

# INVESTMENT OPPORTUNITY FAMILY DOLLAR | BELLEVUE, IDAHO



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

SUN VALLEY  
PROPERTIES

**JOHN SOFRO**

Owner / Broker

208.720.5776

[johnalanpartners@gmail.com](mailto:johnalanpartners@gmail.com)

# OFFERING SUMMARY

<b>SALES PRICE:</b>	\$2,850,000
<b>CAP RATE:</b>	5.50% ON IN-PLACE INCOME
<b>FLOORS:</b>	1
<b>YEAR BUILT:</b>	ORIGINAL BUILDING CONSTRUCTED IN 2012. 2500 SF ADDITION COMPLETED IN 2023.
<b>BUILDING SIZE:</b>	10,500 SF
<b>LOT SIZE:</b>	37,897 SF
<b>ZONING:</b>	BELLEVUE COMMERCIAL

## PROPERTY OVERVIEW

Family Dollar 10 Year Corporate Lease with 2, 10-year options to renew.

Located at the north end of Main Street/Hwy 75, in the Bellevue Business Park, adjacent to Atkinsons' Market.

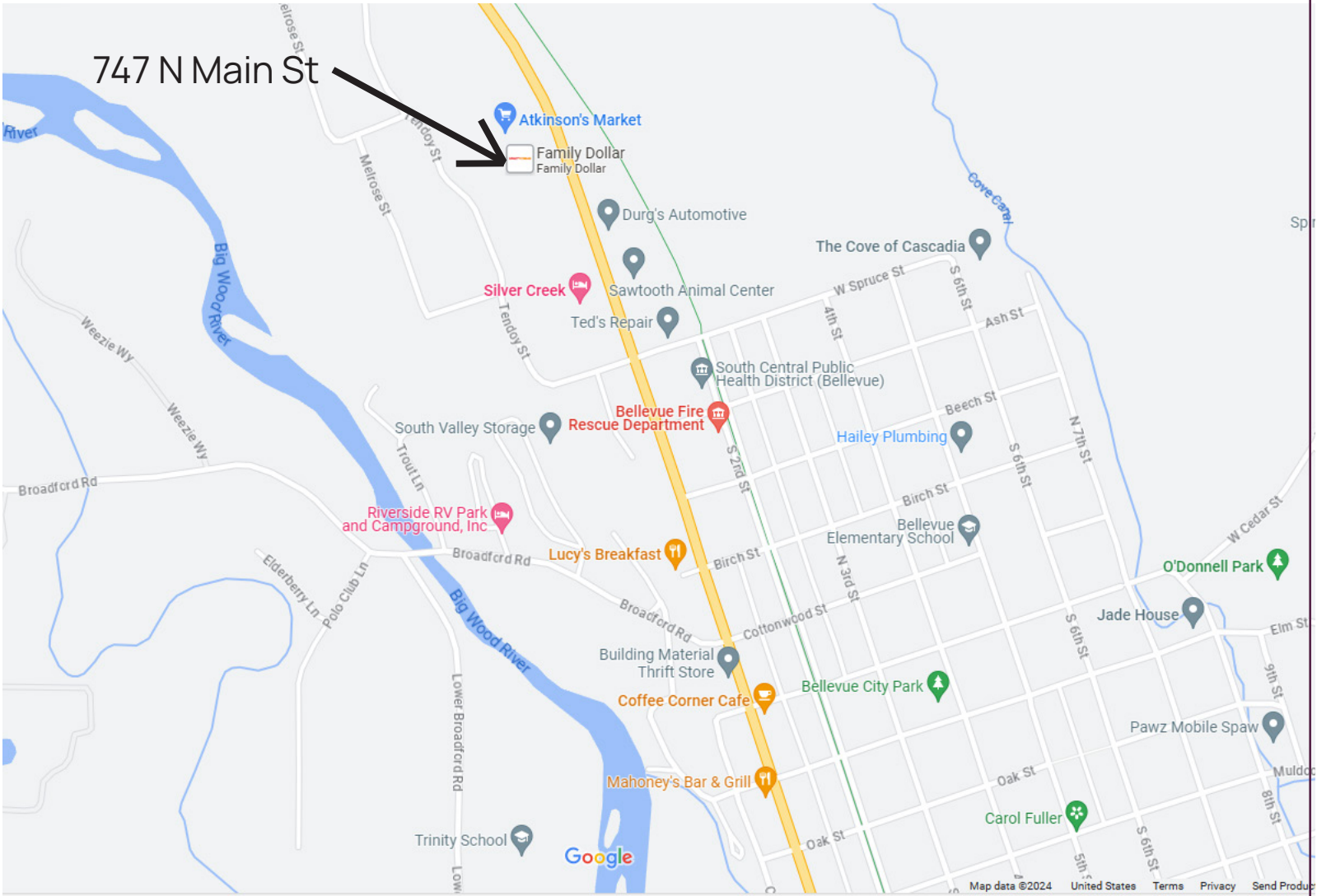
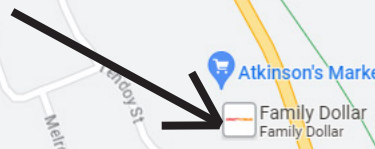
Recently expanded from 8,000 SF to 10,500 SF to accomodate increased business.

