

OFFERED BY:

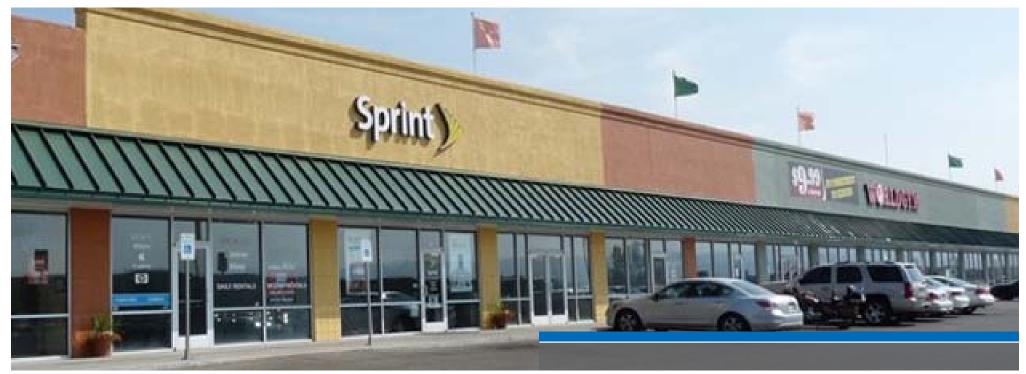
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Experience Results.

Table of **Contents**



SECTION 1 Property Offering, Photos & Registration

The Offering 1
Property Photographs 2
Confidentiality Agreement 3

SECTION 2 Financials, Tenant Profile & Property Plans

Financial Summary 4
Rent Roll 5
Tenant Profiles 6
Property Floor Plan 7
Aerial Locator Maps 8

SECTION 3 Demographic & Market Info

Demographics	10
Fastern Idaho Area Information	12

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.



Experience Results.

The **Offering**

Offering Overview

Offering Price: \$3,750,000 | \$102.60 per sq. ft.

Capitalization Rate: 7.87%

Net Operating Income: \$295,126

Current Occupancy: 92%

Tenants: World Gym Fitness Centers,

Ahhhsome Relaxation, The Grille, HobbyTown USA, Sprint, Classy Nails,

Agave Grill, Idaho Vape

Lease Rates: \$7.25 - \$13.25 NNN



Property Overview

Property Name: Sandcreek Plaza

Property Address: 939 South 25th East

Ammon, Idaho 83406

Property Description: Multi-tenant Retail | Office Building

Year Built: 2005

Building Size: 36,550 SF Total

Parcel Size: 3.42 Acres

Adjacent to Grand Teton Mall Shandow-Anchored by High N

 Shandow-Anchored by High Volume Walmart Supercenter and CAL Ranch Stores

Across the Street from the College of Eastern Idaho

Traffic Volume in Excess of 23,000 vpd

Ample On-site Parking

Located on Major North-South Arterial Connecting Outlying Communities

tokcommercial.com Sandcreek Plaza [1]

Property **Photography**







tokcommercial.com Sandcreek Plaza [2]



Confidentiality Agreement



TO GAIN ACCESS TO A FULL OFFERING MEMORANDUM, WE ASK THAT YOU FIRST SIGN A DIGITAL CONFIDENTIALITY AGREEMENT FOR:

Sandcreek Plaza

THANK YOU!

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