

MULTI-TENANT RETAIL BUILDING & QSR PROPERTY FOR SALE

4744 N. Park Crossing Ave., Meridian, ID 83646



EXECUTIVE SUMMARY

Lee & Associates is pleased to present this multi-tenant retail building and stand alone coffee drive-thru for sale. Positioned on the hard corner of McMillan and Locust Grove in the booming Northwest Meridian submarket with traffic counts of 26,000 vehicles per day. Under market rents will allow for future upside upon lease renewal along with annual escalations. Triple net leases allow for minimal landlord responsibility. Retail building was built in 2019 and coffee QSR was built in 2022. Extremely well maintained property with mix of service based retail tenants.

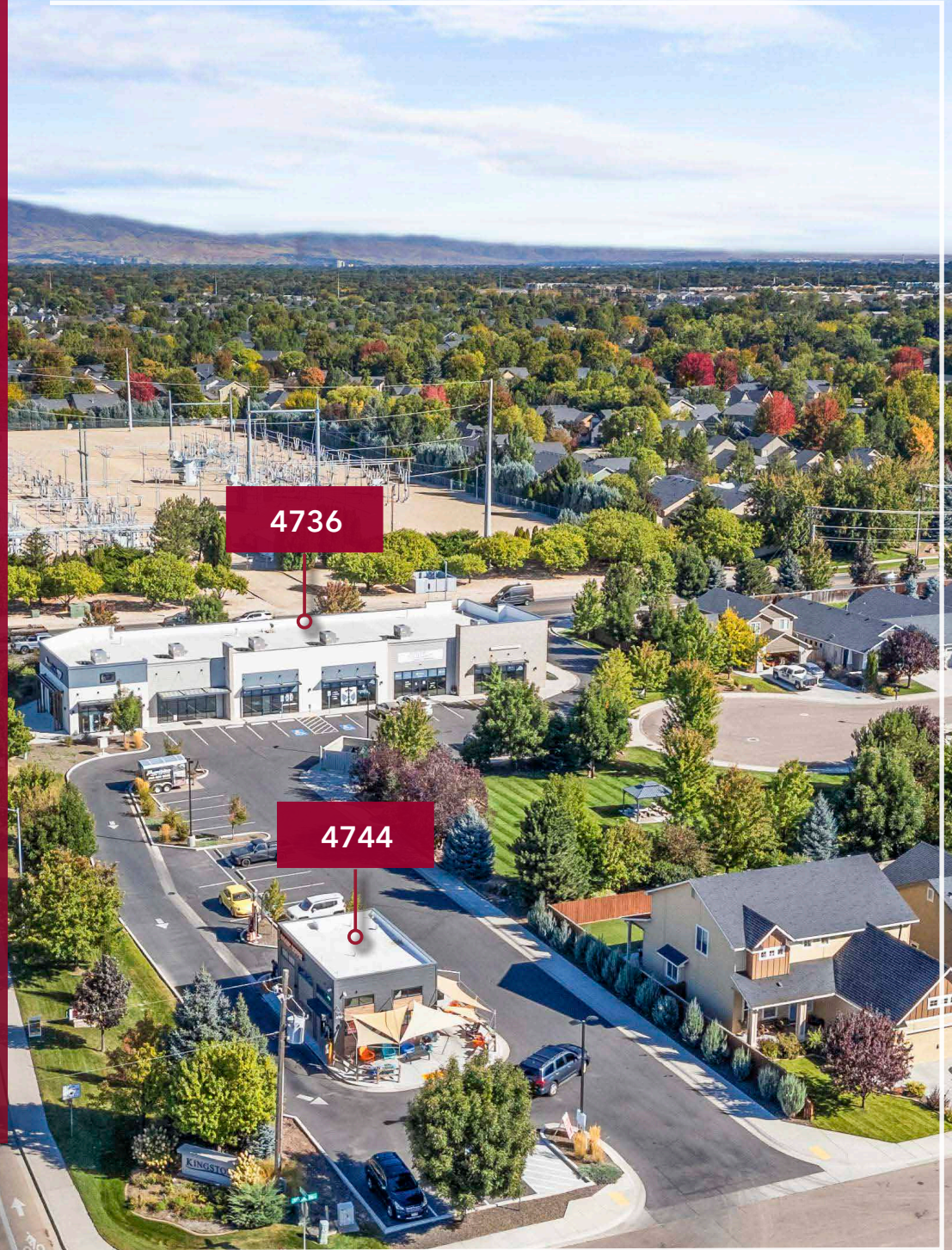
PROPERTY HIGHLIGHTS

- » 2019 & 2022 Construction
- » Multiple points of access on both McMillan & Locust Grove
- » Service based retail tenants
- » Hard corner location



PROPERTY DETAILS

SALE PRICE	\$4,300,000
PRICE PER SF	\$426
CAP RATE	5.4%
4736 BLDG. SIZE	9,494 SF
4744 BLDG. SIZE	600 SF
TOTAL LOT SIZE	1.2 AC
COUNTY	Ada
MARKET	Meridian
ZONING	CN
PARCEL	R1740510280



DICK'S
HOBBY LOBBY

KOHL'S
LOWE'S
Home Improvement Warehouse


THE VILLAGE
AT MERIDIAN

ADVENTURE'S FIRST STOP
MAVERIK

GOOD APPLE
TAPHOUSE

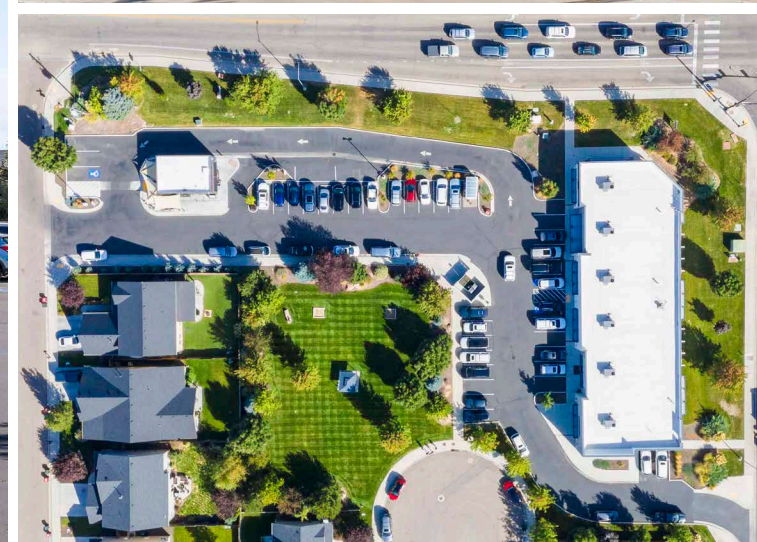
UNCLE BOB'S PIZZA

26,000 VPD

S. Locust Grove Rd.

E. McMillan Rd







STRIVE FITNESS FOR WOMEN

Strive Fitness for Women is a premier fitness center dedicated exclusively to empowering women through tailored fitness programs. The company focuses on creating a safe, supportive, and motivating environment where women of all fitness levels can achieve their health and wellness goals. Offering state-of-the-art equipment, personalized training, group classes, and wellness workshops, Strive Fitness for Women aims to inspire a community of strong, healthy women.

CORE OFFERINGS

- Personalized Training Programs
- Group Fitness Classes
- Nutrition and Wellness Guidance
- Community Events and Workshops
- State-of-the-Art Facilities

MISSION STATEMENT

"To empower women through fitness, fostering confidence, strength, and holistic wellness in a supportive, women-centered environment."

FOUNDED 2016



PRECISION FLOORS & DESIGN

Precision Floors & Design is a premier provider of flooring solutions and interior design services, dedicated to transforming both residential and commercial spaces. With a broad selection of premium flooring materials, including hardwood, tile, carpet, laminate, and luxury vinyl, the company offers tailored designs and expert installation. Precision Floors is known for its craftsmanship, exceptional customer service, and innovative interior design solutions that reflect both functionality and aesthetic appeal.

