



Primary Health Victory & Cole

NNN Lease | Annual Rent Increases | 2022 Construction

7350 W Victory Road Boise, ID 83709





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EXCLUSIVELY LISTED BY:

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PROPERTY SUMMARY

Net Operating Income*:	\$318,348
CAP Rate:	6.00%
Purchase Price:	\$5,305,801
Net Rentable Area:	6,340 sf
Lot Size:	0.711 +/- acres
Year Built:	2022

*Analysis Period: 8/1/2026-7/31/2027

LEASE TERMS

Lease Expiration:	12/31/2033
Lease Term Remaining:	7.5 Years
Lease Type:	NNN
Option Periods:	2 X 5 Years
Annual Escalations:	2.00%
Common Area Expenses:	Tenant Responsibility
Structural, Roof, Foundation:	Landlord Responsibility
Property Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility



QUICK FACTS

23
Clinics in
Southwest Idaho

30+
Years In
Business

Idaho's Largest
Independent
Medical Group

State of the Art Medical Facility:

Modern and sophisticated architectural design and high end finishes. The property boasts an appealing exterior design complemented by a **functional and aesthetically pleasing interior**.

The thoughtfully designed floorplan allows for an enhanced workflow and patient experience while accommodating a **high volume of patients**.

Reputable Tenant:

Founded by physicians **more than 30 years ago**, today Primary Health is the largest independent medical group in Idaho with **23 locations** throughout the Southwest Idaho. Alliance Medical Group, LLC (dba Primary Health) is owned by Alliance Providers, LLC (majority owner) and Blue Cross of Idaho Health Services, Inc. (minority owner). Financial statements for Alliance Medical Group will be provided during property due diligence/underwriting.



Location:

This clinic is located in one of Southwest Boise's fastest-growing commercial and industrial corridors, benefiting from strong population growth, expanding residential development, and increasing business investment throughout the Treasure Valley. The surrounding area is recognized for its stable, family-oriented communities, continued infrastructure investment, and strong long-term economic fundamentals that continue to drive commercial demand.

