



nampa
GATEWAY CENTER

FORMER MACY'S DEPARTMENT STORE

1406 N GALLERIA DR | NAMPA, ID

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PROPERTY OVERVIEW

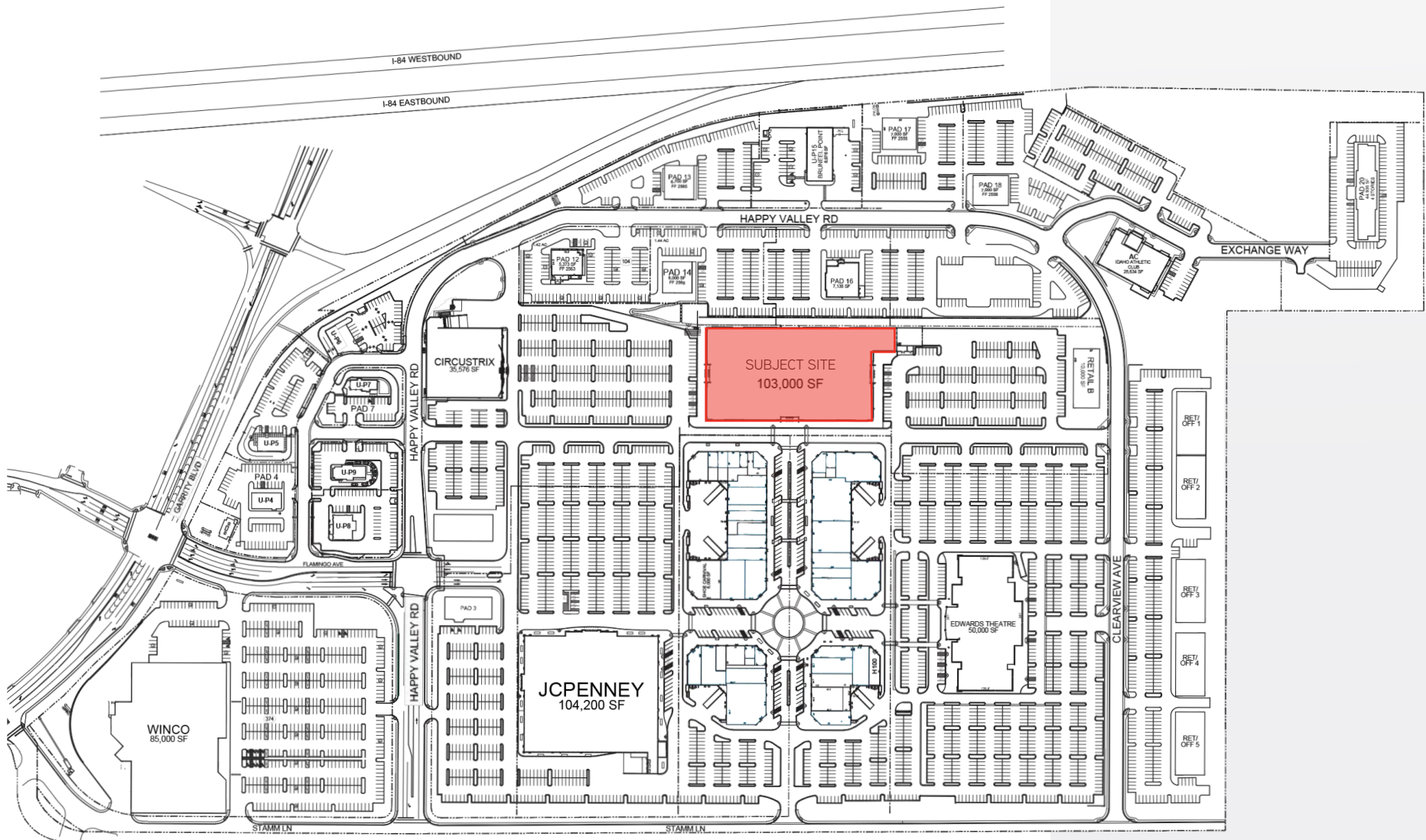


- Size:** 103,559 SF
- Lease Rate:** \$8.00 PSF NNN
- Sale Price:** \$9,585,000*
- > Existing Macy's department store available for sale or lease
 - > 103,559 SF, single story building; subject to ground lease
 - > Current store closing Spring 2017
 - > High traffic counts 30,000 vpd on Garrity Blvd and 91,500 vpd on I-84
 - > Nampa Gateway Center is anchored by Sears, JC Penney, WinCo Foods, and Edwards Theaters
 - > Located in one of the valley's most desirable retail corridors
 - > Plenty of parking
 - > Perfect for call center users
- * Subject to ground lease \$164,800

