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Investment Opportunity | For Sale

Unity Health Medical Building

745 S. Progress Avenue
Meridian, ID 83642

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View Offering
Memorandum



Investment Highlights

- Well located, high identity medical office building on major retail corridor
- Recently improved medical suites
- Located just north of the I-84 interchange

- Close to Home Depot, Winco & numerous retailers
- Rehab Authority, West Valley Medical Group, Treasure Valley Hearing, Fastest Labs.
- Easy access & abundant parking



Physical Description

Property Address:
745 S. Progress Ave. | Meridian, ID

Property Type:
Medical Office Building

Parcel size:
2.16 Acres

Building Size:
13,983 SF

Year Built:
1995
Remodeled over time, most recently in 2022

Current Zoning:
C-G

Occupancy:
100%

Pricing & Financial Summary

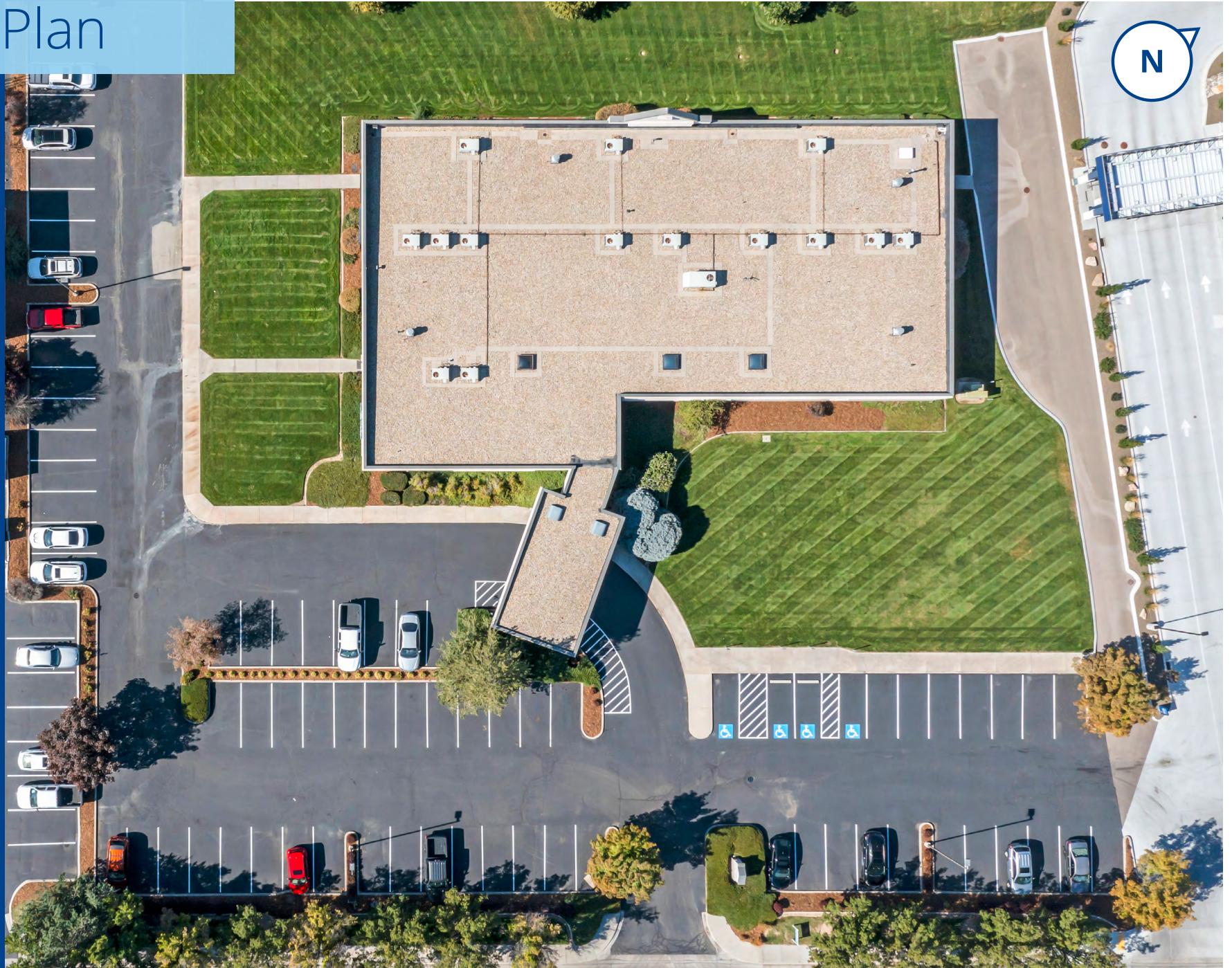


Property Address	745 S. Progress Avenue Meridian, ID
Offering Price	\$4,840,700 or \$346/SF
Cap Rate	*6.15%
Net Operating Income (Includes 3% reserve)	*\$297,703
Building Size	13,983 SF
Construction Year	1995 <i>Remodeled over time, most recently 2022</i>
Lot Size	2.16 Acres (94,090 SF)
Parking	Over-standard (5:5:1,000 SF)
Number of tenants	*5
Lease Types	NNN
Occupancy	*100%

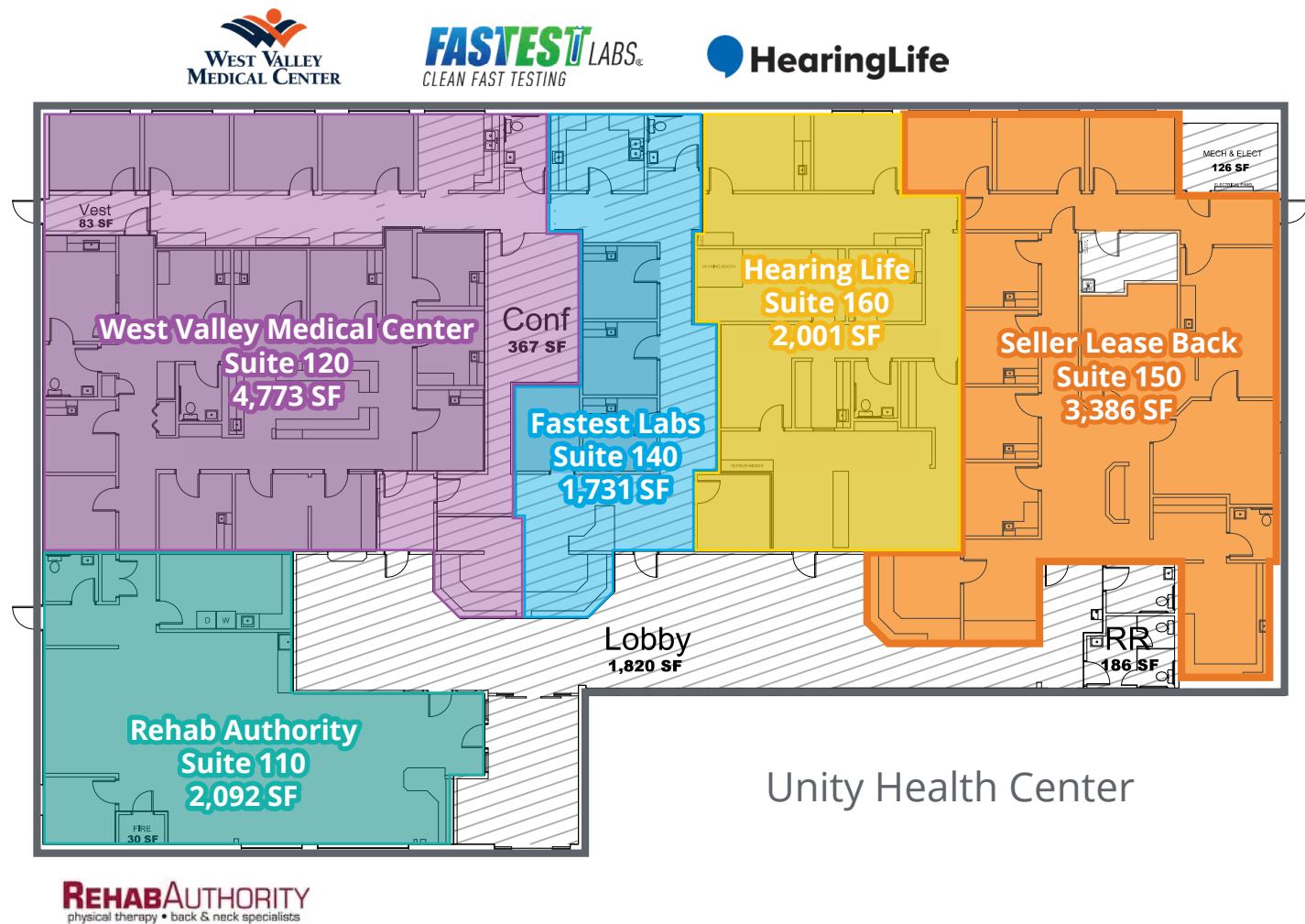
*Seller will credit buyer at closing with \$214,592 off purchase including:

