor.

Offering Price: **\$5,217,000 | \$63.31/SF**

Capitalization Rate: **7.67%**

Net Operating Income: **\$400,352**

Tenants: **See Page 4**

Current Occupancy: **93.76%**

OFFERING SUMMARY



**DRONE TOUR OF
HOLLY PLAZA**



INVESTMENT HIGHLIGHTS

QUALITY CONSTRUCTION

- 231 total parking spaces
- Well maintained property
- Built in 1968, renovated in 2004

NEIGHBORHOOD CENTER

- Two, Multi-Tenant Retail Buildings
- Long term tenant mix including Stinker Store, Family Dollar, and La Ranchera Market

POSITIONED IN FAST GROWING AREA

- Good visibility and access
- Fast growing southeast Nampa Area
- Close to Northwest Nazarene University
- Lower average lease rates with upside potential

PROFESSIONAL TENANTS

- Razzle Dazzle College of Hair Design
- Family Dollar
- Pathways Management Group
- La Ranchera
- Idaho Rhythm
- Progressive Martial Arts
- Treasure Valley Advanced Concepts
- Stinker Stores
- Washboard Laundry
- Endless Air
- Nextar
- Azteca Media
- Andre's Salon
- Holly Barber Shop



HOLLY PLAZA



PROPERTY SUMMARY

**104-224 HOLLY STREET
NAMPA, IDAHO 83686**

Property Address

HOLLY PLAZA

Shopping Center

TWO MULTI-TENANT RETAIL BUILDINGS

Building Type

82,408 SF TOTAL

Building Size

1968 / 2006

Year Built / Renovation

4.53 ACRES

Lot Size

231 SPACES

Parking



 DRONE TOUR OF HOLLY PLAZA





**GAIN ACCESS TO THE
FULL OFFERING MEMORANDUM**

CLICK HERE TO SIGN 