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SITE PLAN



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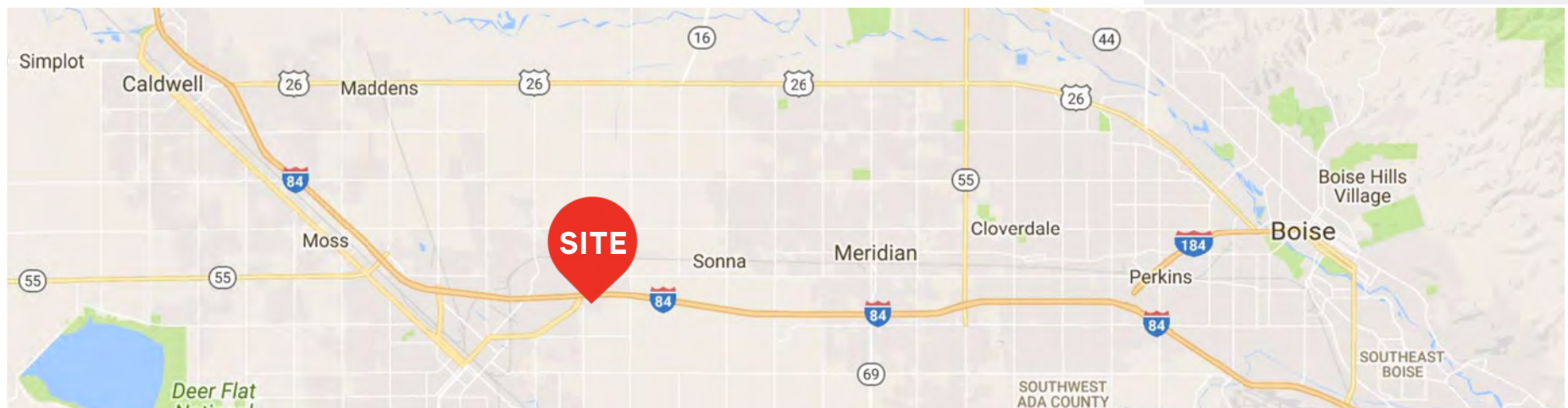
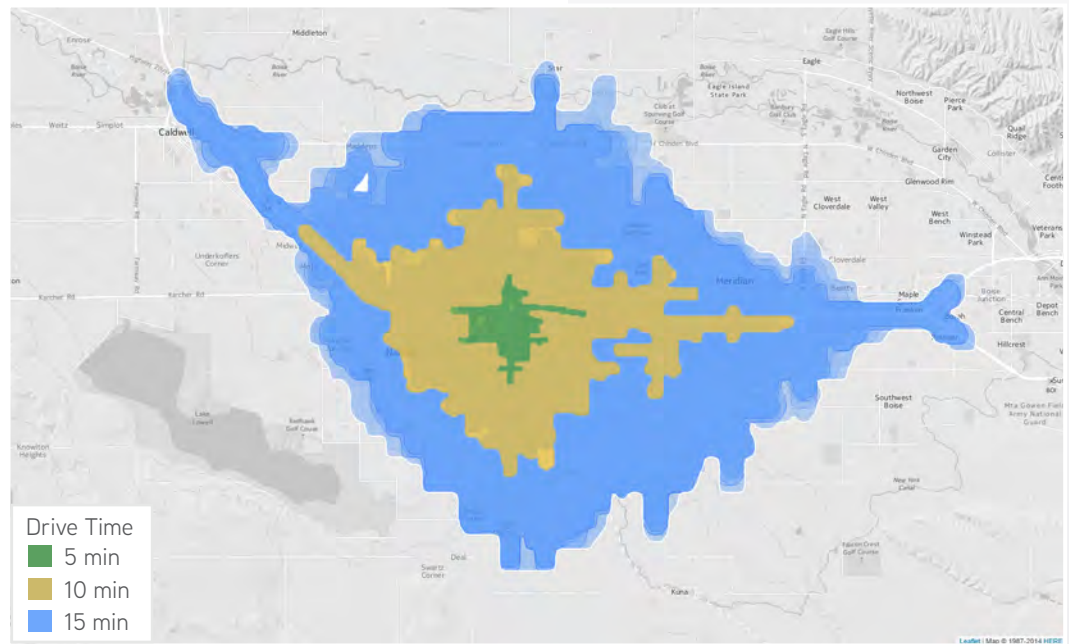
NEIGHBORING RETAIL



