

CLICK FOR
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100% LEASED RETAIL INVESTMENT OPPORTUNITY

PEARLE
EST. 1964
VISION

J. OATES
PORTRAIT DESIGN

WINNERS
CORNER
board games - lottery - gifts

BEAUTY BLOCK

EMERALD
WELLNESS & BODYWORK

SALE PRICE **\$3,908,000**



THE JEWEL BUILDING IN BOISE FOR SALE

7447 W Emerald Street Boise, ID 83704 | Building Size: 11,940 SF

SALE PRICE **\$3,908,000** (6% CAP RATE)

The Jewel Building is a 100% Leased Five (5) Tenant Retail Building in Boise, Idaho, Located at the SW Corner of Cole Road & W. Emerald Street, Adjacent to the Boise Towne Square Mall and Several other Retail Centers, Restaurants, Etc. The Leases are Long Term with well established Tenants and Extensive Interior Buildouts. This is an Ideal Location in the Center of Boise's Main Retail Hub, and an Excellent Investment Opportunity. The Average NNN Annual Lease Rate is \$20.65, and all of the Leases have built-in increases. Traffic Counts on Cole Road are 20,000 Vehicles Per Day and 14,000 on W. Emerald Street.

PROPERTY HIGHLIGHTS

- Extremely Well-Located Retail Center at the SW Corner of Cole Road & W. Emerald Street, Adjacent to the Boise Towne Square Mall.
- Long Term Leases with well established Tenants'
- Five (5) Tenant "Amazon Proof" Retail Investment with Long Term Leases and Extensive Interior Buildouts.
- All Leases are NNN Leases, with the Exception of One (1) Modified Gross Lease.



JIM HOSAC // PRINCIPAL/ASSOCIATE BROKER / jim@icreboise.com /
(208) 286-2292 office / (208) 850-8470 cell

www.ICREBOISE.com



FINANCIAL & TENANT INFORMATION

Sale Price: **\$3,908,000**

Building Size: **11,940 SF**

Lot Size: **0.938 Acres**

Building Class: **A**

Year Built: **2005**

Zoning: **C-1D/DA**

Market: **Boise**

Cross Streets: **W. Emerald Street & N. Cole Road**

INVESTMENT OFFERING SUMMARY

- **Building Address:** 7447 W. Emerald Street, Boise, ID 83704
- **Price:** \$3,908,000
- **Net Operating Income:** \$241,723
- **Less 3% Vacancy/Reserve Factor:** <\$7,251>
- **Adjusted Net Operating Income:** \$234,472
- **Capitalization Rate:** 6%

TENANT LEASE INFORMATION

Tenants: Emerald Wellness & Bodywork- 3,436 SF – www.massageemerald.com

Winners Corner – 1,771 SF - www.winnerscornergames.com

Beauty Block Salon – 1,896 SF - www.beautyblocksalon.com

J. Oates Portraits – 2,111 SF – www.joatesportraits.com

Pearle Vision – 2,500 SF - www.pearlevision.com

(Estimated NNN Expenses for the Building are Approximately \$4.40 PSF Annually)

THE JEWEL BUILDING IN BOISE | 7447 W EMERALD STREET, BOISE, ID