Rent increases every 5 years.

Financial and lease information available to qualified buyers.

# LOCATION MAP

747 N Main St



AERIAL



LINKS TO MORE DOCUMENTS

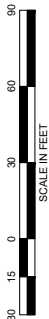
- [Property Profile](#)
- [Plans](#)
- [Constrcution Rendering](#)

## LOTS 9CC & 9DD, BLOCK 1, BELLEVUE BUSINESS PARK SUBDIVISION

A PLAT SHOWING WHEREIN THE LOT LINE BETWEEN LOTS 9C & 9D IS SHIFTED AS SHOWN HEREON LOCATED WITHIN SECTION 25, T.2N., R.18 E., B.M., CITY OF BELLEVUE, BLAINE COUNTY, IDAHO MAY 2022

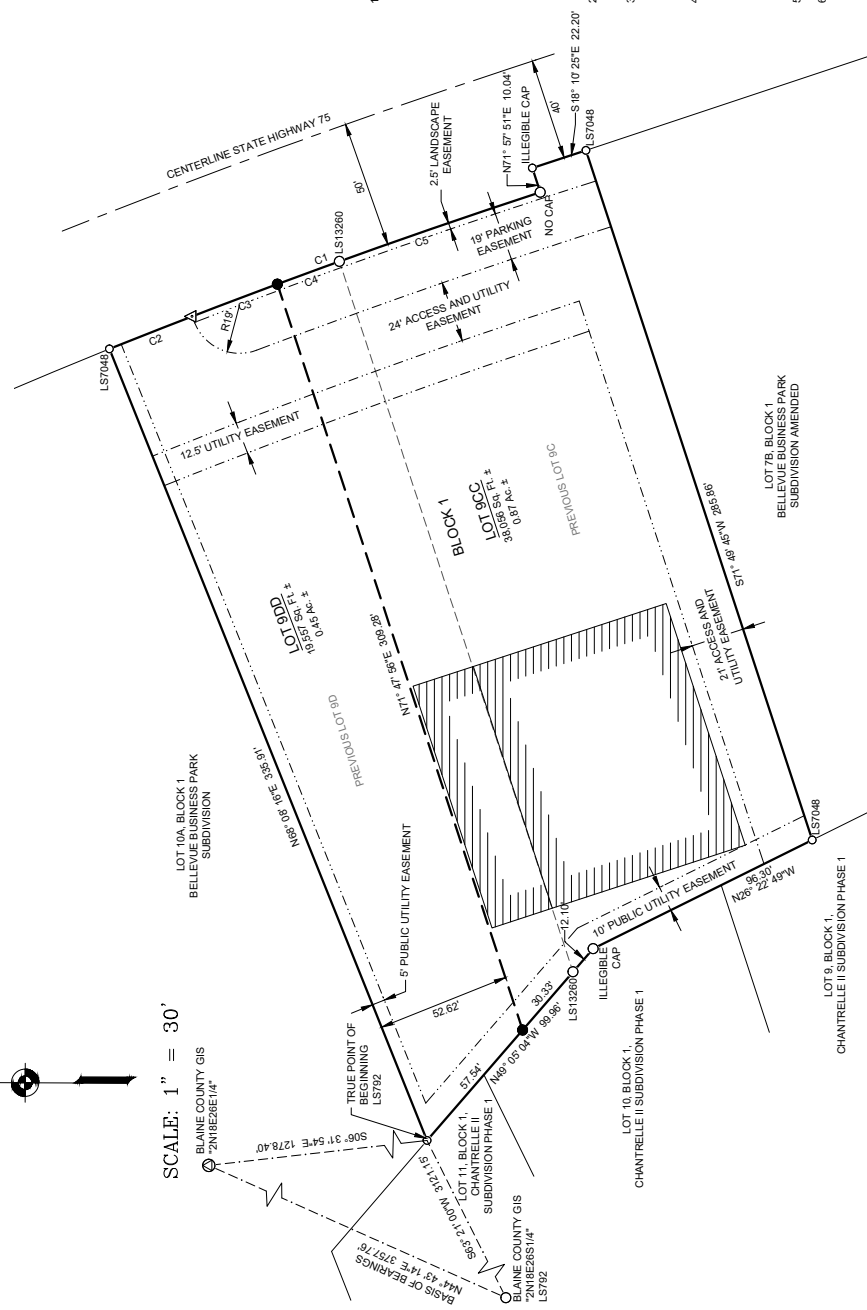


SCALE: 1" = 30'



**LEGEND**

	Property Line
	Proposed Property Line
	Lot Line to be Vacated
	Adjacent's Lot Line
	Centerline of Right of Way
	GIS Tie Line
	Easement, Type & Width as Shown
	Existing Building
	Proposed Building Addition
	Found Aluminum Cap on an Iron Pipe
	Found 1/2" Rebar
	Found 5/8" Rebar
	Set 5/8" Rebar, P.L.S. 16670
	Calculated Point, Nothing Set