CORE OFFERINGS

- Custom Flooring Solutions
- Installation Services
- Interior Design Consultations
- Remodeling Support
- Product Showroom

MISSION STATEMENT

"To provide superior flooring and design solutions that enhance the beauty and functionality of every space, while delivering an unmatched customer experience."

FOUNDED 2003



BIGGBY COFFEE

Biggby Coffee is a rapidly growing, community-focused coffee shop chain known for its delicious coffee beverages, friendly atmosphere, and strong emphasis on building connections within the community. Since its founding, Biggby Coffee has focused on providing high-quality coffee drinks, teas, smoothies, and a variety of baked goods and snacks. With its fun and welcoming environment, Biggby Coffee is a popular destination for both casual coffee drinkers and those seeking a space to work or relax.

CORE OFFERINGS

- Specialty Coffee Beverages
- Non-Coffee Options
- Baked Goods and Snacks
- Drive-Thru Service
- Community Involvement

MISSION STATEMENT

"To create a culture that supports people in building lives they love, fostering connections over coffee, and making a positive impact in the community."

FOUNDED 1995

AREA ANALYTICS

MERIDIAN

POPULATION

	2-MILE	4-MILE	6-MILE
2023 Population	57,159	154,901	272,386

INCOME

	2-MILE	4-MILE	6-MILE
2023 Average Household Income	\$108,394	\$96,187	\$95,678

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2023 Total Households	19,839	56,522	101,182

LABOR FORCE

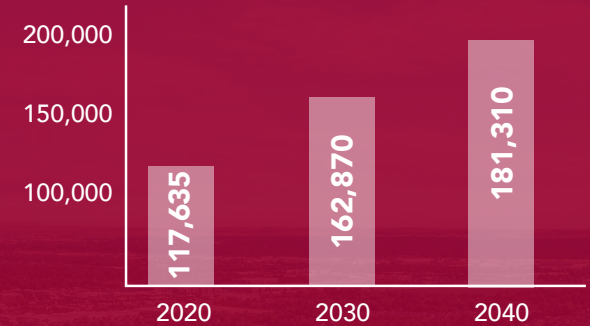
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	28,806	77,307	136,922

KEY EMPLOYERS

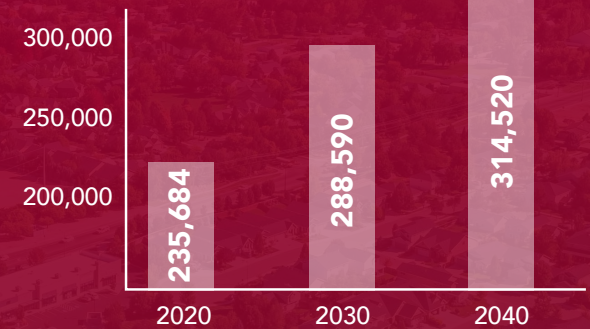
	# OF EMPLOYEES
West Ada School District	5,000+
St. Luke's Regional Medical Center	2,000+
Blue Cross of Idaho	1,500+
Walmart	1,500+
Scentsy Inc.	1,500+