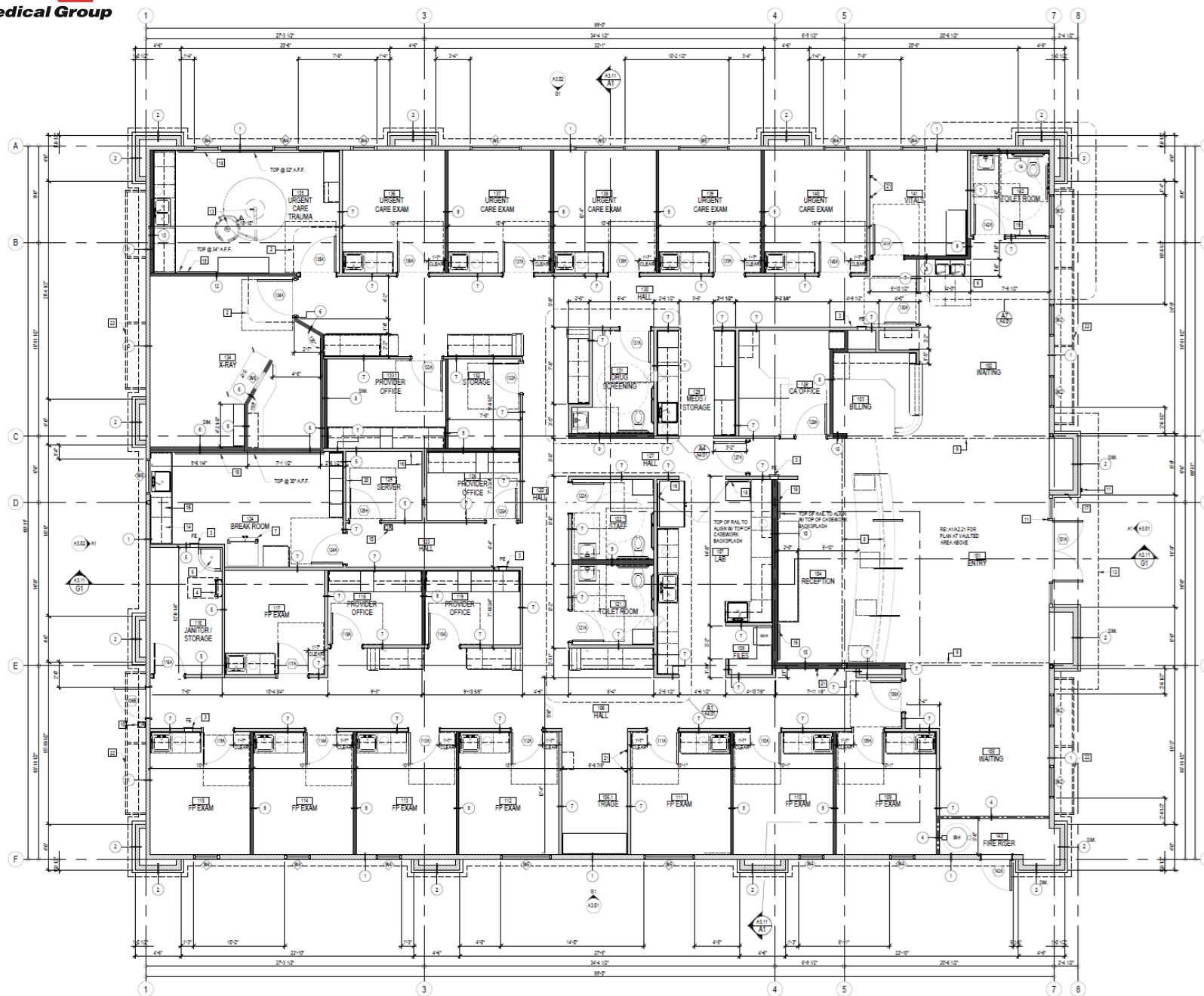
Visibility & Accessibility:

Positioned along Victory & Cole Road carrying a collective **38,500 VPD** with convenient access to Interstate 84. The clinic possess a **prominent street presence** at a **newly signalized intersection** and multiple access points.