- \$64k (12 months of rent for Suite 150)
- \$30/SF Ti Allowance Credit on 3,386 SF (Suite 150)
- a 12 month of Operating Expense Credit (Suite 150)
- and 6% off a future 5 year lease commission for Suite 150

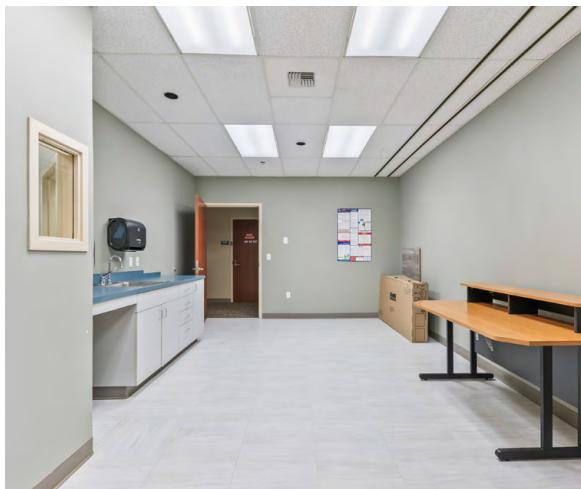
Site Plan



Floor Plan



Property Photos



Property Photos



Property Aerial

 Google Map

 Street View



About Tenants



Proudly serving communities across Idaho, Minnesota and North Dakota

Discover top-tier physical therapy services with RehabAuthority in Idaho, North Dakota, and Minnesota. Specializing in back and neck pain relief since 1999, our expert therapists excel in pain management, post-surgery rehab, and injury prevention, including sports medicine and spine care. We prioritize patient care, aligning with physicians' recommendations and welcoming all ages. Let RehabAuthority guide you to recovery and well-being.



Celebrating 75 years of healing in Idaho

As a cornerstone of our community, we are proud to have earned a reputation for offering exceptional care you can count on. We focus on your needs and comfort, giving you access to dedicated specialists and advanced procedures.

On an annual basis, our scope of service includes more than:

- 44,000 outpatient visits
- 35,000 emergency room visits
- 4,500 inpatient admissions
- 3,600 surgeries performed



Recognized Nationally for Patient Safety



Industry-Leading Drug, Alcohol & DNA Testing

With more than a decade of industry experience, FastestLabs® is proud to offer a complete range of drug, alcohol, and DNA testing services for individuals, employers, and organizations across the country.

We are committed to providing top-quality testing services and unparalleled customer care, offering extremely fast, highly-accurate test results and affordable price.



Life-changing hearing health delivered by the best personalized care

By combining our personalized approach, professional expertise, advanced hearing technology and comprehensive aftercare, we deliver custom hearing solutions tailored specifically to meet your unique needs. their local marketing efforts.

At HearingLife, we know that helping people to hear and enjoy full meaningful lives is of the utmost importance. It is this mission that fuels our passion for the work we do.





MERIDIAN

IDAHO



Local Area Overview - Meridian

Ranked #1 in "Best Suburbs to Live In" by Niche in 2020, Meridian is Idaho's fastest growing city and its residents enjoy an undeniable quality of life, affordability and a family oriented lifestyle.

From young professionals to retirees, people of all ages call this flourishing community home – and for good reason. It is among the safest places to live, is affordable, offers four distinct seasons, and it's just a fun place to settle down.

Residents can sip coffee and shop at their favorite stores downtown, grab a bite at any of the area's popular restaurants, like Lucky Fins Seafood Grill, hike local trails, kayak along the Payette River – the options are nearly endless (livability.com).

