



Single-Tenant Absolute NNN Lease – Below Market Rent

1031 Caldwell Blvd, Nampa (Boise), ID 83651

**IDAHO
YOUTH
RANCH** THRIFT STORES



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Investment Overview

We are pleased to present the opportunity to acquire a single-tenant, absolute NNN retail property leased to *Idaho Youth Ranch* in Nampa, Idaho. This well-located asset sits on Caldwell Boulevard, a dominant retail corridor with daily traffic counts exceeding 33,500 vehicles per day, providing exceptional visibility and accessibility and is situated next to the Interstate-84 exit with over 64,500 vehicles per day.

Idaho Youth Ranch operates under a true NNN lease structure, offering investors stable income with zero management responsibility. The tenant is a well-established nonprofit retail operator with over 20 locations statewide, supporting programs focused on youth mental health and family services – making this a mission-aligned investment backed by a resilient, community-rooted tenant.

The property is surrounded by high-performing national retailers such as *Lowe's*, *Home Depot*, *Target*, *Costco*, *WinCo Foods*, *Fred Meyer*, *TJ Maxx*, *Chick-fil-A*, *Freddy's*, *Starbucks*, and *Dutch Bros*, drawing continuous foot and vehicle traffic to the area. Nampa, the third-largest city in Idaho and a core part of the rapidly growing Boise MSA, continues to see strong population growth and economic expansion.

This offering presents an ideal opportunity to acquire a tenant-operated, recession-resistant retail property in a tax-friendly, high-growth market – offering durable cash flow and long-term upside in one of Idaho's most active retail corridors.

Property Details:



Parcel No. (APN)
12148000 0



Building Size
12,000 SF



Lot Size
1.25 AC



Investment Highlights

✓ Idaho Youth Ranch Thrift Store – Established Nonprofit Retail Operator – True NNN Lease

- Over 4.6 Years of Firm Term Remaining – Below Market Rent – Oversized Lot
- 20 Locations Statewide Supporting Youth Mental Health and Family Services
- Mission-Aligned Tenant with Deep Community Roots and Donor-Backed Resilience

✓ Absolute NNN Lease – Zero Landlord Responsibilities

- Passive Investment With Stable Cash Flow And No Management Required

✓ Premier Retail Corridor – Caldwell Blvd (33,500+ VPD) & I-84 (64,500+ VPD)

- Unmatched Visibility And Access
- Surrounded By Top National Retailers Including Lowe's, Home Depot, Costco, Target, WinCo, TJ Maxx, Chick-Fil-A, Starbucks, and Dutch Bros

✓ Boise, ID – The Fastest Growing Metro in the U.S. Over the Past Decade

- State Capital – Rising Incomes, Strong In-Migration, Business Friendly Climate Fuel Retail Demand
- Nampa – 3rd Largest City in Idaho – Vital Core of Boise Metro Expansion

✓ Recession-Resistant Tenant Category

- Thrift Retail Continues To Outperform During Economic Downturns
- Diversified Revenue Stream Supports Statewide Nonprofit Operations

✓ Dense And Affluent Trade Area

- Over 756,973 Residents Within a 20-Mile Radius
- Strong Household Spending Power And Retail Demand In The Surrounding Area

✓ Coupon Clipper Asset

- Delivered Free & Clear of Debt (Fee Simple Asset)



Lease Abstract

Tenant	Idaho Youth Ranch (20+ Locations)
Lease Type	Absolute NNN, Fee Simple
Square Footage	12,000 SF
Lease Expiration	December 31, 2029
Remaining Term	4.6 Years
Annual Rent	\$120,000*
Annual Rent PSF	\$10.00 PSF
Option Periods and Increases	One 5-Year Option: 7% Increase (\$128,400 – 7.22% Cap Rate)

**Reflective of Annual Rent Starting January 1, 2026*



Offering Summary

Price	\$1,778,000
Cap Rate	6.75%
NOI	\$120,000
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Tenant Responsibility

Site Plan







Demographics

3 Mile Radius:



Total Population: 78,750
Households: 28,304
Daytime Population: 40,186
Median Age: 33.3



Average Household Income: \$90,629
Median Household Income: \$71,808

5 Mile Radius:



Total Population: 163,387
Households: 57,301
Daytime Population: 73,552
Median Age: 33.5



