



**DOLLAR  
LOAN CENTER**  
**dontbroke.com®**

# DOLLAR LOAN CENTER **FOR SALE**

**10484 W EMERALD ST, BOISE 83704**

**SALE PRICE: \$1,713,857 | CAP RATE: 7.0%**

SINGLE TENANT NET LEASED

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# DOLLAR LOAN CENTER OVERVIEW



## INVESTMENT HIGHLIGHTS

- **Building Size:** 3,999 SF
- **Lot Size:** 0.79 Acres
- **Zoning:** M-1D
- **Year Built:** 1995
- **30 Parking Spaces**
- **2 Lane Drive-Thru**
- **Roadside Pylon Sign**

This stand-alone building offers prominent visibility at the bustling, signalized intersection of Emerald and Five Mile. It features a convenient two-lane drive-thru and dual entry doors. Exceptional exterior signage options are available, ranging from large channel letters to smaller, weather-resistant posters. The property has undergone a comprehensive interior and exterior renovation. Inside, with new flooring, updated desk configurations, fresh paint, and various other enhancements. The stylish exterior has new paneling and a repainted, significantly increasing its curb appeal. A large pylon sign positioned roadside includes a digital reader board for custom messages.

## OVERVIEW

- **Lease Term:** 5 years from COE  
Rent flat year 1-3  
3% year increases there after
- **Options:** 2 x 5 years, 3% annual increases
- **Absolute NNN Leases years 1-5 with Zero Landlord responsibility**
  - Landlord responsible for repairs to property, roof, structure, during option periods

# DOLLAR LOAN CENTER RENT ROLL

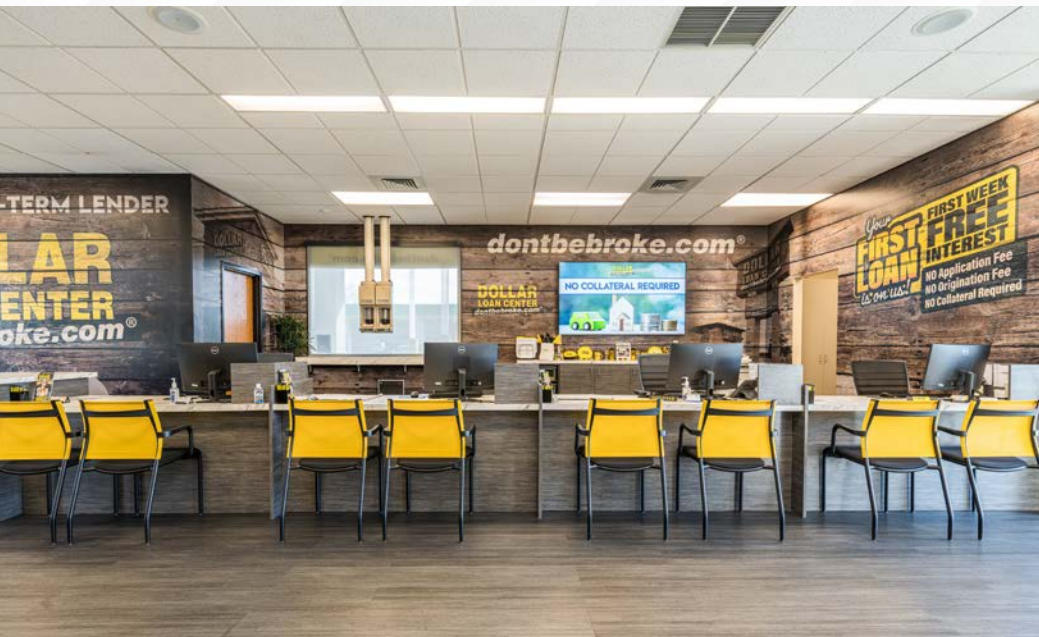
## Dollar Loan Center - 10484 W. Emerald St., Boise, ID 83704

Address	Bldg SF	NNN Rent/SF/Yr.	NNN Annual Rent	Cap Rate	Price	\$/SF	Lot Acres	Built
10484 W. Emerald St., Boise 83704	3,999	\$ 30.00	\$ 119,970	7.00%	\$ 1,713,857	\$ 429	0.79	1995



# INTERIOR PHOTOS

10484 W. EMERALD ST., BOISE, ID 83704



# EXTERIOR PHOTOS

10484 W. EMERALD ST., BOISE, ID 83704



# OVERVIEW

10484 W. EMERALD ST, BOISE, ID 83704

## SITE DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION:	11,601	101,355	272,051
HOUSEHOLD INCOME	\$104,529	\$109,110	\$116,427
TOTAL EMPLOYEES	6,017	51,525	106,797

11,142 VPD

EMERALD ST

NINE MILE RD

W EMERALD ST

W PINE AVE

CALIBER  
COLLISION

NINE MILE RD

W EMERALD ST

# ABOUT DOLLAR LOAN CENTER

**Established in 1998, Dollar Loan Center has grown to be a leading short-term lending institution, offering a reliable alternative to traditional payday loans. With a commitment to transparent and fair financial solutions, we specialize in signature loans that provide quick access to funds without requiring collateral or a checking account.**

WE PRIDE OURSELVES ON OFFERING A STREAMLINED APPLICATION PROCESS, AIMING TO PROVIDE INSTANT LOAN APPROVALS AND FUNDING TO HELP IDAHO RESIDENTS GET THE CASH THEY NEED, WHEN THEY NEED IT MOST.



OUR BUSINESS MODEL FOCUSES ON SIMPLE INTEREST, ENSURING CUSTOMERS UNDERSTAND THEIR COSTS UPFRONT AND CAN MANAGE REPAYMENTS EFFECTIVELY, ULTIMATELY HELPING INDIVIDUALS NAVIGATE UNEXPECTED EXPENSES AND BRIDGE FINANCIAL GAPS.

- Quick & Easy Signature Loans: Fast access to funds without collateral.
- Transparent Simple Interest: Clear costs with no hidden fees.
- Convenient Idaho Locations: Serving communities across the state.
- Committed to Community: Supporting local non-profits and economic growth.



Beyond providing essential financial services, Dollar Loan Center is deeply invested in the well-being of the Idaho communities we serve. We actively support various local non-profit organizations, including the Idaho Foodbank, through regular donations and volunteer efforts, aiming to make a positive impact where it matters most. As a proud member of the Boise Metro Chamber of Commerce, we are committed to fostering strong community ties and contributing to the economic health of the Gem State.

# 248,470

Population:  
**Boise** (2024)

# #1 & #3

Best Run Cities in America:  
**Nampa & Boise**  
(WalletHub 2024)

# #3 & #5

Best Place to Live Out West:  
**Meridian & Boise**  
(Livability 2024)

# TOK

COMMERCIAL

The Boise Valley  
**Includes several of  
Idaho's most highly  
populated cities.**

# TOK

COMMERCIAL

The Boise Valley  
**83% of the Boise Metro  
population is under the  
age of 65.**

**\$28.07**

Metro Avg. Hourly Wage:  
**Business climate** (2023)

**55%**

+\$75K Household Income:  
**Income Distribution** (Boise, 2024)

**70%**

White Collar Workers  
**Employee profile** (REGIS, 2024)

**\$545,000**

Ada County Median:  
**Home Value** (IMLS July 2024)

**3.6%**

Boise MSA:  
**Unemployment Rate** (Aug 2024)

**\$128,213**

Ada County Average:  
**Household Income** (Regis 2024)

**TOK**  
COMMERCIAL

The Boise Valley  
**Boise Ranked #3 Best  
Performing Large City  
Economy by Milken  
Institute.**