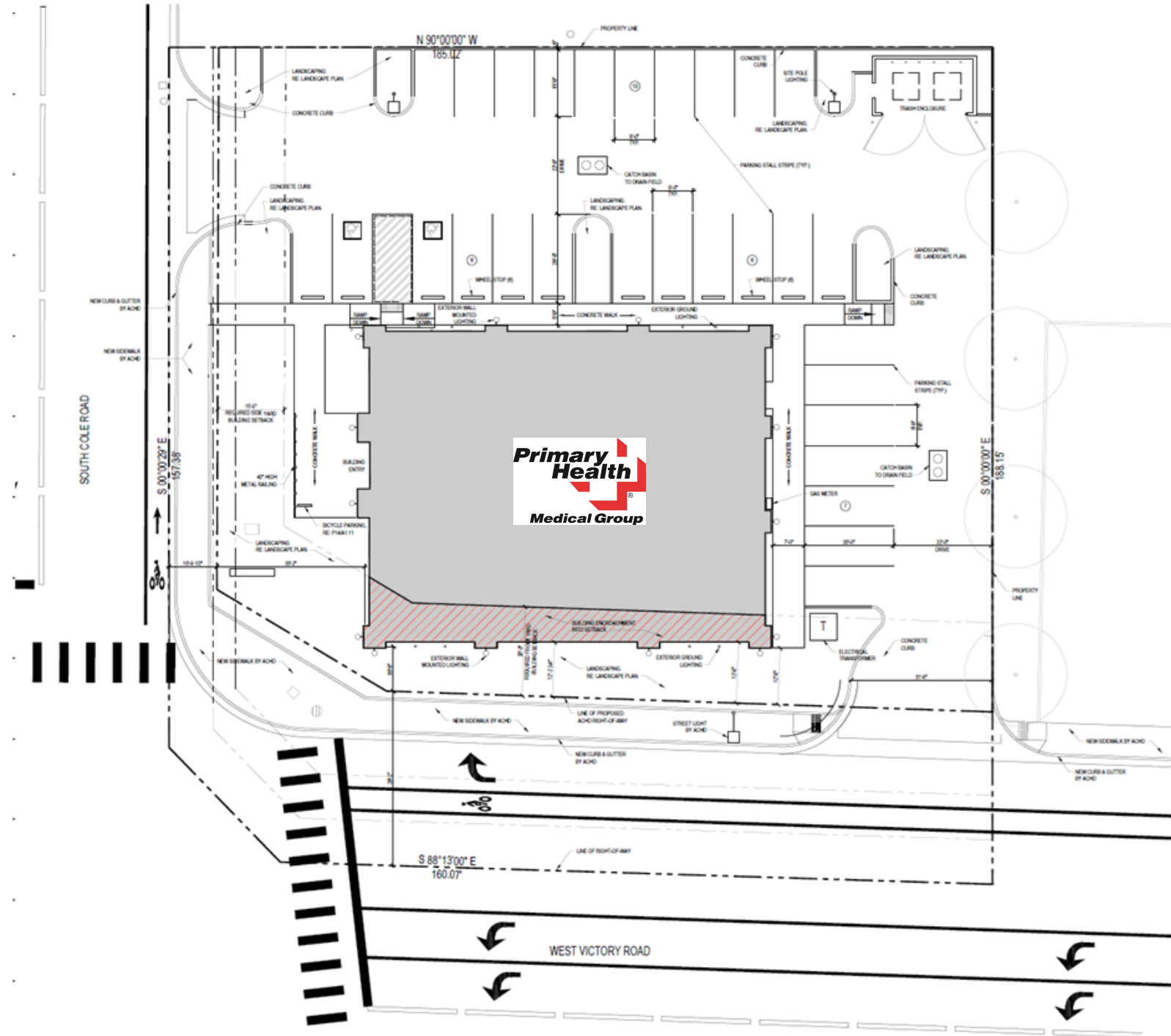


INTERIOR BUILDING PHOTOS



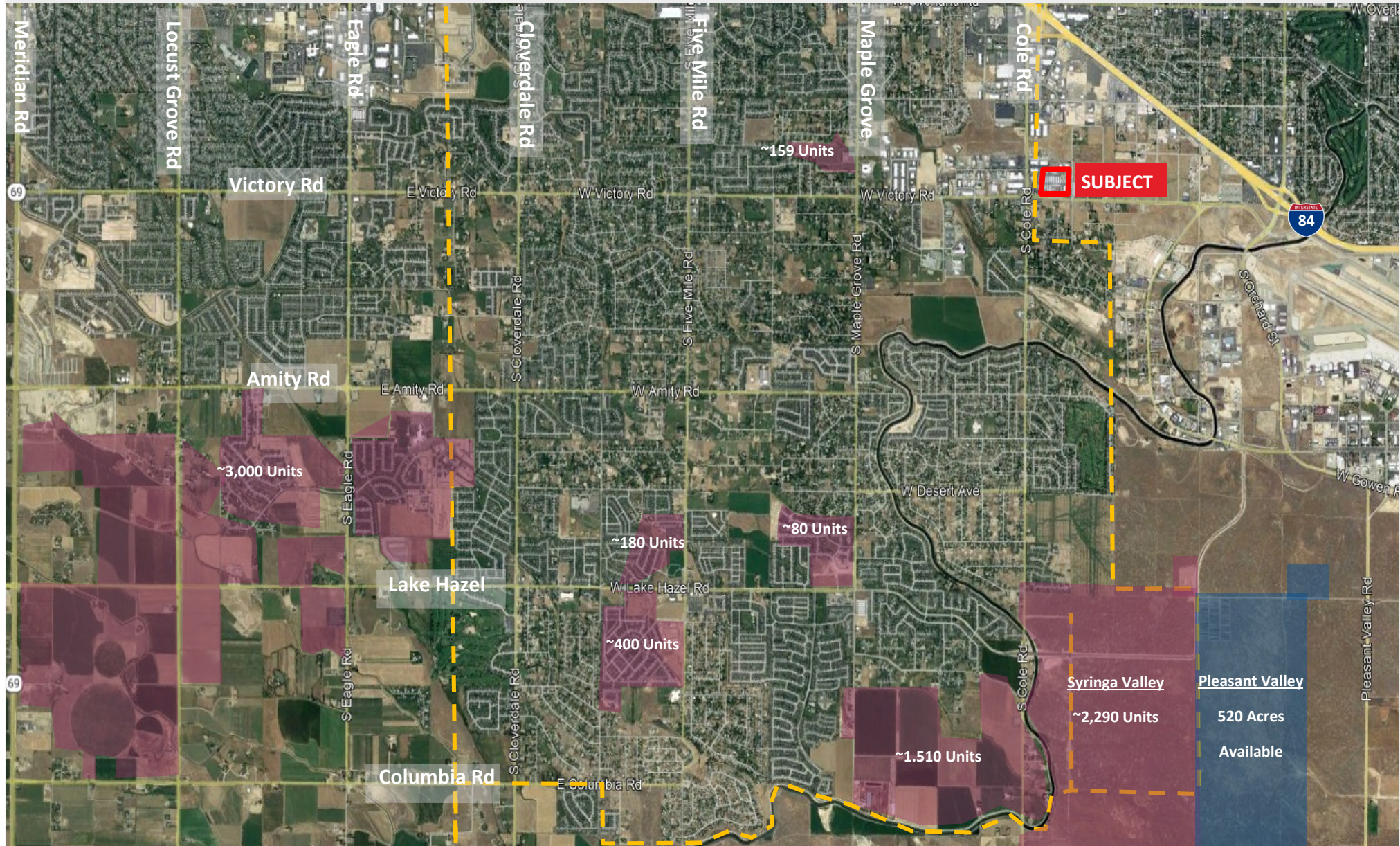


PROPERTY SITE PLAN



AERIAL OVERVIEW







Founded by physicians more than 30 years ago, today **Primary Health is the largest independent medical group in Idaho** with 23 locations throughout Southwest Idaho. They are Idaho's largest independent medical group, and are locally owned.

Primary Health Medical Group is committed to providing their patients with the highest quality care that is both convenient and comprehensive. Clinics are based on a patient-centered model where medical decisions respect the unique needs of each patient and their families. The entire Primary Health team is dedicated to keeping their patients healthy and productive. New patients always can be seen without an appointment in urgent care. Many of our family practitioners, pediatricians, and specialists are accepting new patients

Primary Health is proud to have been voted Best Urgent Care in Idaho for 9 years running, and their highly-rated services go beyond urgent care. Patients across Southwest Idaho trust us for their family medicine, pediatric medicine and specialist needs including sports medicine, ear, nose & throat, and dermatology. Primary Health has also been recognized among the **Best Places to Work in Idaho in 2023**.



LIST OF SERVICES

Urgent
Care

Pediatrics

Specialists

Family
Plans

Telehealth

Vaccines
& Shots

Work
Injury

Insurance
Plans

Extended
Hours

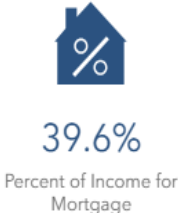
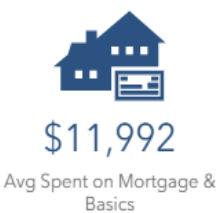