### SURVEY NARRATIVE & NOTES

- The purpose of this survey is to show the monuments found during the boundary retracement of Lots 9C & 9D, Block 1, Bellevue Business Park Subdivision, and shift the shared lot line between Lots 9CC & 9DD, Block 1, Bellevue Business Park Subdivision. The boundary shown is based on found monuments and the Plat of Bellevue Business Park Subdivision, Instrument Number 388745, and the Plat of Bellevue Business Park Subdivision, Instrument Number 391589. Additional documents used in the course of this survey include: (A) records of Blaine County, Idaho. All found monuments have been accepted. (B) A Plat showing a Replat of Lots 1-6, 9A, 9A & 10, Bellevue Business Park Subdivision, Instrument Number 388745. (C) A Plat showing a Replat of Lot 11, Bellevue Business Park Subdivision, Instrument Number 391589. (D) A Plat showing a Replat of Lots 7, 8 & 9, Block 1, Bellevue Business Park Subdivision, Instrument Number 388745. (E) A Plat showing Bellevue Business Park Subdivision, Instrument Number 394744.
- The distances shown are measured. Refer to the above referenced documents for the previous record data.
- This survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, ditches, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations.
- Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information shown hereon. Galena Engineering Inc. does not warrant that this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
- All utilities shall be underground.
- Public utilities are permitted within all easement area depicted hereon. A 10' wide Public Utility Easement is reserved centered upon the line common to Lots 9DD and 10A, and along the rear line of Lots 9CC & 9DD.
- This property is subject to the Covenants, Conditions and Restrictions of Bellevue Business Park Subdivision, Instrument Number 388745, and amendments thereto, Records of Blaine County, Idaho. In the event of a conflict, Bellevue City Ordinances shall govern over these CCRs.



Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	180.61'	2815.00'	3° 40' 34"	90.33'	180.58'	S19° 59' 08"E
C2	35.00'	2815.00'	0° 42' 45"	17.50'	35.00'	S21° 28' 03"E
C3	35.92'	2815.00'	0° 49' 52"	17.96'	35.92'	S20° 44' 44"E
C4	26.01'	2815.00'	0° 31' 46"	13.01'	26.01'	S20° 06' 55"E
C5	83.67'	2815.00'	1° 42' 11"	41.84'	83.67'	S18° 59' 57"E

HEALTH CERTIFICATE: Sanitary restrictions as required by Code Title 50, Ch. 13, Sec. 30-1326, by issuance of a Certificate of Disapproval.

Date \_\_\_\_\_ South Central Public Health District

MARK E. PHILLIPS, P.L.S. 16670

LOTS 9CC & 9DD, BLOCK 1, BELLEVUE BUSINESS PARK SUBDIVISION  
 GALENA ENGINEERING, INC.  
 HAILEY, IDAHO  
 SHEET 1 OF 2  
 Job No. 6198-03