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ACCESSIBILITY



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SITE IMAGES



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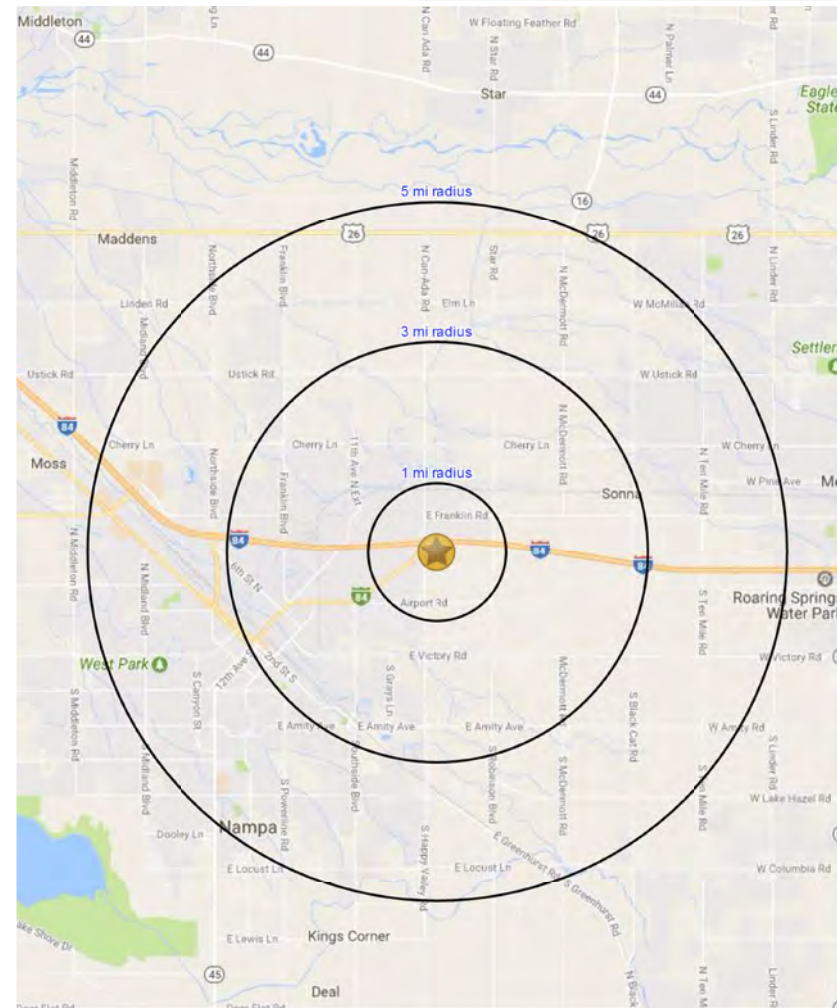
AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2016 Estimated Population	2,925	29,791	105,192
2021 Projected Population	3,272	33,219	116,545
2010 Census Population	2,718	26,118	94,776
2000 Census Population	2,140	18,649	68,318
Projected Annual Growth 2016-2021	2.4%	2.3%	2.2%

HOUSEHOLD			
2016 Estimated Households	1,001	9,796	36,010
2021 Projected Households	1,082	10,577	38,924
2010 Census Households	938	8,644	32,511
Historic Annual Growth 2000-16	739	6,207	23,357

INCOME			
2016 Est. Average Household Income	\$55,913	\$51,713	\$56,163
2016 Est. Median Household Income	\$49,507	\$45,410	\$47,145

