



SALE SUMMARY

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*Milwaukee St & Fairview Ave
Boise, ID 83704*

Net Leased and Centrally Located Retail
Center in America's Fastest Growing City

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Property Overview

Colliers
INTERNATIONAL

Profile

Address: 8105 W Fairview Ave

Building Size: 44,522 SF

Land Size: 3.64 Acres

Parcel: R5713130010

Parking: Ample on-site

Year Built: Major remodel 2005

Value

Price: \$7,343,273

NOI: \$458,955

Cap Rate: 6.25%

Size: 44,522 SF

Occupancy: 100%

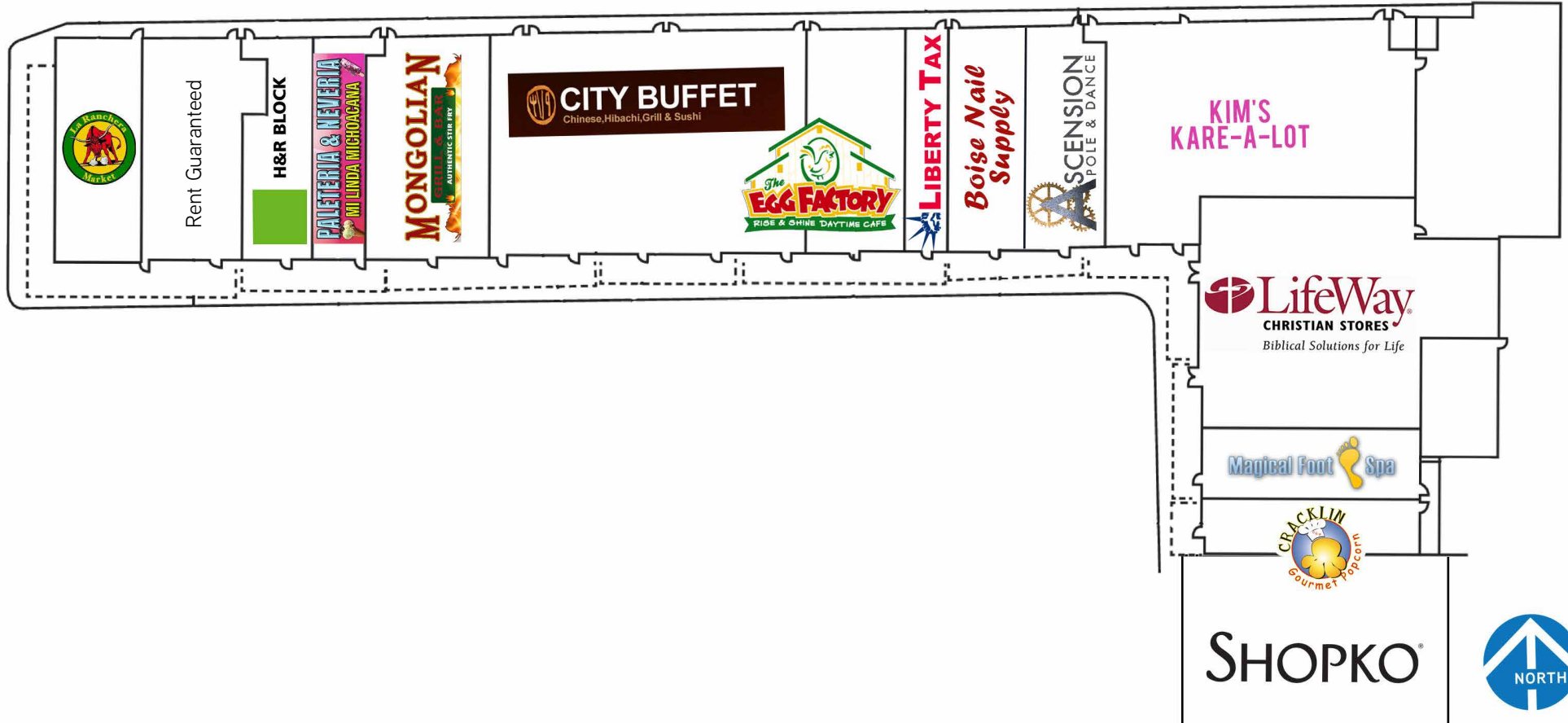
Highlights

- » Irreplaceable real estate within the larger Boise Market, which is the fastest growing city in America.