# INTERIOR PHOTOS



# INTERIOR & ENTRY PHOTOS



# BLAINE COUNTY ECONOMIC PROFILE



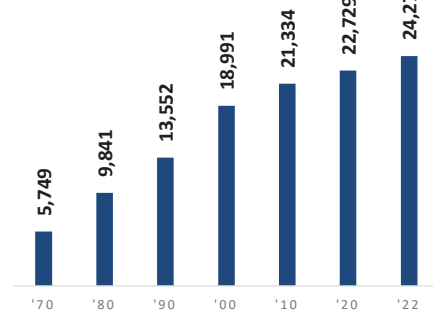
## BLAINE COUNTY, ID Economic Profile

20  
22

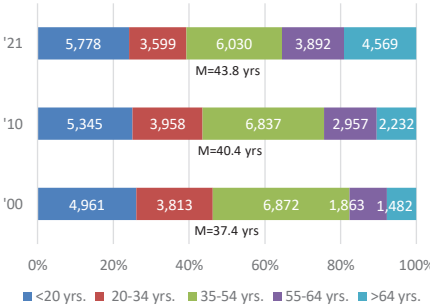


### COUNTY DEMOGRAPHICS

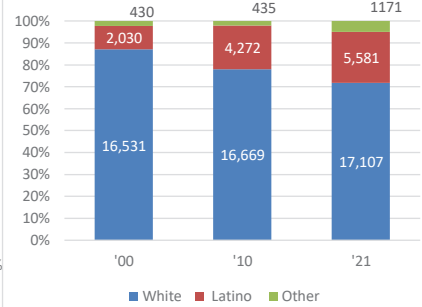
#### POPULATION



#### AGE

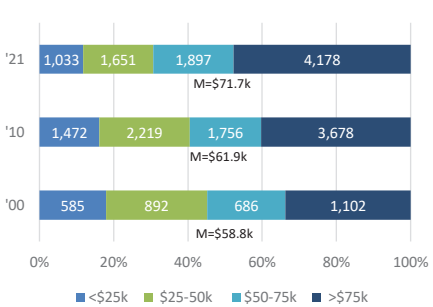


#### Race/Ethnicity

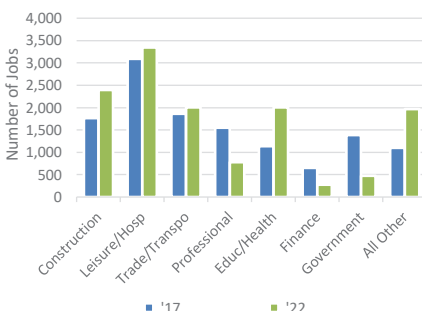


### COUNTY EMPLOYMENT & INCOME

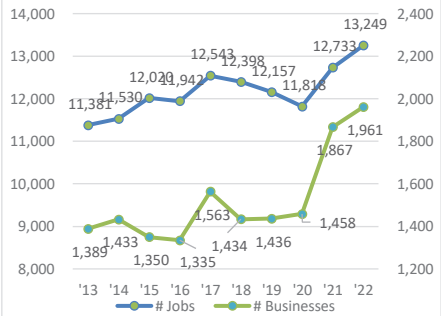
#### HOUSEHOLD INCOME DISTRIBUTION



#### JOB BY INDUSTRY SECTOR

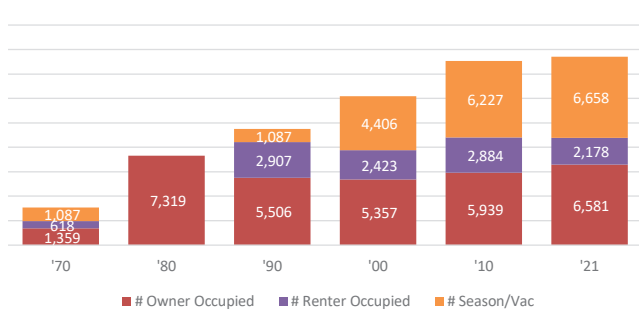


#### NUMBER JOBS AND BUSINESSES

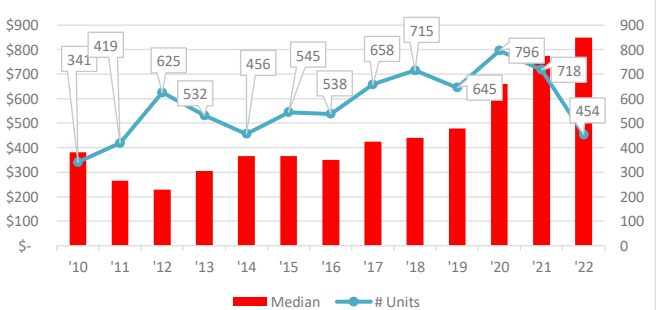


### COUNTY HOUSING STOCK

#### HOUSING STOCK UTILIZATION (# units)

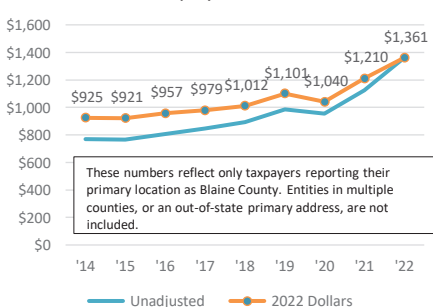


#### RESIDENTIAL UNIT PRICE (\$000s)

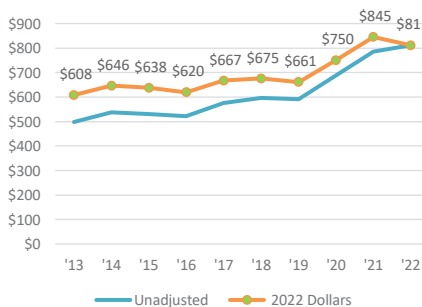


### COUNTY BUSINESS ACTIVITY

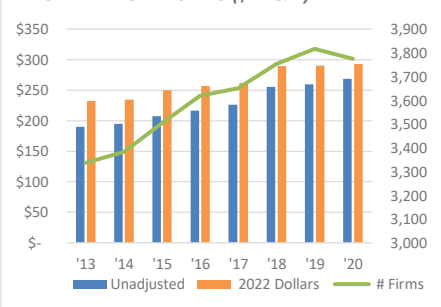
#### REPORTED SALES (\$M)



#### REPORTED WAGES (\$M)



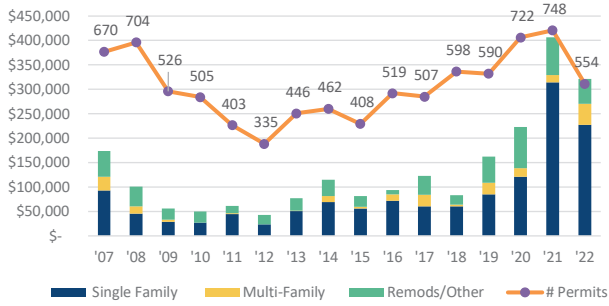
#### NON-EMPLOYER STATS (\$M & #)



