

FOR SALE | SINGLE TENANT NET LEASED INVESTMENT

**8875 W BARNES ST  
BOISE, ID 83709**



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**GOLDMAN || RYDEN**

REAL ESTATE INVESTMENT SERVICES



# Executive Summary

Treasure Valley Dental Lab is a long-standing, full-service dental laboratory providing custom dental restorations to general dentists and specialists throughout the region. The business offers crowns, bridges, veneers, implant restorations, surgical guides, and related lab services utilizing a combination of advanced CAD/CAM technology and traditional craftsmanship. The company has been operating for over 45 years, establishing deep relationships with local dental practices and a strong reputation for quality, reliability, and service consistency. Its longevity and specialized service offering create durable demand and high tenant stickiness. This offering is structured as a 5-year sale-leaseback, providing stable in-place income while demonstrating the tenant's commitment to the location and continued operations. The asset is priced below replacement cost, offering investors an attractive basis in a niche medical-industrial property with a proven tenant.

**\*DO NOT DISTURB TENANT – CONTACT AGENT**



## OFFERING SUMMARY

ADDRESS	8875 W Barnes St, Boise, ID 83709
NAME OF PROPERTY	Treasure Dental Lab of Boise
NOI	\$90,100
CAP RATE	6%
TERM	5 years
LEASE COMMENCEMENT DATE	At close of escrow
LEASE EXPIRATION DATE	5 years following the close of escrow
LEASE TYPE	Net Leased (NN+) Sale-Leaseback
SIZE OF BLDG	8,460sf (50% is subterranean)
OPERATION	Business has been operating for over 45 years



**SALE PRICE: \$1,500,000**



# Investment Highlights

- ◆ Established full-service dental laboratory serving regional dental practices
- ◆ Over **45 years of operating history** with deep local relationships
- ◆ Specialized medical-use tenant with high switching costs and strong tenant stickiness
- ◆ 5-year sale-leaseback provides in-place income and demonstrates commitment to the location
- ◆ Owner-occupant sale-leaseback aligns tenant and investor interests
- ◆ **Priced below replacement cost**, offering downside protection and attractive basis
- ◆ Solid commercial construction built in 2001, designed for lab and light industrial use
- ◆ Functional layout supporting production, milling, and professional lab operations
- ◆ Located in the Treasure Valley, one of the country's fastest-growing and most stable markets
- ◆ Medical and dental services represent a **recession-resilient industry**
- ◆ Attractive opportunity for net lease and owner-user focused investors
- ◆ Limited supply of specialized medical-industrial facilities in the market



# Lease Abstract

<b>TENANT</b>	Treasure Dental Lab of Boise
<b>BASE RENT</b>	\$90,100
<b>INITIAL TERM</b>	5 Years
<b>LEASE COMMENCEMENT DATE</b>	At Close of Escrow
<b>LEASE EXPIRATION DATE</b>	5 years following the close of escrow
<b>RENEWAL OPTIONS</b>	4 x 5
<b>INCREASES</b>	10% every 5 years
<b>LEASE TYPE</b>	Triple Net
<b>USE</b>	Medical
<b>PROPERTY TAXES</b>	Tenant's Responsibility
<b>INSURANCE</b>	Tenant's Responsibility
<b>COMMON AREA</b>	Tenant's Responsibility
<b>MAINTENANCE</b>	Tenant's Responsibility
<b>ROOF REPLACEMENT</b>	Landlord Responsibility
<b>PARKING LOT REPLACEMENT</b>	Landlord Responsibility
<b>LANDSCAPING</b>	Tenant's Responsibility
<b>HVAC</b>	Tenant's Responsibility
<b>GUARANTY</b>	Personal Guaranty



## About Treasure Valley Dental

[WWW.TREASUREDENTALLAB.COM/ABOUT-US](http://WWW.TREASUREDENTALLAB.COM/ABOUT-US)

Treasure Valley Dental Lab is a well-established full-service dental laboratory offering a comprehensive suite of high-quality dental products and technical services to dental practices. The lab crafts custom restorations including crowns, bridges, veneers, implants and surgical guides, using advanced CAD/CAM and milling technologies, as well as traditional techniques that ensure reliability and clinical precision.



BOISE TOWN SQUARE

Applebee's  
BEST BUY  
Cabela's  
Chick-fil-A  
JCPenney  
Dillard's  
IHOP  
IN-N-OUT  
McDonald's  
Panera  
The Cheesecake Factory  
ULTA



BOISE STATE UNIVERSITY

DOWNTOWN BOISE



Interstate 184



Interstate 84

Interstate 84



U.S. Immigration and Customs Enforcement



Subject Site

W Hackamore Dr  
girl scouts of silver sage

S Eagle Flight Dr



S Maple Grove Rd



G | R



Interstate 84



U.S. Immigration  
and Customs  
Enforcement



S Eagle Flight Dr

Subject Site



S Maple Grove Rd



G | R



Fred Meyer

Albertsons

VS Veterinary Services

NRCS  
Natural Resources Conservation Service

CALVARY CHAPEL  
TREASURE VALLEY

CWI COLLEGE OF WESTERN IDAHO

PAWN

RECOVERY

VINE Wine Shop & Lounge

ATLAS STAFFING INC

NAMPA FLOORS & INTERIORS

S Maple Grove Rd

girl scouts of silver sage

Subject Site



ORION  
Integration group  
Relax. We'll handle it.

S Eagle Flight Dr

G | R



S	8875 W Barnes St (Subject Site)	12	College of Western Idaho: Ada County Center Mallard Building	24	Walmart Auto Care Center	36	Twin Peaks
1	Orion Integration Group	13	Natural Resources Conservation	25	La Creme Frozen Yogurt	37	Homewood Suites by Hilton Boise
2	Girl Scouts of Silver Sage Council	14	USDA Veterinary Services	26	GameStop	38	Cracker Barrel Old Country Store
3	Nampa Floors & Interiors	15	Wendy's	27	Discount Tire	39	Costco Wholesale
4	Vine Wine Shop and Lounge	16	Vietfood Boise	28	Lowe's Home Improvement	40	McDonald's
5	Atlas Staffing	17	VIP GameStore	29	Panda Express	41	Outback Steakhouse
6	KO Recovery	18	Valvoline Instant Oil Change	30	Oxford Suites Boise	42	Les Schwab Tire Center
7	Pawn 1 Maple Grove	19	KFC	31	Truckstop	43	Batteries Plus
8	Jacksons Food Stores	20	Burger King	32	U.S. Immigration and Customs Enforcement	44	Planet Kid Indoor Playground
9	Shell	21	Goodwill Store	33	Chuck-A-Rama	45	Taco Bell
10	Villa Sport Fitness - Black Eagle	22	Chapala Mexican Restaurant	34	Regal Edwards Boise		
11	Sonic Drive-In	23	Idaho Humane Society Adop. Center	35	Black Bear Diner Boise		

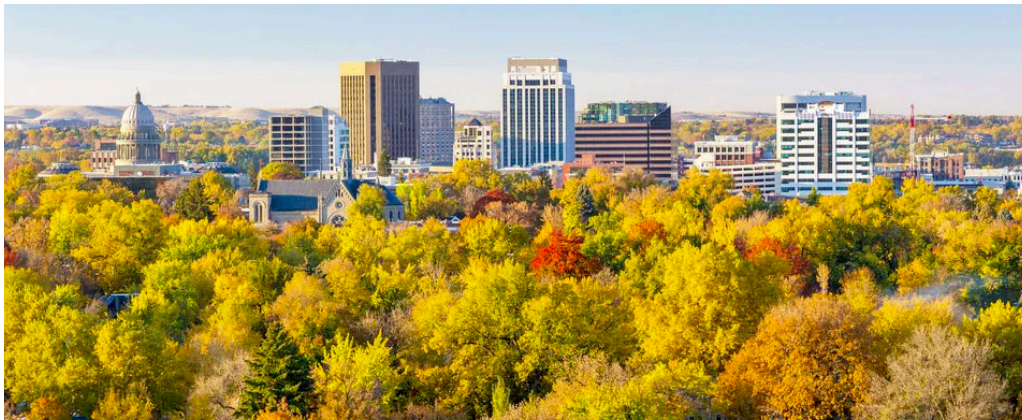
# About Boise

Boise is the capital and largest city of the state of Idaho in the United States. It is situated in the southwestern part of the state and serves as a regional hub for business, government, and culture. Here's a general overview of key market sectors in Boise:

Boise has a growing technology sector, with companies specializing in software development, semiconductor manufacturing, and hardware engineering. The city is home to several technology parks and attracts startups and established companies due to its relatively low cost of living and business-friendly environment.

Agriculture plays a significant role in the Idaho economy, and Boise benefits from its proximity to fertile farmland. The region is known for its potato production, along with other crops like wheat, barley, sugar beets, and dairy products.

Boise's location near mountains, rivers, and forests makes it a popular destination for outdoor enthusiasts. The city's market benefits from recreational activities such as skiing, hiking, biking, fishing, and river rafting. Outdoor retailers, tourism, and hospitality-related businesses contribute to the local economy.



US NEWS WORLD REPORT ranked Boise as the 2nd Best Place to Live in the United States. Boise is currently the 6th fastest growing city in the country and Idaho has experienced more growth than any other state according to the US News World Report FOR 2024-2025.



Boise has a strong healthcare sector, with several hospitals, medical centers, and specialized clinics serving not only the city but also the surrounding region. The healthcare industry provides employment opportunities and supports related services such as pharmaceuticals and medical technology.

Boise is home to Boise State University, which has a significant impact on the local economy. The presence of higher education institutions contributes to the city's workforce, research initiatives, and intellectual capital.

The Boise area has a diverse manufacturing sector, including companies involved in food processing, electronics, wood products, and machinery.



PRIME LOCATION | BUSINESS HAS BEEN OPERATING FOR OVER 45 YEARS | SECURE INVESTMENT OPPORTUNITY

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