Population Trends and Key Indicators

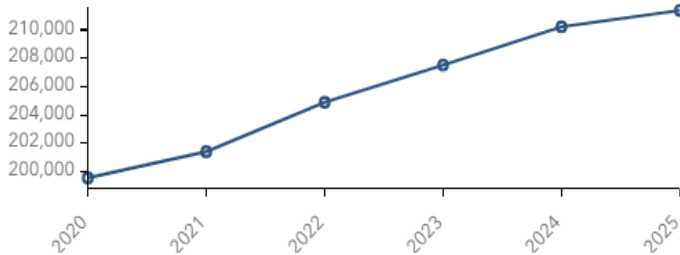
W Victory Rd & S Cole Rd, Boise, Idaho, 83709
Ring of 5 miles

211,364	87,289	2.36	36.5	\$81,332	\$514,508	87	63	51
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

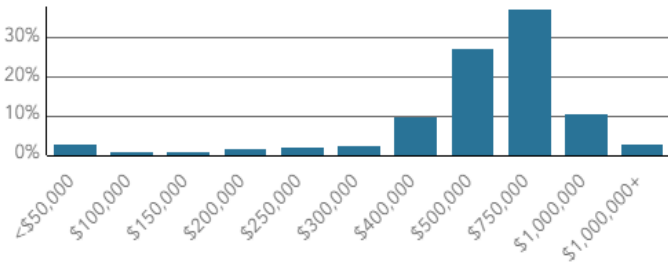
MORTGAGE INDICATORS



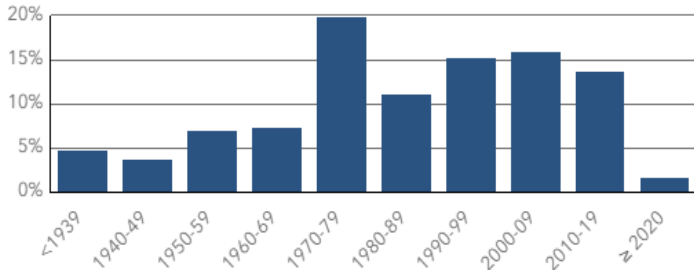
Historical Trends: Population



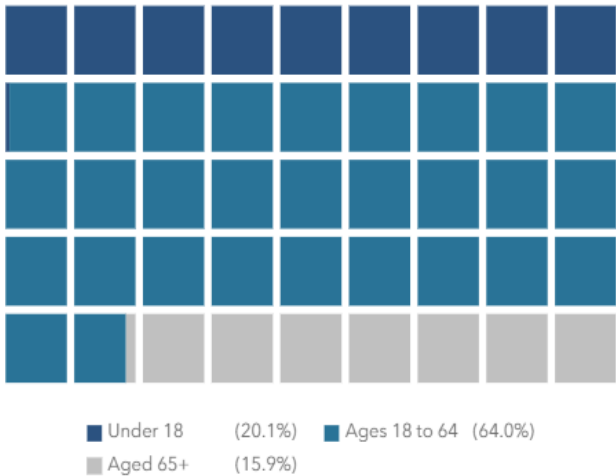
Home Value



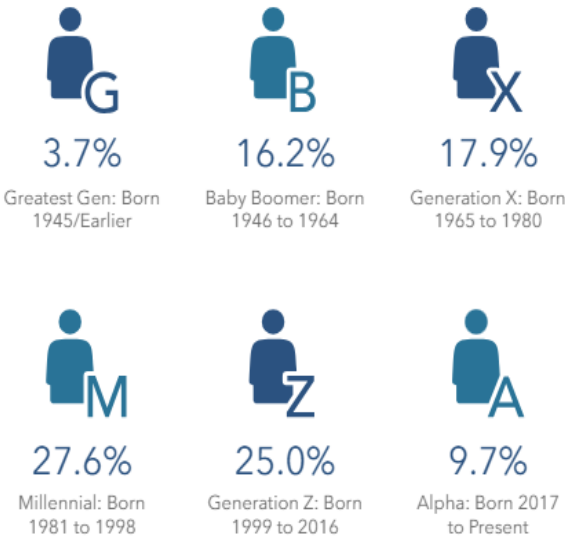
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri