



Primary Health Kuna

NNN Lease | Annual Rent Increases | 2020 Construction

1474 N Meridian Road, Kuna ID 83634





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PROPERTY SUMMARY

2026 Net Operating Income:	\$274,273
CAP Rate:	6.00%
Purchase Price:	\$4,571,220
Net Rentable Area:	6,340 sf
Lot Size:	1.028 +/- acres
Year Built:	2020

LEASE TERMS

Lease Expiration:	12/31/2032
Lease Term Remaining:	6 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

<p>23 Clinics in Southwest Idaho</p>	<p>30+ Years In Business</p>	<p>Idaho's Largest Independent Medical Group</p>
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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:

Kuna has experienced significant population **growth which has tripled in the past decade**, consistently ranking among the **fastest-growing cities in the Boise MSA**. The city has transitioned from a rural bedroom community to a **dynamic growth market** with expanding residential, retail, and employment bases.

Kuna is known for its strong daytime population, increasing household incomes, and **low crime rates**.

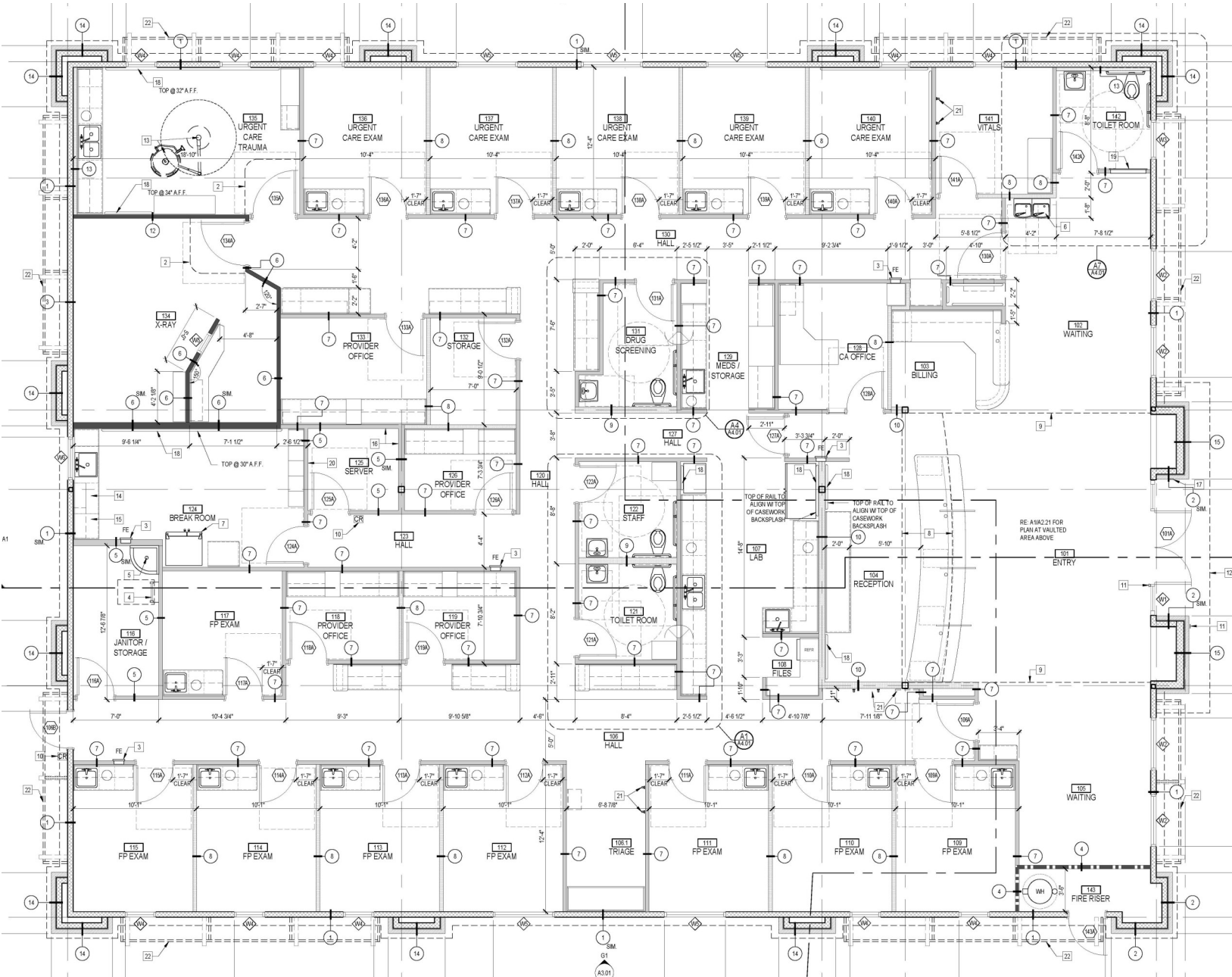
Visibility & Accessibility:

Positioned along a **major thoroughfare (HWY 69)** which services the entire Kuna community and offers convenient access to Interstate 84, Meridian, Boise, and Nampa.