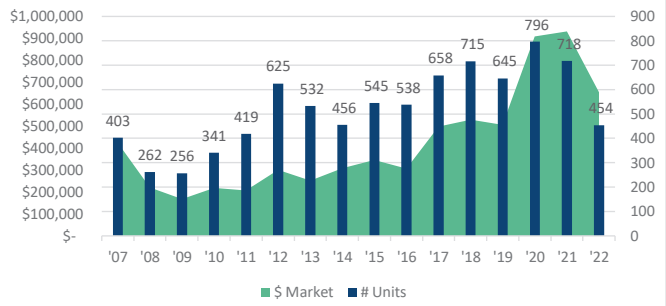


## COUNTY RESIDENTIAL ACTIVITY

### RESIDENTIAL BUILDING PERMITS (\$000)

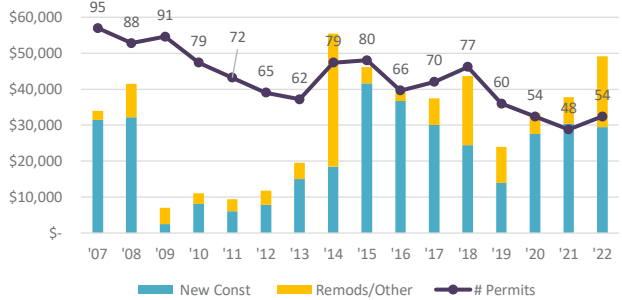


### RESIDENTIAL SALES TRANSACTIONS (\$000)

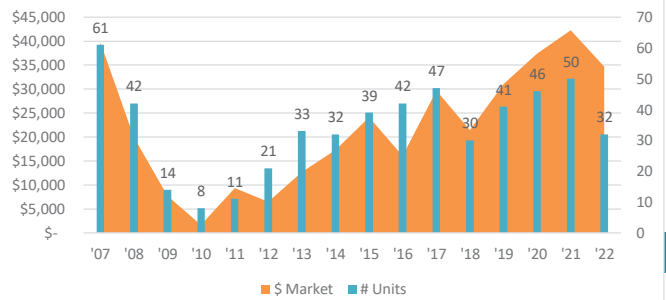


## COUNTY COMMERCIAL ACTIVITY

### COMMERCIAL BUILDING PERMITS (\$000)

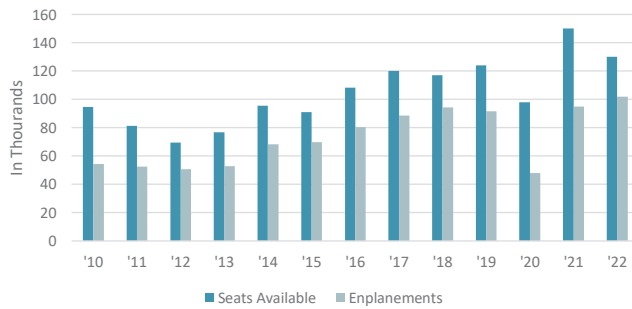


### COMMERCIAL SALES TRANSACTIONS (\$000)

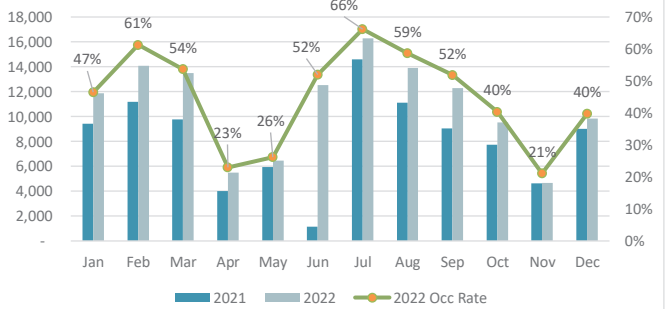


## COUNTY TOURISM MEASURES

### SUN SEATS & ENPLANEMENT (000)

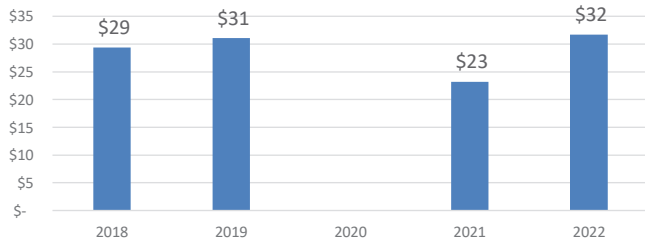


### ROOM NIGHTS SOLD & OCCUPANCY RATE

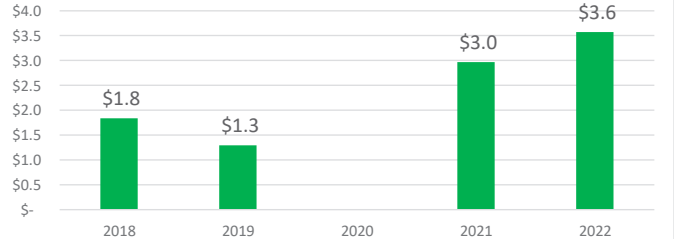


## COUNTY GOVERNMENT EXPENDITURES

### BLAINE CO. GOVERNMENT EXPENDITURES (\$M)



### BLAINE CO. GOVERNMENT CAPEX (\$M)



## OTHER STATISTICS

### RELATIVE COMPARISONS:

	Blaine	Idaho	U.S.
Unemployment Rate (%)	2.5%	2.8%	3.5%
School Spending (\$000/pupil)	\$18.30	\$8.30	\$14.30
Graduation Rates (%)	86%	82%	86%
Bachelors Degree or Higher (%)	42%	31%	38%
Population Density (per mile <sup>2</sup> )	9	22	94
Travel time to work (minutes)	18	22	28
Home Electrical Rates (\$/kWh)	\$0.08	\$0.08	\$0.16
Serious Crime (per 100k)	2.5%	2.4%	N/A
Per Capita Income ('21, \$000)	\$134.70	\$52.30	\$64.10