Average Household Income: \$95,157
Median Household Income: \$76,672

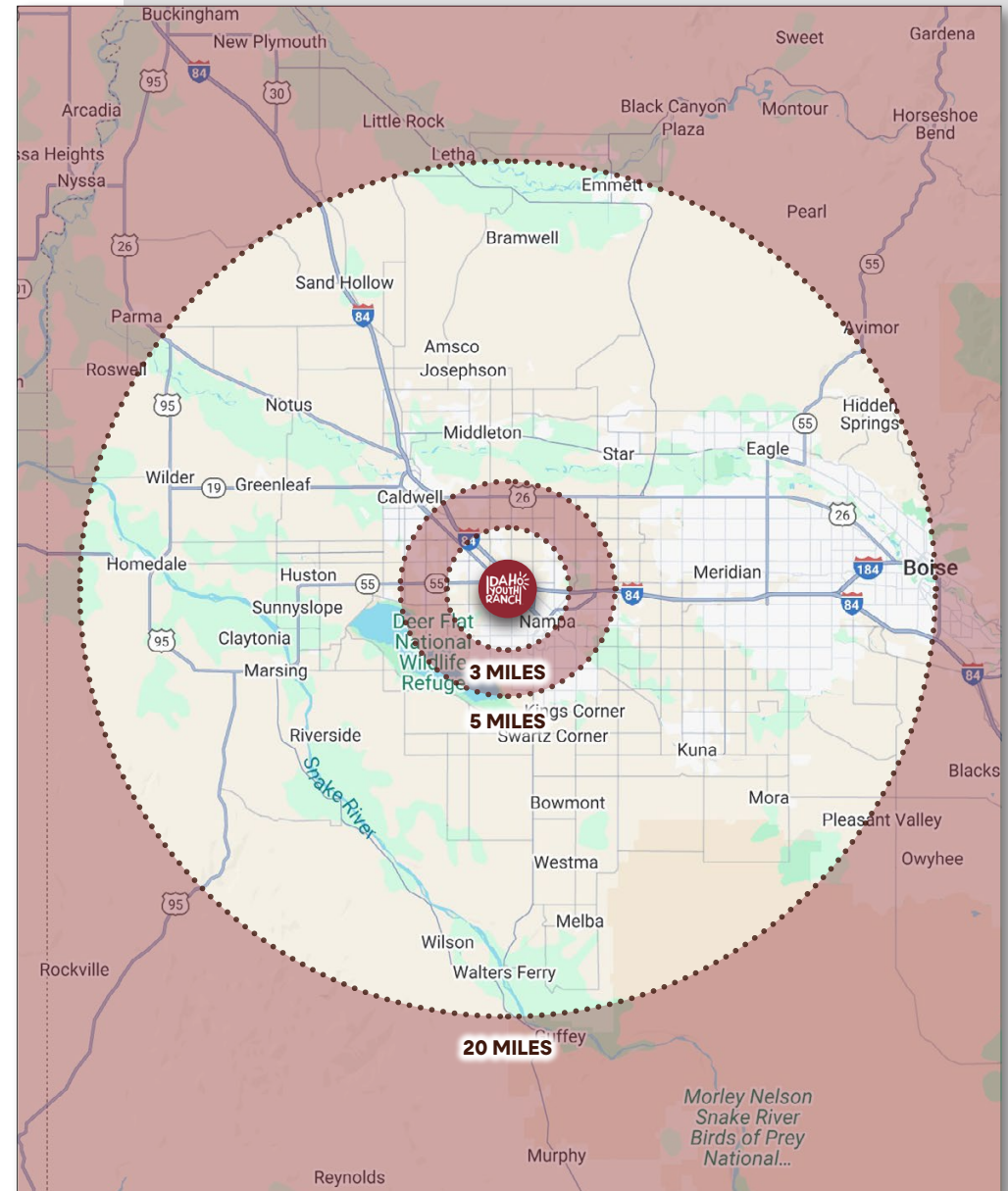
20 Mile Radius:



Total Population: 756,973
Households: 285,750
Daytime Population: 432,371
Median Age: 37.3



Average Household Income: \$116,067
Median Household Income: \$89,639



Demographics - 15 Minutes Drive



TOTAL RETAIL
SALES

Includes F&B



\$1,419,719,500

EDUCATION

Bachelor's Degree
or Higher



27%

OWNER OCCUPIED
HOME VALUE

Average



\$661,510

TAPESTRY SEGMENTS

Middleburg 20,102 households	Up and Coming Families 15,439 households	Traditional Living 3,252 households
Socioeconomic Traits	Socioeconomic Traits	Socioeconomic Traits
Younger market but growing in size & assets. 65% w/ a high school diploma or some college. Labor force participation typical of a younger population at 66.7%	One of the fastest-growing markets. 67% have some college education or degree(s). Hardworking labor force with a participation rate of 71%.	The manufacturing, retail trade, and health-care sectors are the primary sources of employment for these residents. This is a younger market.
Household Types	Household Types	Household Types
Young couples, many with children; average household size is 2.75.	Young families.	Households are a mix of married-couple families and singles.
Typical Housing	Typical Housing	Typical Housing
Single Family	Single Family	Single Family