Representative photos

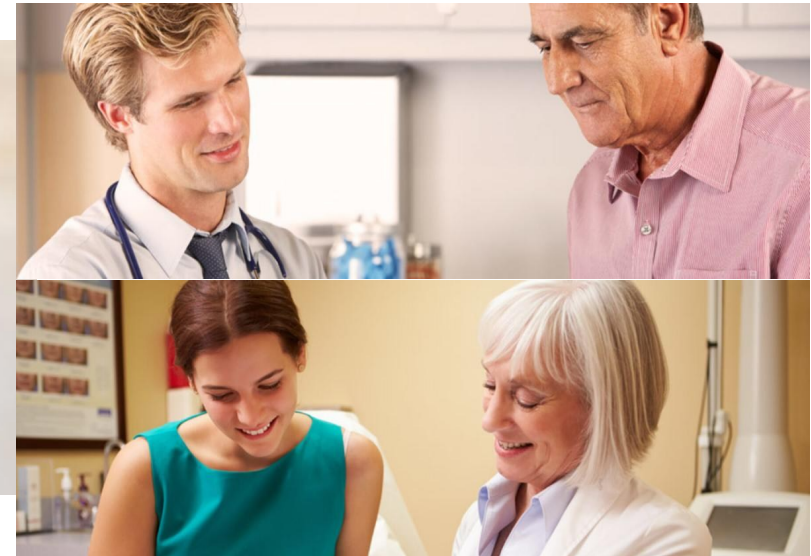




Kuna's Subdivisions & New Developments



180 planned and active subdivisions in Kuna's pipeline with hundreds of homes under construction in South & West Kuna.



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

E Deer Flat Rd & N Meridian Rd, Kuna, Idaho, 83634
Ring of 5 miles

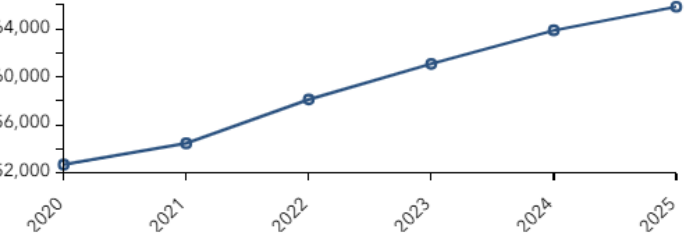
65,839	22,442	2.87	35.5	\$105,528	\$581,813	126	72	44
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index



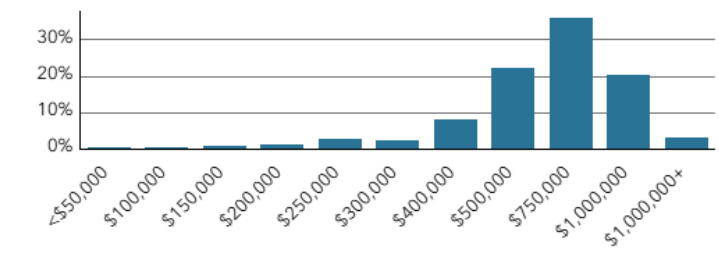
MORTGAGE INDICATORS



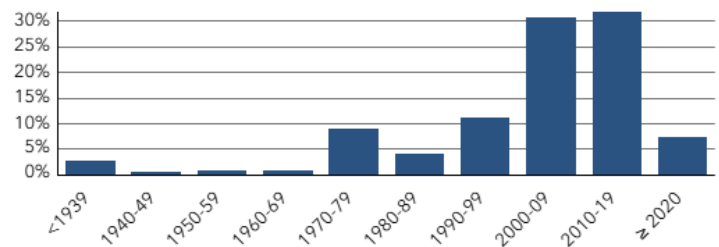
Historical Trends: Population



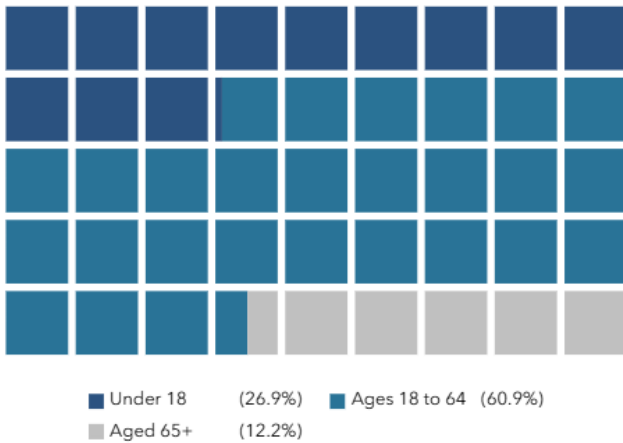
Home Value



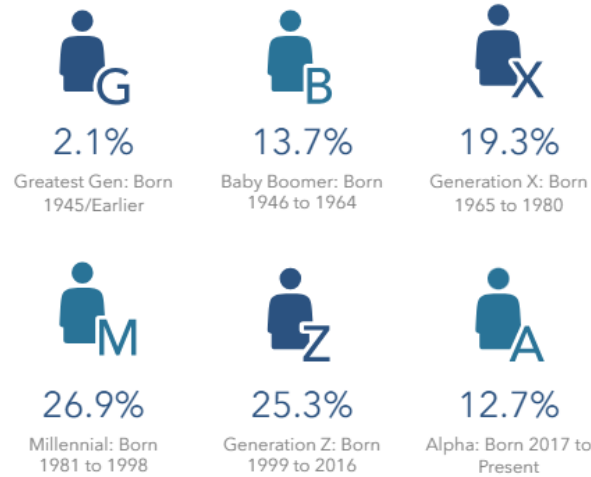
Housing: Year Built



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