Resources:

www.meridiancity.org

2025
population
141,501

#1

Best State to Live
Livability, 2020

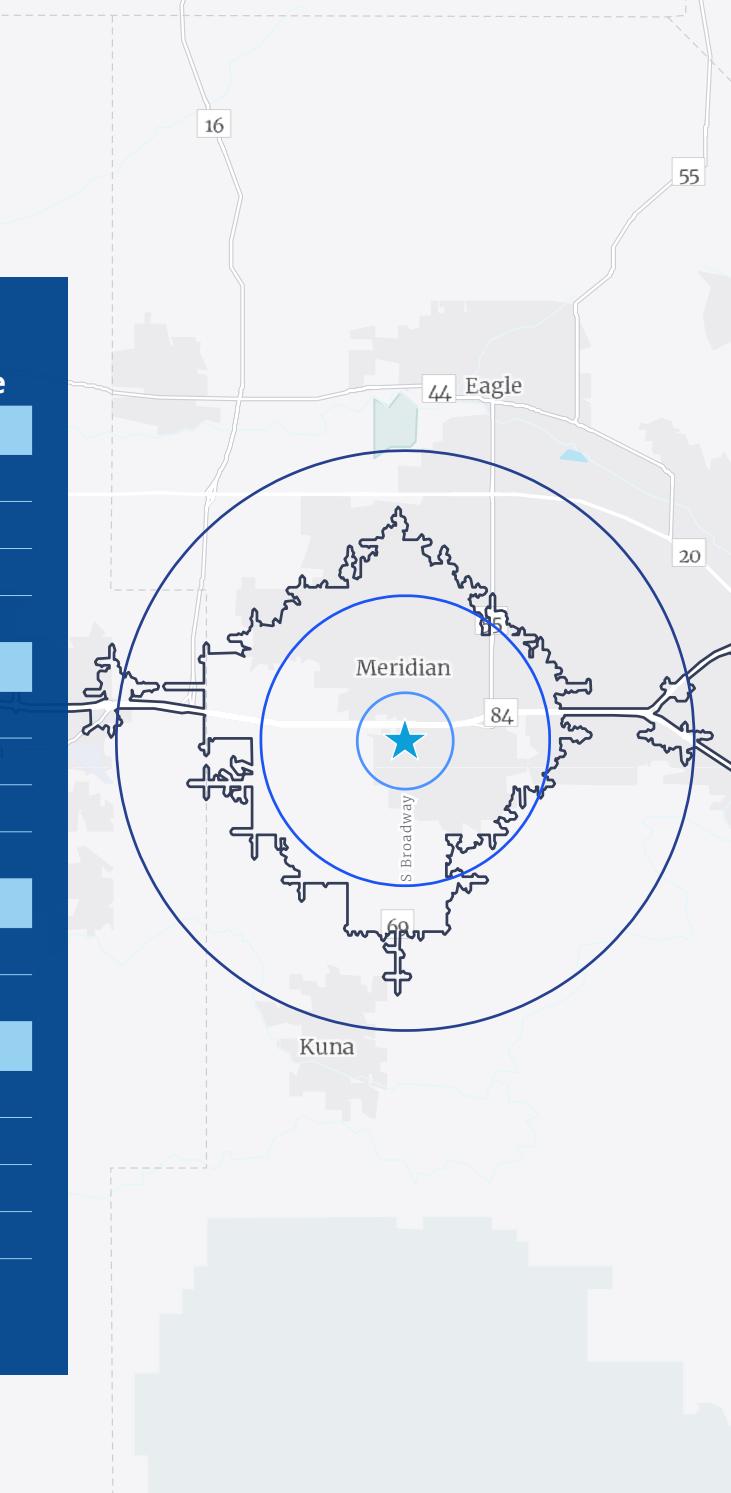
2025 Average
Household Income
\$142,982

Average
Commute Time
22.5



Demographics

	1 Mile	3 Miles	5 Miles	10 Min Drive
Population				
2025 Estimated Population	6,857	87,166	208,096	104,966
2030 Projected Population	7,244	95,443	224,853	115,521
2010 Census Population	5,707	56,921	140,449	67,982
Projected Change '25-'30	1.1%	1.8%	1.6%	12.0%
Household				
2025 Estimated Households	2,776	33,360	76,067	39,482
2030 Projected Households	2,993	37,252	83,544	44,201
2010 Census Households	2,161	20,006	48,301	23,569
Historical Change '00-'20	2.5%	3.9%	4.1%	165.8%
Income				
2025 Est. Average HH Income	\$110,341	\$129,127	\$136,491	\$133,041
2025 Est. Median HH Income	\$80,125	\$98,301	\$103,764	\$101,916
Misc.				
2025 Median Home Value	\$594,570	\$561,370	\$558,043	\$558,109
2023 Median Gross Rent	\$1,483	\$1,653	\$1,704	\$1,661
2025 Est. Labor Population Age 16+	4,118	49,262	113,017	58,429
2025 Est. Total Housing Expenditures	\$94,551.61	\$110,156.44	\$116,031.56	\$113,437.71



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