

939 SOUTH 25TH EAST | AMMON, IDAHO 83406

OFFERING MEMORANDUM

# Sandcreek Plaza

92%  
LEASED

7.87% CAP  
\$3,750,000

**Walmart Supercenter Anchored  
NNN Leased Center**

tokcommercial.com

**OFFERED BY:**

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**THORNTON OLIVER KELLER**  
**COMMERCIAL REAL ESTATE**  
*Experience Results.*

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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.

## Offering Overview

|         |                       |   |
|---------|-----------------------|---|
| Summary | Offering Price:       | <b>\$3,750,000</b>   \$102.60 per sq. ft.   |
|         | Capitalization Rate:  | <b>7.87%</b>  |
|         | Net Operating Income: | <b>\$295,126</b>  |
|         | 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  |



92% OCCUPIED

# The Offering

## Property Overview

|         |                       |   |
|---------|-----------------------|---|
| Summary | Property Name:        | Sandcreek Plaza                           |
|         | Property Address:     | 939 South 25th East<br>Ammon, Idaho 83406 |
|         | Property Description: | Multi-tenant Retail   Office Building     |
|         | Year Built:           | 2005                                      |
|         | Building Size:        | 36,550 SF Total                           |
|         | Parcel Size:          | 3.42 Acres                                |

- |            |   |   |
|------------|---|---|
| Highlights | • | Adjacent to Grand Teton Mall  |
|            | • | Shadow-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   |

# Property Photography



# Confidentiality Agreement

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

## Sandcreek Plaza

THANK YOU!