### OTHER COUNTY DATA:

	2022	2021	2020	2019	2018
Unemployment	2.5%	3.5%	8.0%	2.6%	2.8%
Serious Crime (per 100k)	2.5%	1.9%	1.8%	2.1%	2.0%

### Large Employers:

- Sun Valley Co.
- Blaine County School District
- St. Lukes Wood River
- Atkinsons
- Power Engineers

For additional information, visit [www.sunvalleyeconomy.org](http://www.sunvalleyeconomy.org)

For more Sun Valley demographic information courtesy of SVED, [click here.](#)

# CITY OF BELLEVUE ECONOMIC PROFILE



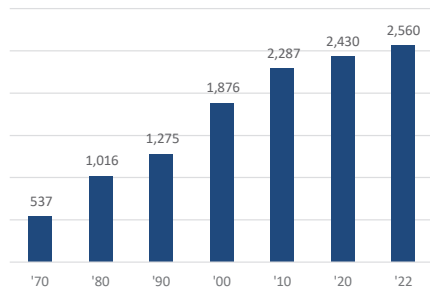
## CITY OF BELLEVUE Economic Profile

20  
22

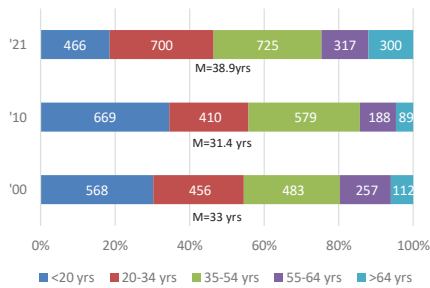


### CITY DEMOGRAPHICS

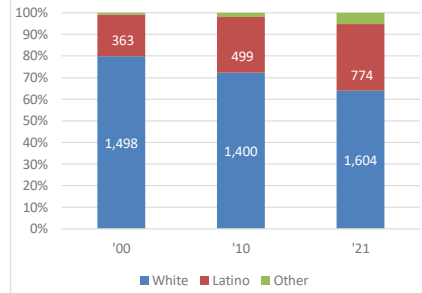
#### POPULATION



#### AGE

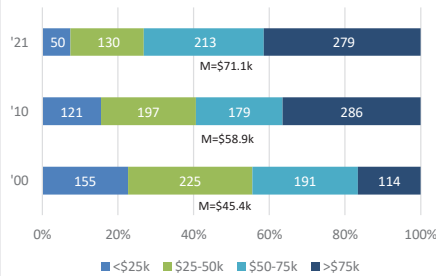


#### RACE/ETHNICITY

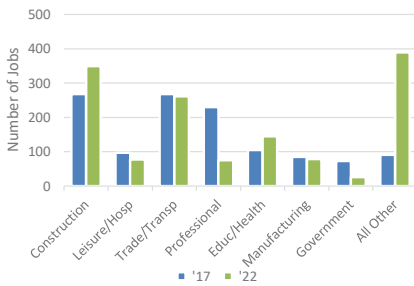


### CITY EMPLOYMENT & INCOME

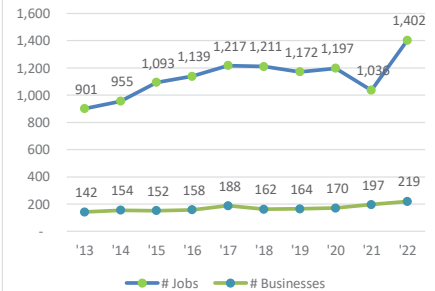
#### HOUSEHOLD INCOME DISTRIBUTION



#### JOBS BY INDUSTRY SECTOR

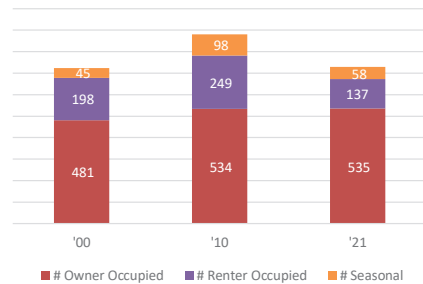


#### NUMBER OF JOBS & BUSINESSES

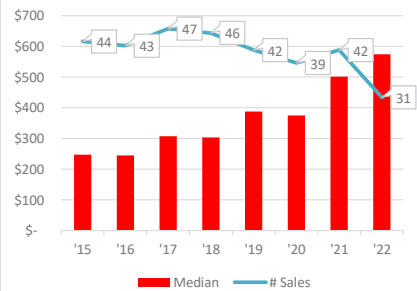


### CITY HOUSING STOCK

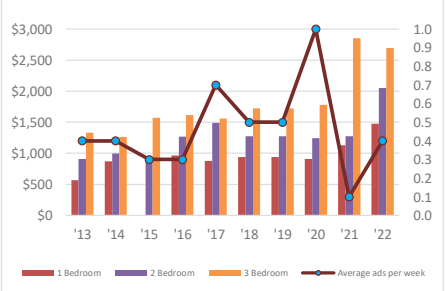
#### HOUSING STOCK UTILIZATION (# UNITS)



#### SINGLE FAMILY/CONDO SALES (\$000)

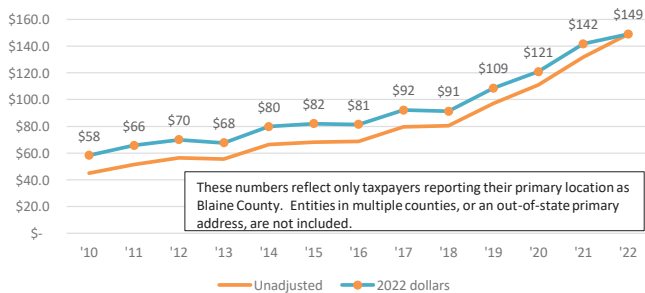


#### AVERAGE RENT/MO & ADS PER WEEK

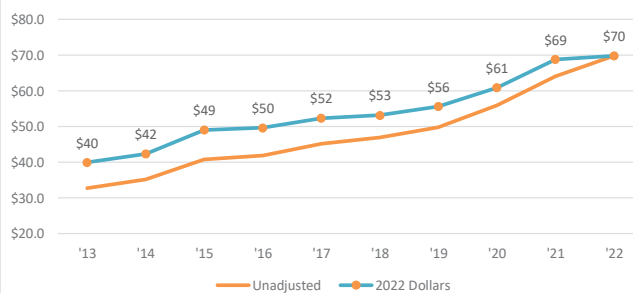


### CITY BUSINESS ACTIVITY

#### TOTAL REPORTED SALES (\$M)

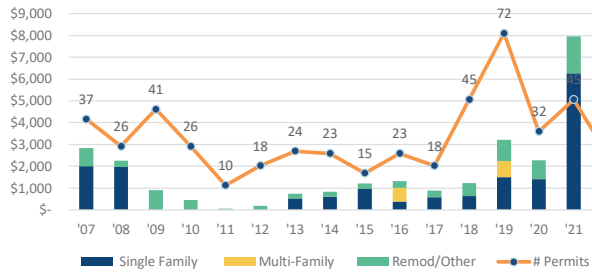


#### TOTAL REPORTED WAGES (\$M)

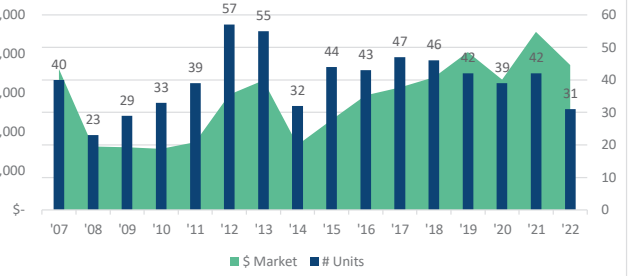


### CITY RESIDENTIAL ACTIVITY

**RESIDENTIAL BUILDING PERMITS (\$000)**

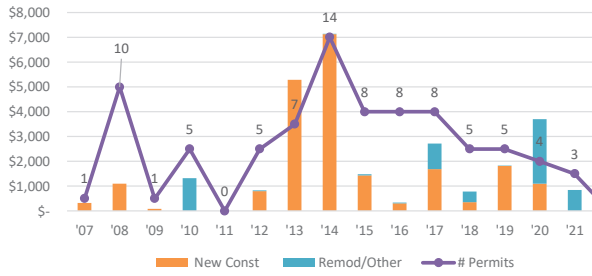


**RESIDENTIAL SALES TRANSACTIONS (\$000)**

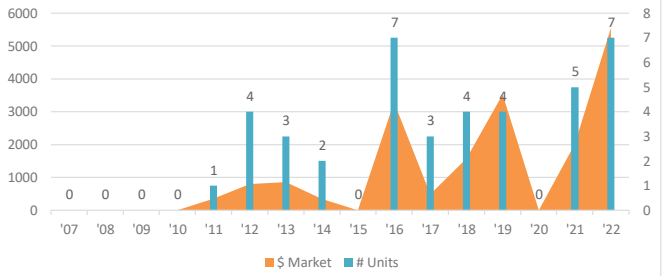


### CITY COMMERCIAL ACTIVITY

**COMMERCIAL BUILDING PERMITS (\$000)**

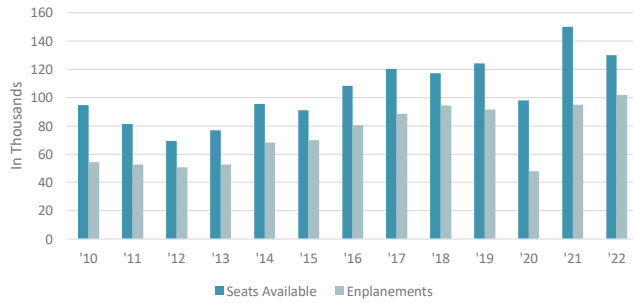


**COMMERCIAL SALES TRANSACTIONS (\$000 & #)**

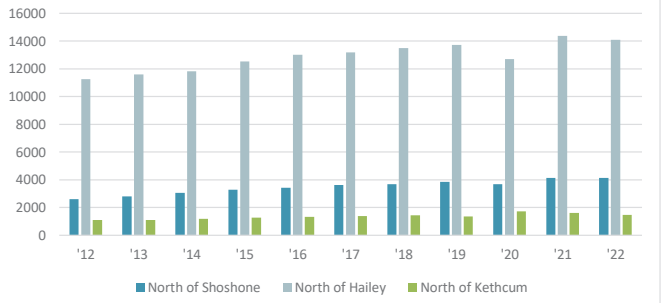


### COUNTY TOURISM MEASURES

**SUN SEATS & ENPLANEMENTS (000)**



**AVERAGE DAILY TRAFFIC VOLUME**



### CITY GOVERNMENT ACTIVITY

CITY OF BELLEVUE	FY 2022	FY 2021	% Change
Revenue Expenditures (\$m)	\$ 3.35	\$ 2.79	20%
Capital Expenditures (\$000)	\$ -	\$ -	-
Employees (# FTE)	-	-	-
Property Tax Rate (\$ /mil)	-	-	-
Total Assessed Value (\$m)	\$ 446	\$ 318	40%

### OTHER STATISTICS

RELATIVE COMPARISONS:	Blaine	Idaho	U.S.
Unemployment Rate (%)	2.5%	2.8%	3.5%
School Spending (\$000/pupil)	\$18.30	\$8.30	\$14.30
Graduation Rates (%)	86%	80%	89%
Bachelors Degree or Higher (%)	42%	31%	38%
Population Density (per mile <sup>2</sup> )	9	22	94
Travel time to work (minutes)	18	22	28
Home Electrical Rates (\$/kWh)	\$0.08	\$0.08	\$0.16
Serious Crime (per 100k)	2.5%	2.4%	N/A
Per Capita Income ('21; \$000)	\$134.70	\$54.50	\$66.50

OTHER BELLEVUE DATA:	2022	2021	2020	2019	2018
Serious Crime (per 100k)	2.7%	1.3%	1.8%	2.1%	1.4%

- Top 5 Employers:**
1. Sun Valley Bronze
  2. Akinson's Market
  3. Bellevue Elementary
  4. Erwin Excavation
  5. Sun Valley Garden Center

For additional information, see [www.sunvalleyeconomy.org](http://www.sunvalleyeconomy.org)



SUN VALLEY PROPERTIES