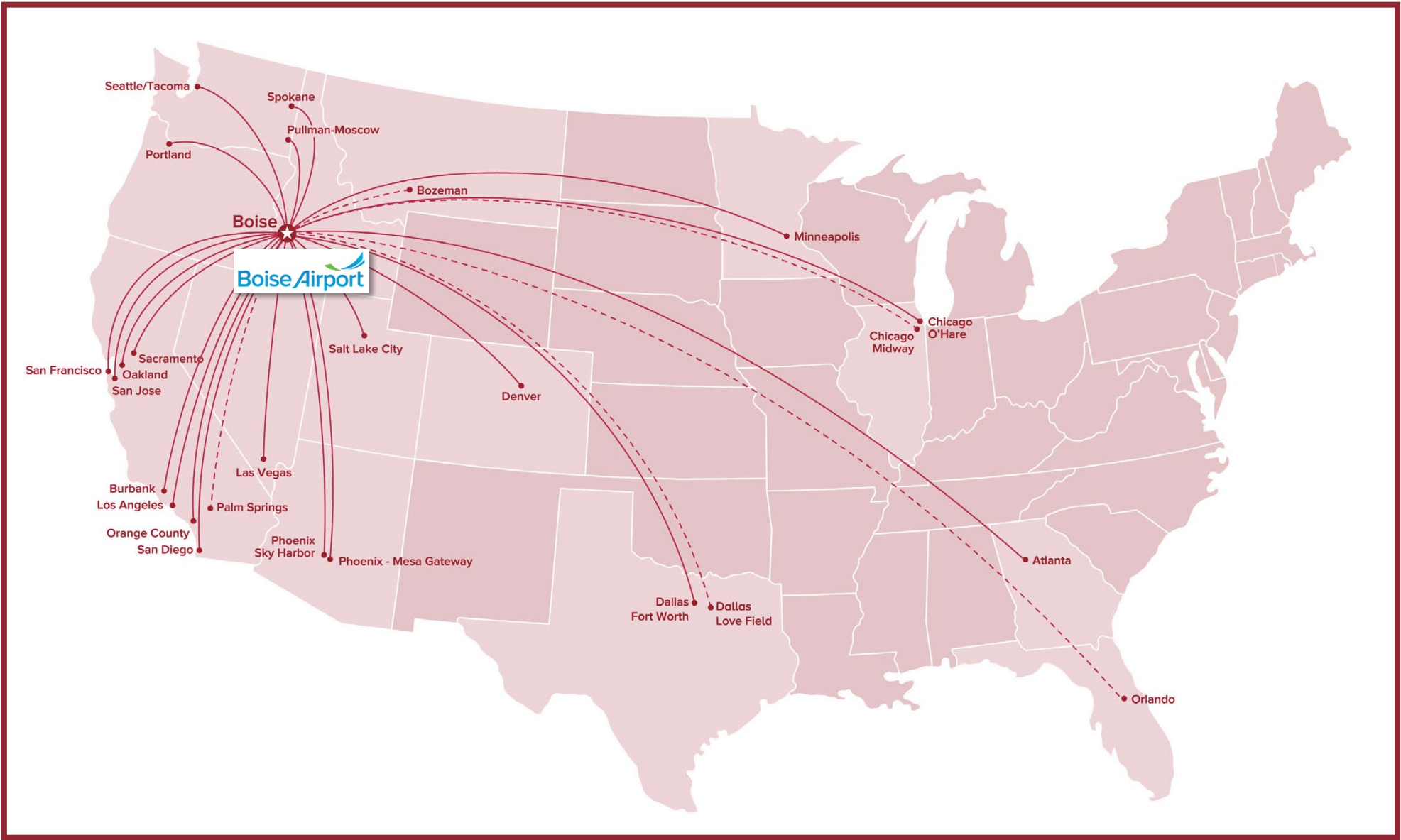
ANNUAL HOUSEHOLD SPENDING

\$3,204	\$1,969	\$5,715	\$224	\$6,313
Eating Out	Apparel & Services	Groceries	Computer & Hardware	Health Care

KEY FACTS

- ✓ Population: 193,284
- ✓ Median Household Income: \$75,988
- ✓ Median Age: 34.5
- ✓ Daytime Population: 186,970

Boise Airport Non-Stop Destinations



City Overview – Boise, ID

Boise stands as one of the fastest-growing metropolitan areas in the United States, renowned for its dynamic economy, thriving tech sector, and exceptional quality of life. With a population exceeding 235,000 and a metro area surpassing 795,000, Boise serves as the state capital and largest city in Idaho and a central hub for innovation, education, and outdoor recreation.

The city's economy is diversified across technology, healthcare, education, and manufacturing sectors. Major employers include Micron Technology, St. Luke's Health System, and Boise State University. Boise's appeal is further enhanced by its access to outdoor amenities, including the Boise River Greenbelt, nearby ski resorts, and extensive trail systems.

