

Investment Opportunity | Offering Memorandum

Colliers

Jennie Lane River Academy

7655 N. Jennie Lane | Boise Idaho, 83714

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Investment Summary

This investment opportunity is for the interest in Jennie Lane River Academy, a 10,060 SF square foot Preschool & Learning Center sitting on nearly 0.582 acres. This property is shadow anchored by national tenants and surrounded by new residential and commercial development.

NOI	\$246,000	June 1, 2025
Cap Rate	6.23%	
Size	10,060 SF	

Annual NNN Rent

6/1/26 - 5/31/31 \$246,000

Renewal Option 1

6/1/31 - 5/31/36 \$252,150

Renewal Option 2

6/1/36 - 5/31/41 \$258,454

SALE PRICE

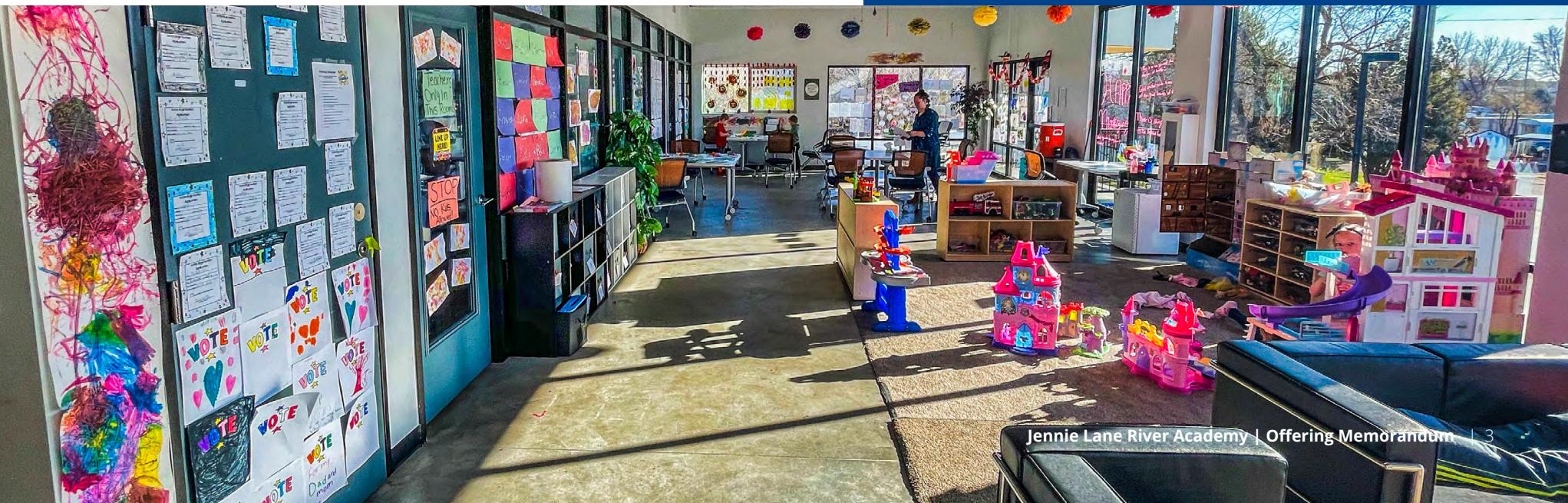
\$3,950,000

Property Overview

Address	7655 N Jennie Lane Boise, ID 83714
Property Type	Investment
Building Size	10,060 SF
Land Size	±.582 Acres
Year Built	2017
Parking	21 on-site spaces & shared common parking
Zoning	C-2/D
Sale Price	\$3,950,000

Highlights

- +5 years left on a single Tenant NNN lease with two 5 year options
- Great location and view corridor to building on State St and Horseshoe Bend Rd Intersection
- Newer construction (2017) with modern architecture design including exposed high ceilings and large windows
- On site Commercial Kitchen
- Call agent for guided tour during working hours



Property Gallery



Tenant Profile

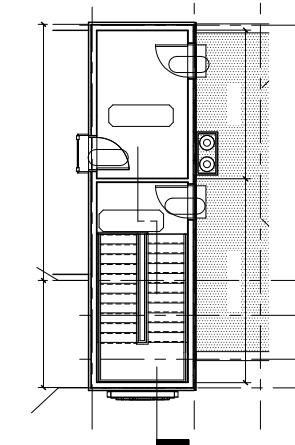
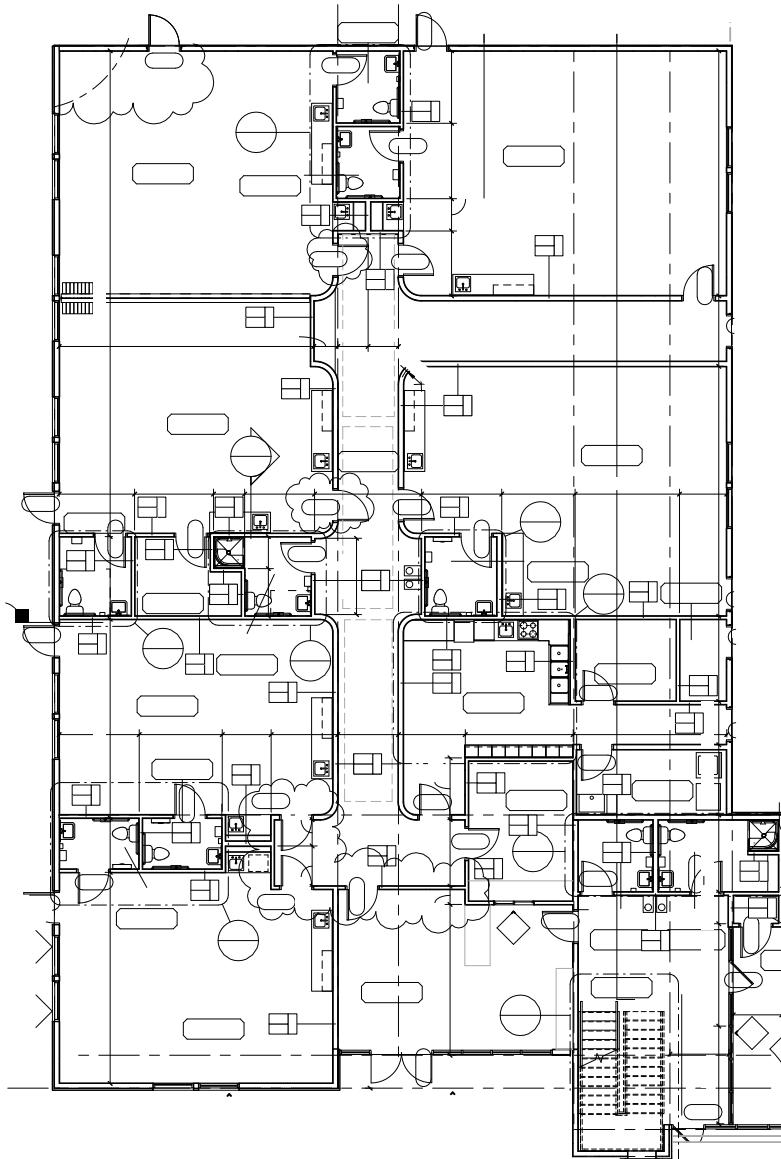


River Academy Preschool & Learning Center

River Academy Preschool and Learning Center was built in response to the need in the community for high quality Early Childhood Education for young children. At River Academy, they want to ensure the best possible educational experience for children while maintaining an environment of stability, safety, care, exploration and fun. They believe these to be essential elements in encouraging developmental growth educationally, cognitively, physically, mentally and emotionally as they address each learner individually and holistically.

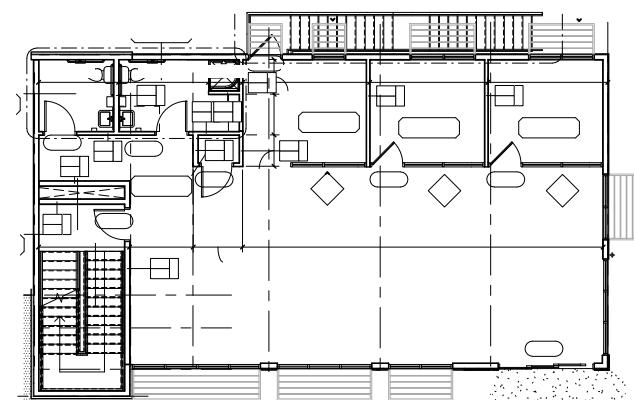
www.riveracademy.com

Floor Plan



Rooftop

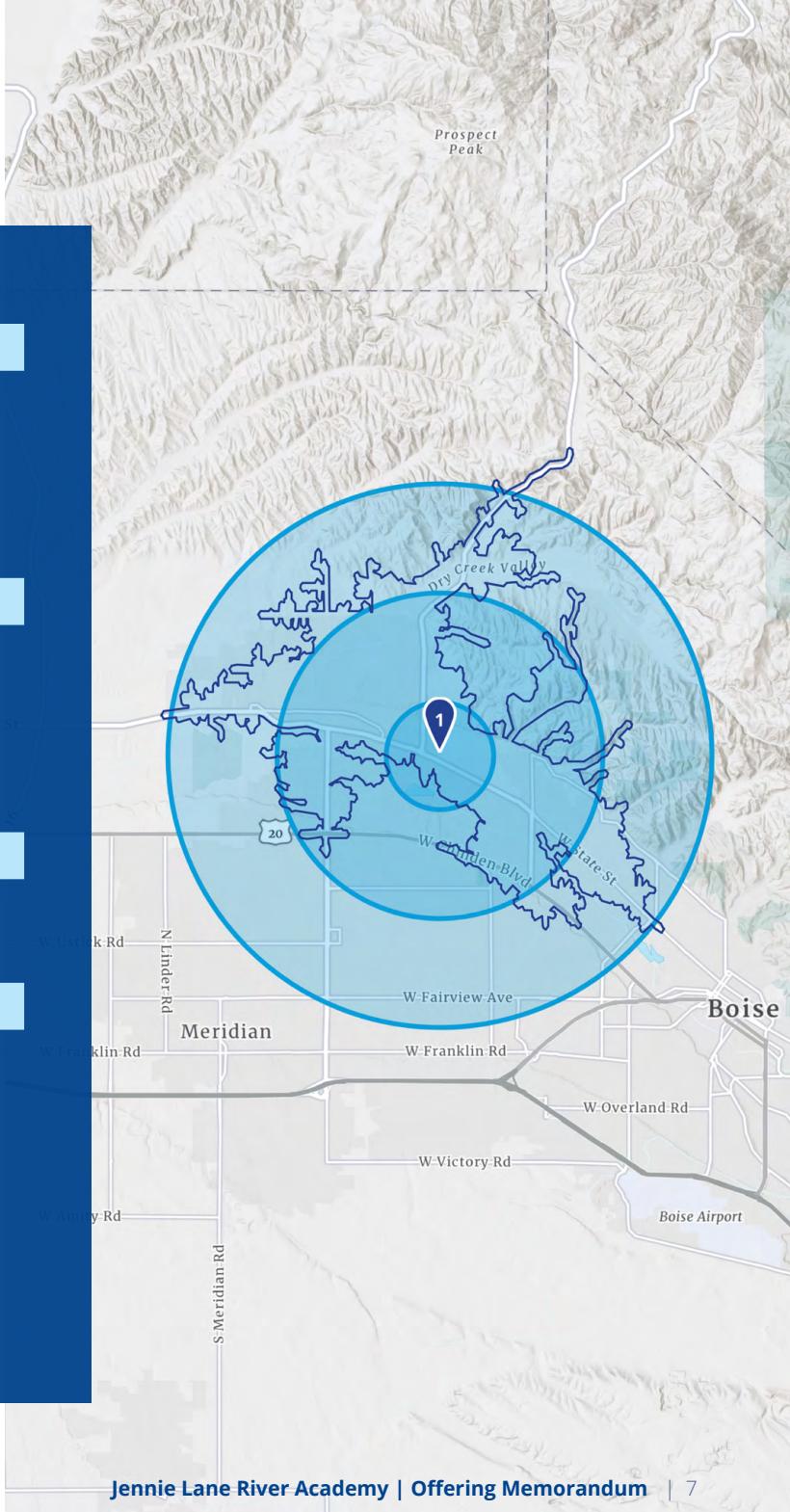
Level 1



Level 2

Demographics

	1 Mile	3 Miles	5 Miles	10 Min Drive
Population				
2025 Estimated Population	4,917	54,725	158,517	50,334
2030 Projected Population	5,232	57,399	166,359	53,608
2010 Census Population	3,749	49,002	130,240	55,824
Projected Annual Growth '25-'30	1.25%	0.96%	0.97%	1.27%
Household				
2025 Estimated Households	2,171	22,488	63,266	21,495
2030 Projected Households	2,352	23,968	67,439	23,169
2010 Census Households	1,497	18,620	49,441	22,082
Historical Annual Growth '00-'20	5.1%	2.9%	3.1%	2.9%
Income				
2025 Est. Average HH Income	\$123,491	\$140,918	\$131,299	\$135,584
2025 Est. Median HH Income	\$90,996	\$104,118	\$96,713	\$98,477
Misc.				
2025 Median Home Value	\$606,711	\$622,203	\$580,284	\$654,643
2023 Median Gross Rent (5 yr)	\$1,360	\$1,545	\$1,537	\$1,477
2025 Est. Median Age	48	45	41	45
2020 Average Travel Time to Work	21.0	20.1	19.0	20.0
2025 Est. Labor Population Age 16+	2,096	26,834	76,882	23,963
2025 Est. Total HH Expenditure	\$227.2 M	\$2.7 B	\$7.1 B	\$2.5 B





Local Area Overview - Boise

Boise is Idaho's largest city and the anchor of the Treasure Valley where nearly half of Idahoans reside.

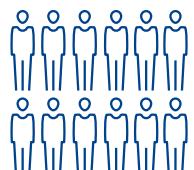
The city has established a unique reputation for a high quality of life, a prosperous business community, a vibrant arts & culture scene, and world re-known recreation—in one unbeatable pack

The scope and depth of Boise's vast array of activities take many first-time visitors by surprise. After all, few mid-sized cities can match Boise's blend of cultural opportunities and outdoor recreation. Venturing around downtown or enjoying the Boise River or foothills, Boise is no ordinary place.

Resources:

www.cityofboise.org

www.boise.org

 2025 population
235,012

 **#2**

Best Places to Live in the U.S. - *U.S. News, 2024*

 2025 Average Household Income
\$120,729

 **22**

Average Commute Time (min)



Area Overview - Boise



Idaho was ranked the **3rd Best State Economy** by U.S. News & World Report.



The 2024 median sale price for a single-family home in Ada County is \$573,566. A significant increase in home supply this past year, with more sales pending, indicates the market is headed in a healthy direction.



Boise real estate appreciated **254%** over the last ten years, putting Boise in the top 10% of U.S. cities for real estate appreciation.



Area Overview - Idaho Taxes

Sales and Use Tax in Idaho is 6%. This would apply to items purchased or consumed in Idaho. Exemptions are available for equipment and raw materials used directly in manufacturing, processing, or fabrication; clean rooms used in semiconductor and semiconductor equipment manufacturing; and any equipment or material used in research and development activities.

We do not tax services including telecommunication services, and utilities such as water, gas, electricity, or natural gas. In our region we do not have any local option sales tax.

Property Tax personal (machinery/equipment) and real (land/ buildings) – based on market value.

2021 Average Rates

County	2021 Urban	2021 Rural
Ada	0.90%	0.73%
Bannock	1.63%	0.84%
Bonneville	1.40%	0.79%
Canyon	1.20%	0.80%
Elmore	1.41%	0.66%
Twin Falls	1.51%	0.99%

Idaho does not have an inventory tax.

Corporate Income Tax

Computed at 6.5% of the Idaho taxable income of a corporation. Corporations that are taxable in Idaho and another state or country or are part of a unitary group of corporations, use a 3 factor formula to ascertain how much of the business is conducted in Idaho. The apportionment formula is made up of a property factor, a payroll factor, and a sales factor. These three factors, with the sales factor being double weighted for all taxpayers except for electrical and telephone companies, are totaled and divided by 4 to compute the Idaho apportionment factor. The Idaho apportionment factor is then applied to the business income of the corporation to compute income assigned to Idaho. Non-business income allocable to Idaho is added to the income apportioned to Idaho to arrive at Idaho taxable income.