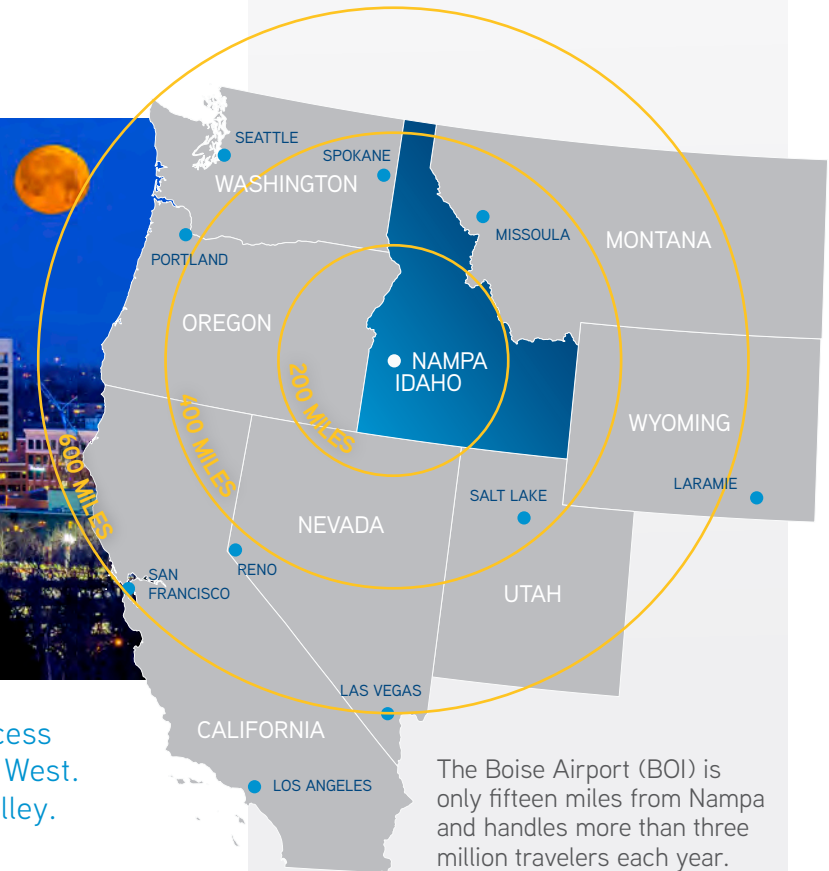
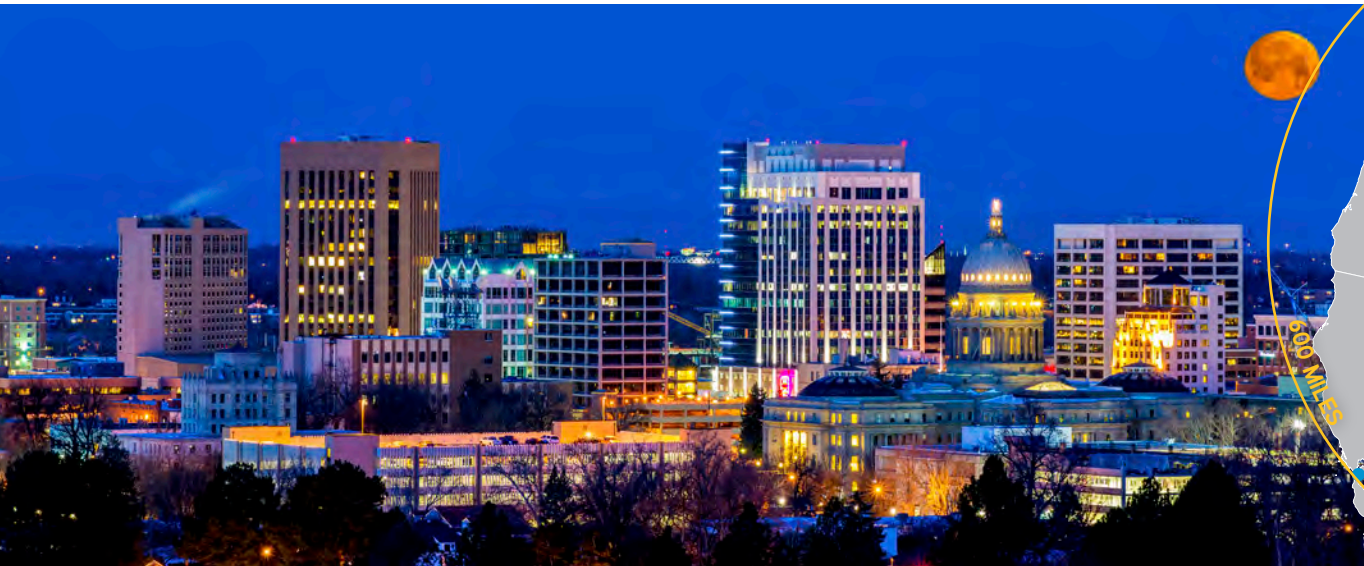
MISC.			
2010 Median Home Value	\$132,311	\$148,168	\$161,013
2010 Median Rent	\$635	\$620	\$642
2016 Est. Median Age	34.9	30.6	32.7
2016 Est. Population Over 16 Years	2,181	21,629	77,833
2016 Est. Total HH Expenditure	\$47.0M	\$437M	\$1.70B



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AREA OVERVIEW



Nampa is strategically located in Southwestern Idaho, providing easy non-stop access to all major cities on the West Coast, the Pacific Northwest and the Intermountain West. 12 of the West's major metropolitan areas are within 800 miles of the Treasure Valley.