Boise's combination of economic vitality, cultural richness, and natural beauty continues to attract businesses and residents alike, solidifying its status as a premier destination in the Mountain West.

Key Features

- ✓ **Population:** 235,000+ (City), 795,000+ (Metro) with consistent annual growth
- ✓ **Economic Hub:** Diverse economy with strengths in tech, healthcare, and education
- ✓ **Educational Institutions:** Home to Boise State University with over 26,000 students
- ✓ **Outdoor Recreation:** Proximity to skiing, hiking, and river activities
- ✓ **Quality of Life:** High livability rankings with a blend of urban and natural amenities



Major Employers

Employer	Number of Employees	Industry
St. Luke's Health System	6,000–6,999	Healthcare
Micron Technology	5,000–5,999	Semiconductor Manufacturing
Saint Alphonsus Health System	5,000–5,999	Healthcare
Boise State University	3,000–3,999	Higher Education
Albertsons Companies	3,000–3,999	Retail
J.R. Simplot Company	3,000–3,999	Agribusiness
HP Inc.	1,000–1,999	Technology
Idaho Power (IDACORP)	1,000–1,999	Utilities
Fred Meyer (Kroger)	1,000–1,999	Retail
Wells Fargo	1,000–1,999	Financial Services

City Overview – Nampa, ID

Nampa, located just 20 miles west of Boise, is Idaho's third-largest city and a vital component of the Boise metropolitan area. With a population exceeding 100,000, Nampa has experienced significant growth, driven by its strategic location, affordable living, and expanding economic base.

The city's economy is anchored by sectors such as manufacturing, education, healthcare, and retail. Key employers include the Nampa School District, St. Alphonsus Health System, and Plexus Corp. Nampa also hosts the College of Western Idaho and Northwest Nazarene University, contributing to a skilled workforce and vibrant community.

Nampa's blend of economic opportunity, educational resources, and quality of life makes it an attractive destination for businesses and families seeking growth and stability in the Treasure Valley.

Key Features

- ✓ **Population:** 100,000+ with robust annual growth
- ✓ **Strategic Location:** Proximity to Boise and major transportation corridors
- ✓ **Educational Institutions:** Home to College of Western Idaho and Northwest Nazarene University
- ✓ **Economic Diversity:** Strong presence in manufacturing, healthcare, and education sectors
- ✓ **Community Amenities:** Access to parks, cultural events, and recreational facilities



Major Employers

Employer	Number of Employees	Industry
Nampa School District #131	1,400–1,499	Education
St. Alphonsus Health System	1,000–1,099	Healthcare
Plexus Corp	900–999	Manufacturing
Walmart	900–999	Retail
College of Western Idaho	800–899	Higher Education
City of Nampa	700–799	Public Administration
Sorrento Lactalis Inc.	700–799	Dairy Manufacturing
Amalgamated Sugar Company	600–699	Food Processing
Ataraxis Inc.	500–599	Professional Services
Vallivue School District #139	400–499	Education

Tenant Overview

Idaho Youth Ranch is a mission-driven nonprofit organization that operates one of the largest networks of thrift stores in Idaho, with over 20 locations statewide. Established in 1953, Idaho Youth Ranch uses the proceeds from its retail operations to fund life-changing programs for children and families across the state, including youth counseling, crisis shelter, family therapy, and residential care.

The organization's thrift stores are a cornerstone of its social enterprise model—providing affordable goods to the community while sustaining its nonprofit mission. These stores are professionally managed and operated with the discipline of a retail chain, supported by a strong donor base and a reputation for responsible financial stewardship.

As a tenant, Idaho Youth Ranch offers dependable, long-term occupancy with lease security backed by the stability of a regional institution and broad community support. The organization's presence in Nampa underscores its commitment to accessible retail in growing population centers, aligning with its goal of expanding both reach and impact in high-need areas.

Key Features as a Tenant

- ✓ Resilient Nonprofit Retailer – Over 70 years of statewide service and retail experience
- ✓ Mission-Aligned Model – Store proceeds fund statewide youth mental health services and crisis support
- ✓ Broad Statewide Footprint – 20+ thrift store locations across Idaho
- ✓ Community Support – Backed by donor contributions and strong public goodwill
- ✓ Proven Retail Operator – Professional store operations with high daily foot traffic
- ✓ Long-Term Stability – Occupies key locations in established retail corridors with strategic growth



TENANT SNAPSHOT

Headquarters	Boise, Idaho
Entity Type	Nonprofit Organization (501(c)(3))
Total Locations	20+ Thrift Stores Statewide
Founded	1953
Employees	500+ (Statewide)
Retail Revenue Use	Funds Youth & Family Mental Health Services
Lease Structure	Absolute NNN – Tenant Responsible for All Expenses

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