6.5%
Corporate
Income Tax

6%
Sales &
Use Tax

\$7.25/hr
Minimum Wage

#2
Best
State
Property Tax Rate
(2013 Tax
Foundation Study)

1.91%
State Unemployment
Insurance Rate

1.6%-7.8%
Personal Income Tax Rate Range
(Rate range on a bracketed system
based on income levels)

Property
Exemption

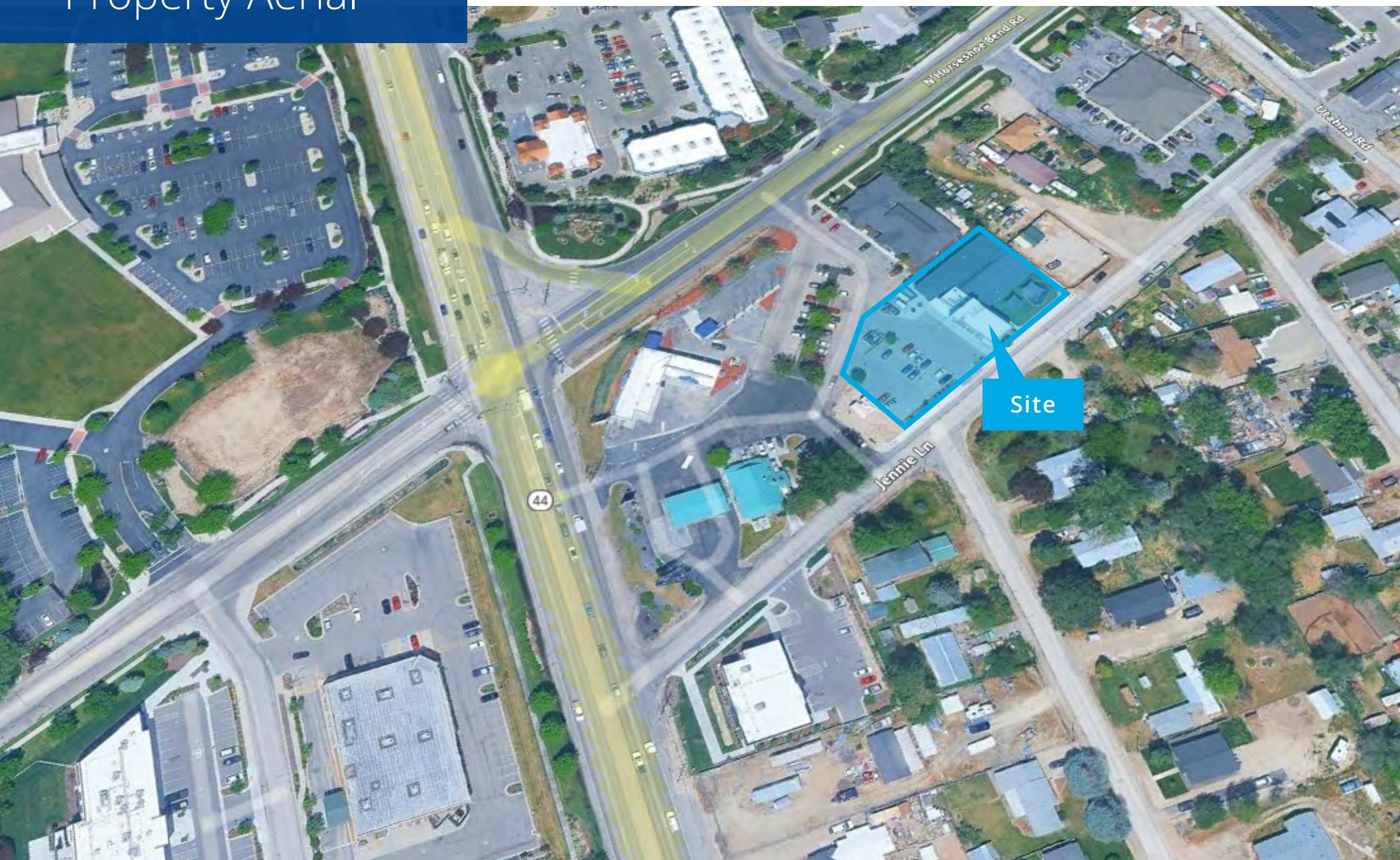
First \$100,000 of personal property
is exempt from taxation