GROWTH PROJECTION

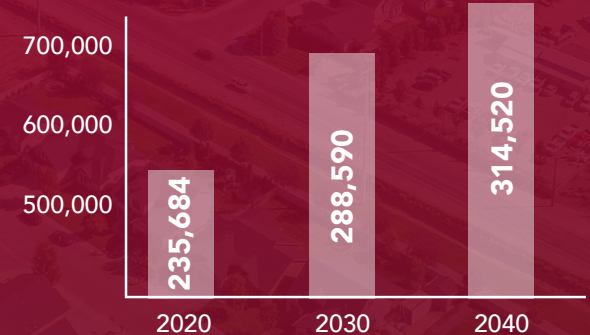
MERIDIAN



BOISE



ADA COUNTY

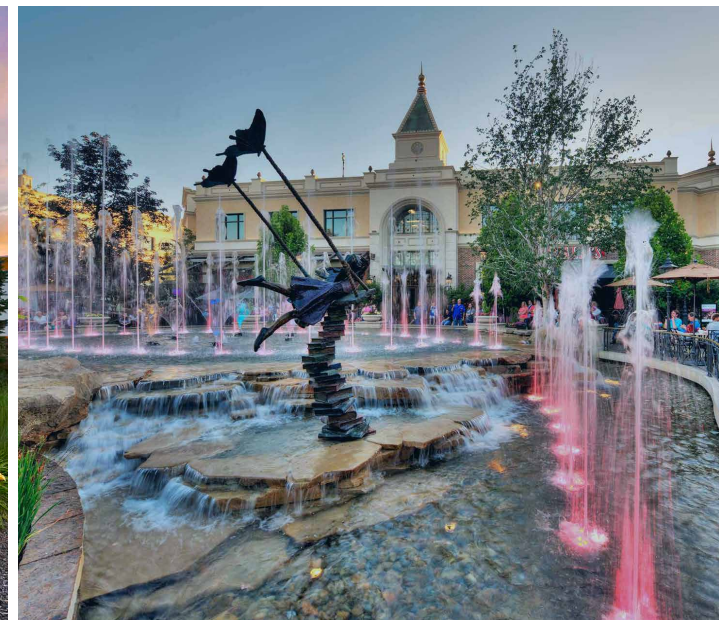
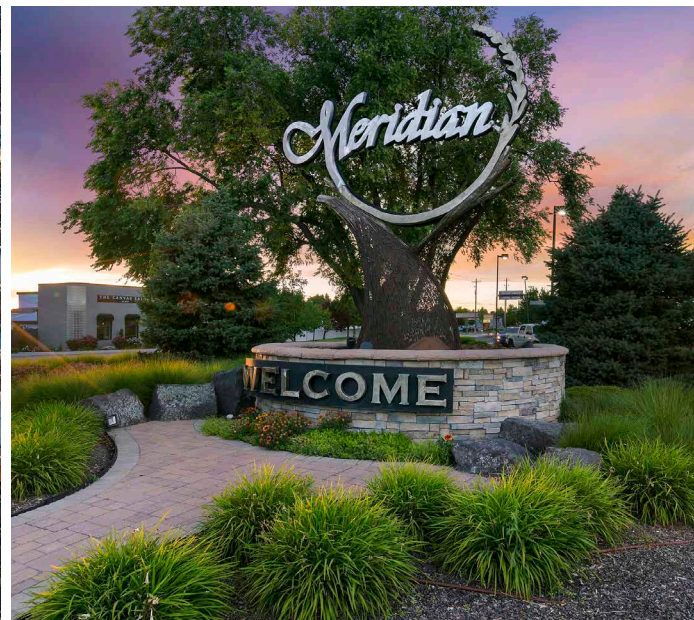


AREA OVERVIEW

MERIDIAN, IDAHO

Centrally located in the heart of Treasure Valley, and a short 15-minute drive from the Boise Airport, Meridian offers a plethora of amenities to include beautiful city parks, locally owned and operated restaurants, shopping, and entertainment options. Whether you want to enjoy dinner and a movie at the Village at Meridian, escape the heat at the Roaring Springs Water Park, catch a race at the Meridian Speedway, or have a picnic at one of the many city parks, the opportunities to create lasting memories are endless.

The City of Meridian is the second largest city in Idaho, and is strategically placed in the heart of the Treasure Valley just 6 miles west of Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an estimated population of 140,067 people. Health sciences and technology industries are a strong focus in Meridian, with an 18,000 acre health sciences and technology corridor attracting dozens of new businesses each year.



CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 4744 N. Park Crossing Ave., Meridian, ID 83646 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, en-

dorsement or advice as to the value of the property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





FOR MORE INFORMATION, PLEASE CONTACT

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