# REAL ESTATE IN SUN VALLEY SINCE 2020

## Entire Sun Valley Market, All Property Types

	2023	% Chg v 2022	2022	2021	2020
Sales	600	-18%	726	1250	1286
Sold \$ Volume	\$889M	-1%	\$895M	\$1.28B	\$1.24B
Median Sold Price	\$797,000	+9%	\$733,500	\$591,000	\$515,000
New Listings	1093	-7%	1158	1398	1636
Median List Price	\$899,000	+6%	\$849,000	\$739,000	\$575,000

## Commercial Real Estate

	2023	% Chg v 2022	2022	2021	2020
Sales	24	-42%	41	55	50
Sold \$ Volume	\$29M	-27%	\$39M	\$50M	\$43M
Median Sold Price	\$538,000	-33%	\$800,000	\$738,000	\$445,000
New Listings	69	+17%	58	90	73
Median List Price	\$1.15M	+21%	\$962,500	\$970,000	\$540,000

## Bellevue Market, All Property Types

	2023	% Chg v 2022	2022	2021	2020
Sales	81	-20%	101	214	117
Sold \$ Volume	\$61M	-27%	\$84M	\$92M	\$51M
Median Sold Price	\$529,000	+7%	\$495,000	\$333,000	\$340,000
New Listings	140	-5%	148	228	218
Median List Price	\$552,000	+2%	\$539,000	\$495,000	\$342,000





The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Berkshire Hathaway HomeServices Sun Valley Properties or the Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is Berkshire Hathaway HomeServices Sun Valley Properties, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to John Alan Partners.

Neither Berkshire Hathaway HomeServices Sun Valley Properties nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Berkshire Hathaway HomeServices Sun Valley Properties and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Berkshire Hathaway HomeServices Sun Valley Properties nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Berkshire Hathaway HomeServices Sun Valley Properties from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information contact  
JOHN SOFRO  
208.720.5776  
johnalanpartners@gmail.com



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

SUN VALLEY  
PROPERTIES

bhssunvalley.com | 121 Sun Valley Rd | Ketchum, ID 83340

Each office is independently owned and operated. Fair Housing Act and Equal Opportunity Act.