

2385 E 17TH STREET | IDAHO FALLS, IDAHO 83404

OFFERING MEMORANDUM

# Ashment Shopping Center

100%  
LEASED

7.0% CAP  
\$9,469,121



[tokcommercial.com](http://tokcommercial.com)

**OFFERED BY:**

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*Experience Results.*

# Table of Contents



CREDIT TENANTS | BUSINESS PARK LOCATION

## SECTION 1 Property Offering, Photos & Registration

The Offering	1
Property Photographs	2
Rent Roll	3
Confidentiality Agreement	4

## SECTION 2 Financials, Tenant Profile & Property Plans

Financial Summary	5
Tenant Profiles	6
Property Surveys	7
Aerials	9

## SECTION 3 Demographic & Market Info

Demographics	12
Market Comparables	14
Eastern Idaho Area Information	16

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.

# The Offering

## Offering Overview

Summary	Offering Price:	<b>\$9,469,121</b>   \$112.00 per square foot
	Capitalization Rate:	<b>7.0%</b>
	Net Operating Income:	<b>\$634,379</b>
	Current Occupancy:	100%
	Tenants:	Toys R Us, Michaels, Petco, DownEast Outlet and Motherhood Maternity
	Average Lease Rates:	\$11.57/SF NNN



## Property Overview

Summary	Property Name:	Ashment Shopping Center
	Property Address:	2345, 2375, 2385, 2395 E. 17th Street Idaho Falls, ID 83404
	Property Description:	Retail Shopping Center
	Building Size:	84,544 SF Total
	Parcel Size:	7.58 Acres Total (4 Parcels)

- |            |  |
|------------|--|
| Highlights | • Located next to the Grand Teton Mall at Idaho Falls' Regional Retail Hub |
|            | • Over 250,000 people in the Trade Area                                    |
|            | • 100% leased to national tenants  |
|            | • Prominent building and pylon signage                                     |
|            | • Excellent access and parking   |

# Property Photography



# Rent Roll

Tenant	Credit Rating	Square Feet	% of GLA	Rate (NNN)	Annual Rent	Monthly Base Rent	Lease Expiration Date
Michaels	B1	22,218	26.28%	COMPLETE RENT ROLL AVAILABLE UPON EXECUTION OF A CONFIDENTIALITY AGREEMENT			2/28/2025
Petco	B2	15,123	17.89%				1/31/2019
DownEast *	N/A	14,880	17.60%				2/28/2028
Destination Maternity	B	2,323	2.75%				4/30/2022
Toys R Us (Ground Lease)	B3	30,000	35.48%				1/31/2020
<b>TOTALS</b>		<b>84,544</b>	<b>100.00%</b>		<b>\$711,495</b>	<b>\$62,738.46</b>	

\*10-year Renewal Pending

# 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:

# Ashment Shopping Center

THANK YOU!

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