The Boise Airport (BOI) is only fifteen miles from Nampa and handles more than three million travelers each year.

#1 Lowest Cost Metro in the Pacific U.S. www.competitivealternatives.com – April 2016
Most Caring City in America www.wallethub.com – December 2015
Best Cities to Live www.247wallst.com – November 2015
Top 100 Best Place to Live 2015 www.livability.com – September 2015

TOP 10 Best Place to Live in 2016 www.mensjournal.com – March 2016
Best Air Quality www.Realtor.com – April 2016
Hottest Housing Markets of 2016 www.Zillow.com – January 2016
#2 in “Up-And-Coming Cities for Recent College Grads” www.Forbes.com – June 2015

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AREA OVERVIEW

Vibrant Communities

Minutes from rivers, lakes and mountains, the Treasure Valley is open 24/7 for any type of outdoor adventure.

Recreation

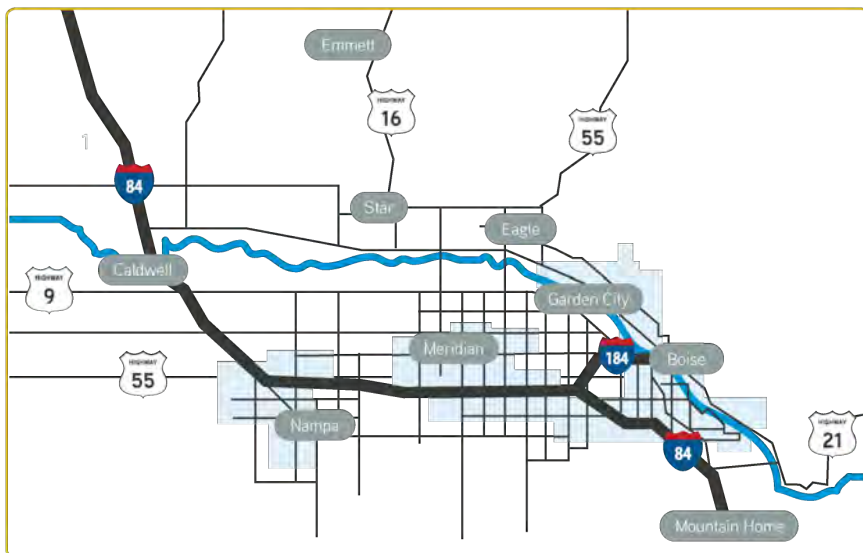
Located 17 minutes from downtown Boise, the Bogus Basin Ski Area offers day and lighted night skiing. The Boise River runs through downtown and is accessible through a greenbelt system with over 25 miles of bike paths and 850 acres of parks. World-class golf courses, hiking, fishing and mountain biking, mean limitless recreation opportunities within a 30-minute drive.

Diversity

More than 90 different languages are spoken in the Boise School District. The Treasure Valley is home to one of the oldest synagogues in the western United States. Over 800 new citizens (refugees) are welcomed to the Boise Valley each year from over 20 foreign countries. The City of Boise has been recognized for its work helping these new citizens acclimate to their new country and helps other communities around the country with their programs. Annual diversity events and resources include the Soul Food Extravaganza, PRIDE activities, Hispanic Cultural Center and the Black History Museum. The Mexican Consulate also has an office in Boise.

Quality of Life

The region is home to about 675,000 people with a workforce of roughly 330,000 within a 45-minute draw area. Known for its extraordinary quality of life and affordable cost of living (one of the lowest in the western states, according to the ACCRA Cost of Living Index), the Treasure 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.



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

7% CORPORATE
INCOME TAX

6% SALES &
USE TAX

\$7.25/hr MINIMUM
WAGE

1.91% STATE UNEMPLOYMENT
INSURANCE RATE

**#2 BEST
STATE**

Property tax rate
(2013 Tax Foundation Study)

1.6%-7.8%

PERSONAL INCOME TAX
RATE RANGE

Rate range on a bracketed
system based on income levels

7.1% UNION MEMBERSHIP
(NAT'L AVG: 11.9%)

**PROPERTY
EXEMPTION**

First \$100,000 of personal
property is exempt from taxation

IDAHO IS A
right to work
STATE

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.

2013 Rates:

Ada County Average Range: 1.1% - 1.8%

Canyon County Average Range: 1.5% - 2.5%

Elmore County Average rate: 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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