- » Located at the high traffic intersection of Fairview and Milwaukee by the Boise Towne Square Mall
- » Diverse tenant mix of internet proof businesses
- » Surrounded by strong residential and commercial development
- » Excellent visibility and easy freeway access
- » Ample Parking
- » Shadow anchored by WinCo, Walgreens and Home Depot
- » This is a dominant commercial corridor which is set directly on the corner of one of the busiest intersections in the state



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Site Plan



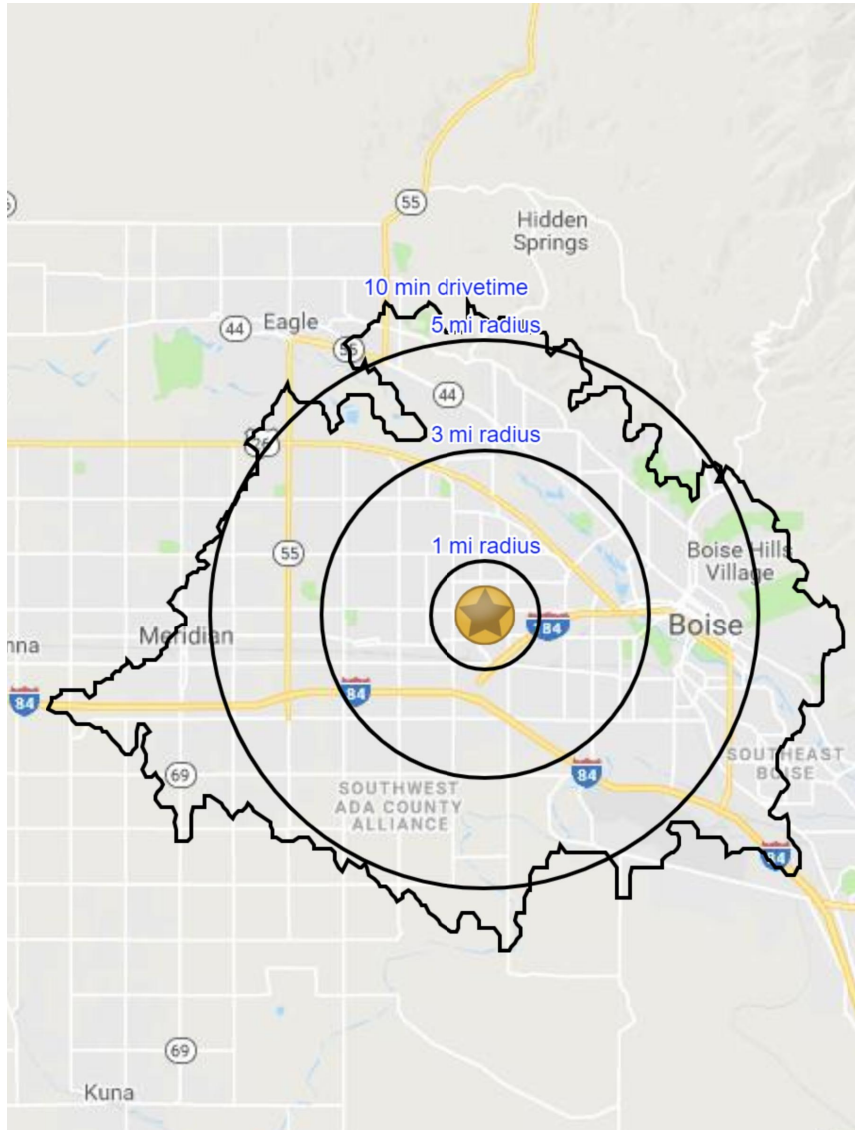
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Location