7.1%
Union Membership (Nat'l Avg 11.9%)

Property Aerial

 Google Map

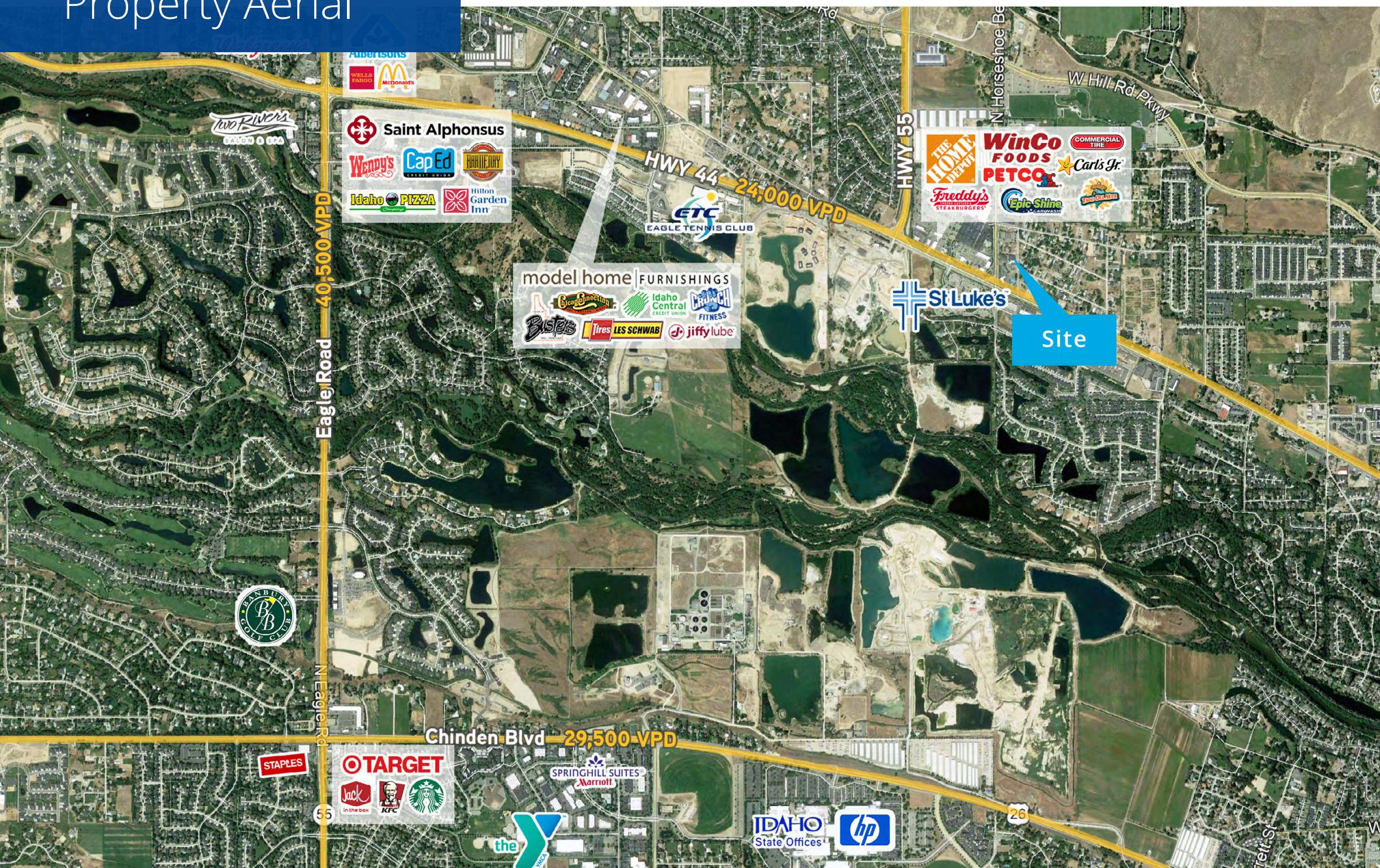
 Street View



Property Aerial

[Google Map](#)

[Street View](#)



Colliers

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