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Demographics

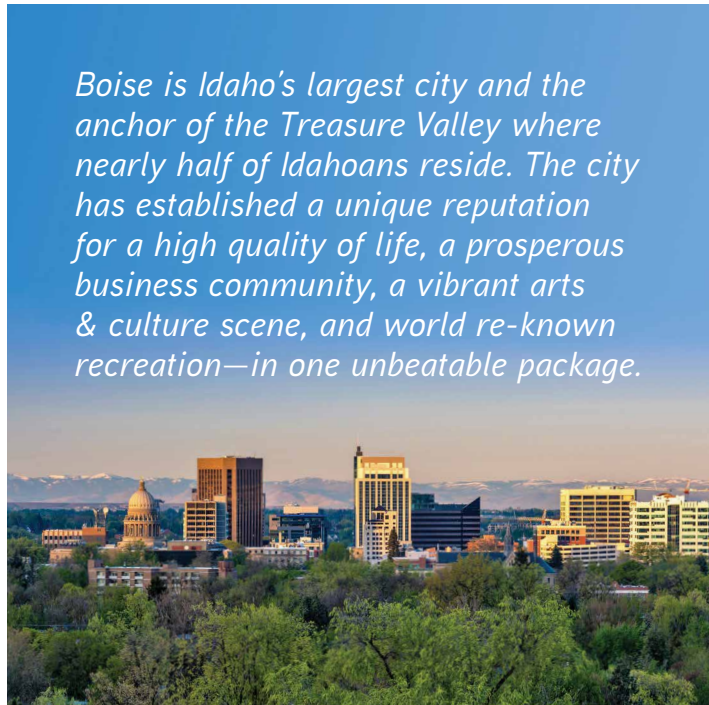


	1 Mile	3 Miles	5 Miles
POPULATION			
2018 Estimated Population	12,795	106,073	241,821
2023 Projected Population	14,406	118,728	270,718
2010 Census Population	11,462	97,212	215,451
Projected Annual Growth 2018 to 2023	2.5%	2.4%	2.4%
HOUSEHOLD			
2018 Estimated Households	5,541	43,254	98,246
2023 Projected Households	6,140	47,712	108,306
2010 Census Households	4,941	39,560	87,351
Projected Annual Growth 2018 to 2023	2.2%	2.1%	2.0%
INCOME			
2018 Est. Average Household Income	\$55,943	\$64,626	\$75,528
2018 Est. Median Household Income	\$45,497	\$53,666	\$59,872
MISC.			
2010 Median Home Value *	\$190,175	\$204,558	\$229,215
2010 Median Rent	\$793	\$776	\$773
2010 Average Travel Time to Work	17.6	17.6	18.0
2018 Est. Median Age	36.7	37.7	37.3
2018 Est. Labor Population Age 16+	10,582	86,980	197,049
2018 Est. Total Household Expenditure	\$261 M	\$2.24 B	\$5.66 B

*The Wall Street Journal recently reported in April 2018 that the median price of a single-family home in the Boise area has doubled from \$147,000 in 2011 to \$297,000 in 2018.

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Area Overview — Boise



Boise is Idaho's largest city and the anchor of the Treasure Valley where nearly half of Idahoans reside. The city has established a unique reputation for a high quality of life, a prosperous business community, a vibrant arts & culture scene, and world re-known recreation—in one unbeatable package.

<p>#1 Top Performing Economy AUG 2017 Bloomberg Business</p>	<p>#1 Fastest Growing City in America FEB 2018 Forbes</p>	<p>Top 10 States with the Hottest Job Market JUNE 2016 Kiplinger</p>	<p>#3 Popular U.S. Growth Cities FEB 2017 U-HAUL</p>	<p>#1 State for Wage Growth MAR 2018 COMMERCE DEPT.</p>			
<p>#3 Best Cities for Jobs MAR 2016 BUSINESS INSIDER UK</p>	<p>Top 20 Best Cities for Young Professionals MAY 2017 Forbes</p>	<p>#6 Best Downtown MAR 2016 CHILL LIVABILITY</p>	<p>Top 10 Cheapest States to Live JULY 2017 CNBC</p>	<p>#4 Best Midsize Real Estate Market AUG 2016 W WalletHub</p>			
<p>#1 States for Job Love JULY 2016 MONSTER</p>	<p>Top 10 Best Places to Live in 2016 MAR 2016 Men's Journal</p>	<p>Top 10 Hottest Travel Destinations for 2017 JAN 2017 VOGUE</p>	<p>#6 Best Places to Live MAR 2016 US NEWS</p>	<p>#1 Lowest Cost Metro in the Pacific U.S. APR 2016 KPMG</p>			
<p>Top 25 Best Performing Cities MILKEN INSTITUTE DEC 2016</p>	<p>#2 Best State Capitol to Live In FEB 2017 W WalletHub</p>	<p>Top 10 Best Cities for Veterans NOV 2017 W WalletHub</p>	<p>Top 10 Hottest Housing Markets JAN 2016 Zillow</p>	<p><i>Under Appreciated American Cities You Should Totally Move To</i> FEB 2017 THRILLIST</p>	<p>#3 Best Midsize City for Jobs MAY 2018 Forbes</p>	<p>#6 Top States for Job Growth JAN 2016 Forbes</p>	<p>Top 10 Cities for Young Families MARCH 2017 moveBuddha</p>
<p>#8 Safest Cities in the World OCT 2017 The Daily Meal</p>	<p>Top 10 Best Cities for Active Families JULY 2016 Outside MAGAZINE</p>	<p>#5 Best Cities for Quality of Life OCT 2017 nerdwallet</p>	<p><i>North America's Coolest Downtowns</i> APRIL 2017 Expedia</p>	<p>Top 20 Americas Fastest Growing Cities MAR 2016 Forbes</p>	<p>#8 Best City for Recreation JULY 2016 W WalletHub</p>	<p>Top 25 Best Towns Ever "Best Rocky Mountain Secret" JUNE 2017 Outside MAGAZINE</p>	<p>#12 Best Places to Live FEB 2017 US NEWS</p>

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Area Overview

Quality of Life

Referred to as the “Treasure Valley”, the region is home to about 675,000 people. The workforce of roughly 330,000, live within a 45-minute draw area. Known for its extraordinary quality of life and affordable cost of living (currently one of the lowest in the western states, according to the ACCRA Cost of Living Index), the Valley is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work.

Commuting in the Valley

The major interstate serving the Treasure Valley is I-84, running through the metro area’s major cities (Boise, Meridian, Nampa and Caldwell). Branching off to the northeast is I-184, which runs into downtown Boise. Daily commutes are easy, with several U.S. and state highways providing direct routes and minimal traffic. The average commute time is only 18 minutes. Public transportation is handled by ValleyRide, Treasure Valley Transit and ACHD Commuteride.

Recreation

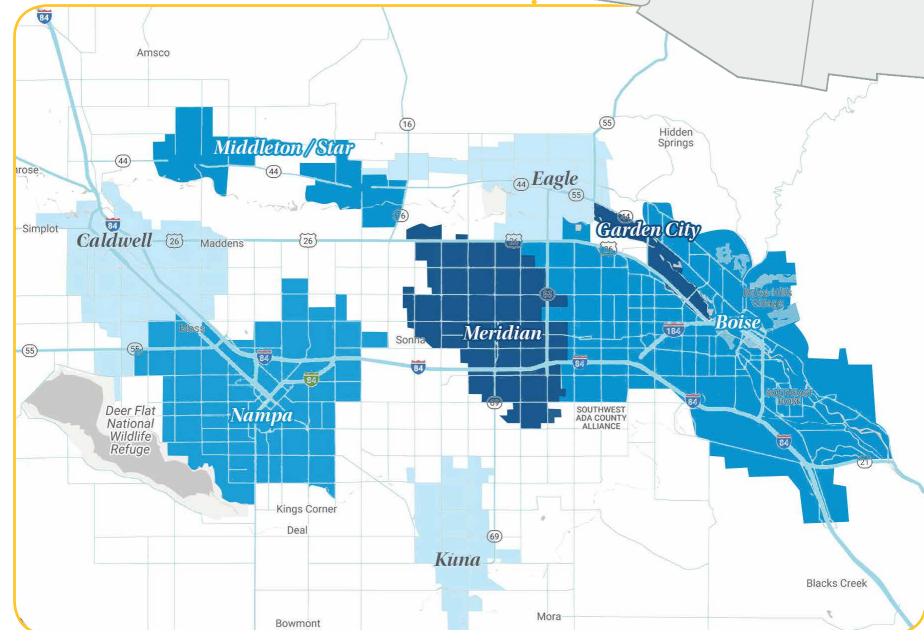
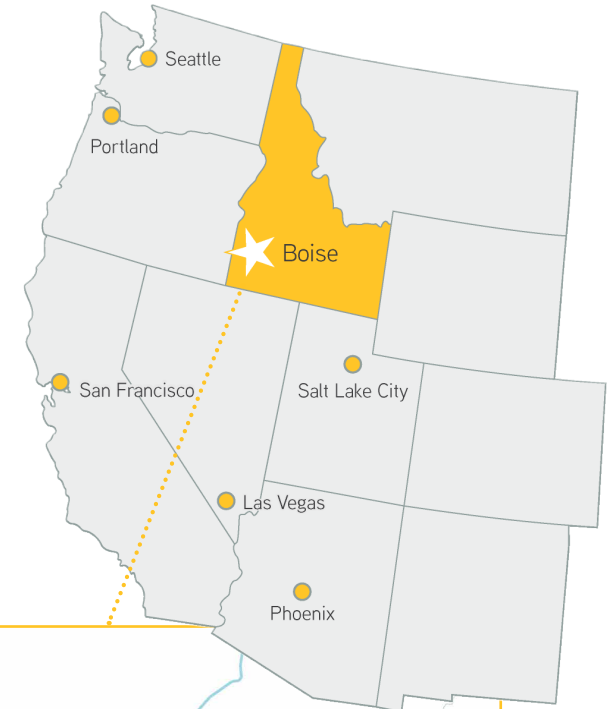
The Boise River runs through downtown and is accessible through a greenbelt system with over 25 miles of bike paths and 850 acres of parks. Up in Foothills you’ll find more than 135 miles of nationally acclaimed hiking and mountain biking trails that extend from the city up to Bogus Basin Ski Area. Only 17 miles from the city center Bogus Basin offers winter skiing and summer adventure. With world-class golf courses, hiking, fishing and mountain biking, the recreation opportunities are virtually unlimited within a 30-minute drive.

Diversity

The City of Boise has been recognized for its work welcoming over 800 new citizens (refugees) each year from over 20 foreign countries. Annual diversity events and resources include PRIDE activities, The Basque Cultural Center, Hispanic Cultural Center and the Black History Museum. More than 90 different languages are spoken in the Boise School District and the Mexican Consulate also has an office in Boise.

What about logistics?

There are 50 motor freight companies traveling 5 interstates, 20 U.S. highways and 30 state highways that serve the Boise Valley. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. They are aided by the state’s regional line and 6 short line railroads. Annually, the rail system transports over 11 million tons of freight.



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Area Overview

IDAHO TAX OVERVIEW

Sales and Use Tax in Idaho is 6%. This would apply to items purchased or consumed in Idaho. Exemptions are available for equipment and raw materials used directly in manufacturing, processing, or fabrication; clean rooms used in semiconductor and semiconductor equipment manufacturing; and any equipment or material used in research and development activities.

We do not tax services including telecommunication services, and utilities such as water, gas, electricity, or natural gas. In our region we do not have any local option sales tax.

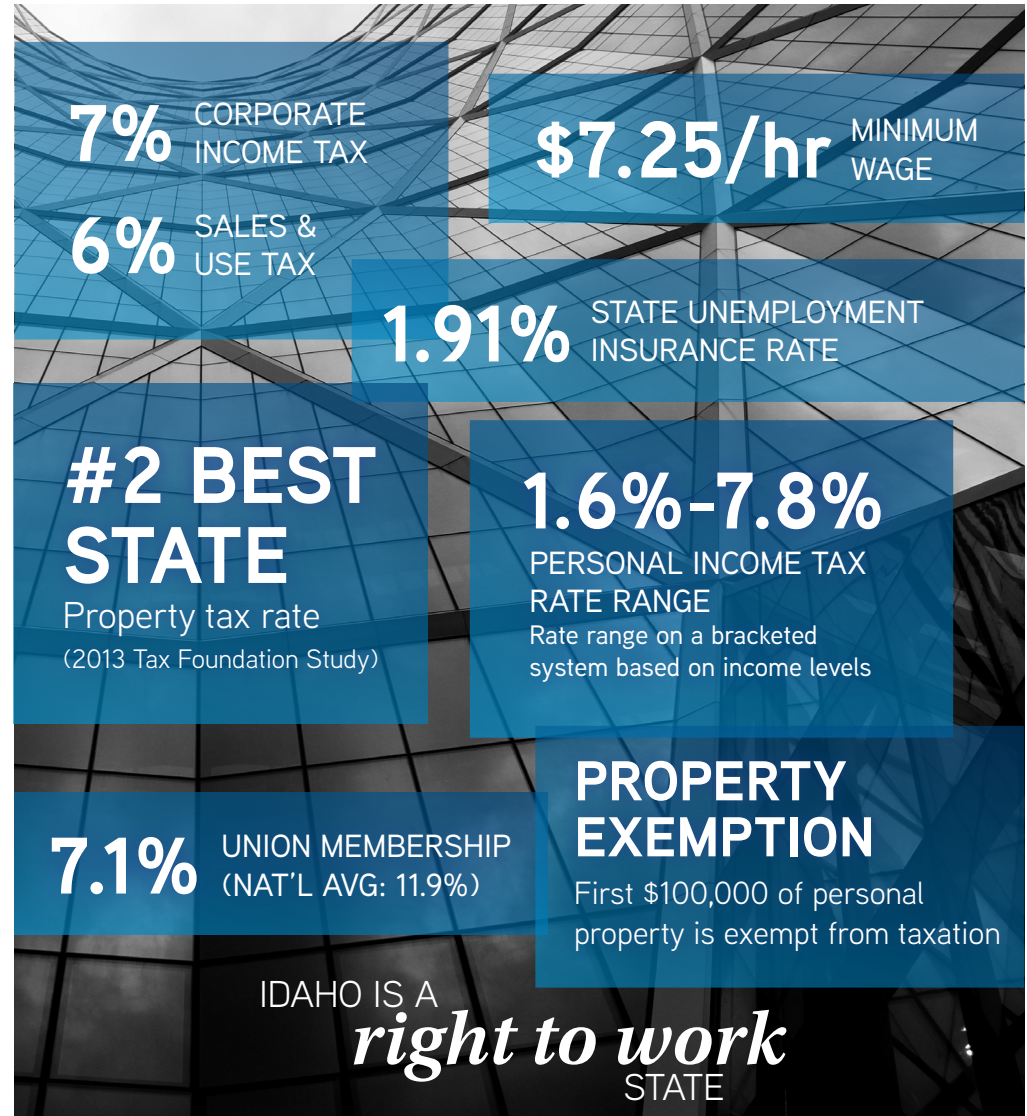
Property Tax personal (machinery/equipment) and real (land/buildings) – based on market value.

2017 Rates:

Ada County Average Range:	1.1% - 1.8%
Bannock County Average Range:	0.8 - 1.2%
Canyon County Average Range:	1.5% - 2.5%
Elmore County Average Range:	1.8%

Idaho does not have an inventory tax.

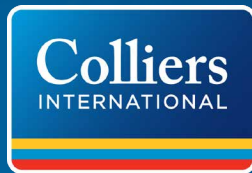
Corporate Income Tax – Computed at 7.4% of the Idaho taxable income of a corporation. Corporations that are taxable in Idaho and another state or country or are part of a unitary group of corporations, use a 3 factor formula to ascertain how much of the business is conducted in Idaho. The apportionment formula is made up of a property factor, a payroll factor, and a sales factor. These three factors, with the sales factor being double weighted for all taxpayers except for electrical and telephone companies, are totaled and divided by 4 to compute the Idaho apportionment factor. The Idaho apportionment factor is then applied to the business income of the corporation to compute income assigned to Idaho. Non-business income allocable to Idaho is added to the income apportioned to Idaho to arrive at Idaho taxable income.





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