

FOR SALE | SINGLE TENANT NET LEASED INVESTMENT

8875 W BARNES ST
BOISE, ID 83709



TREASURE DENTAL LAB



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REAL ESTATE INVESTMENT SERVICES



TREASURE DENTAL LAB

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

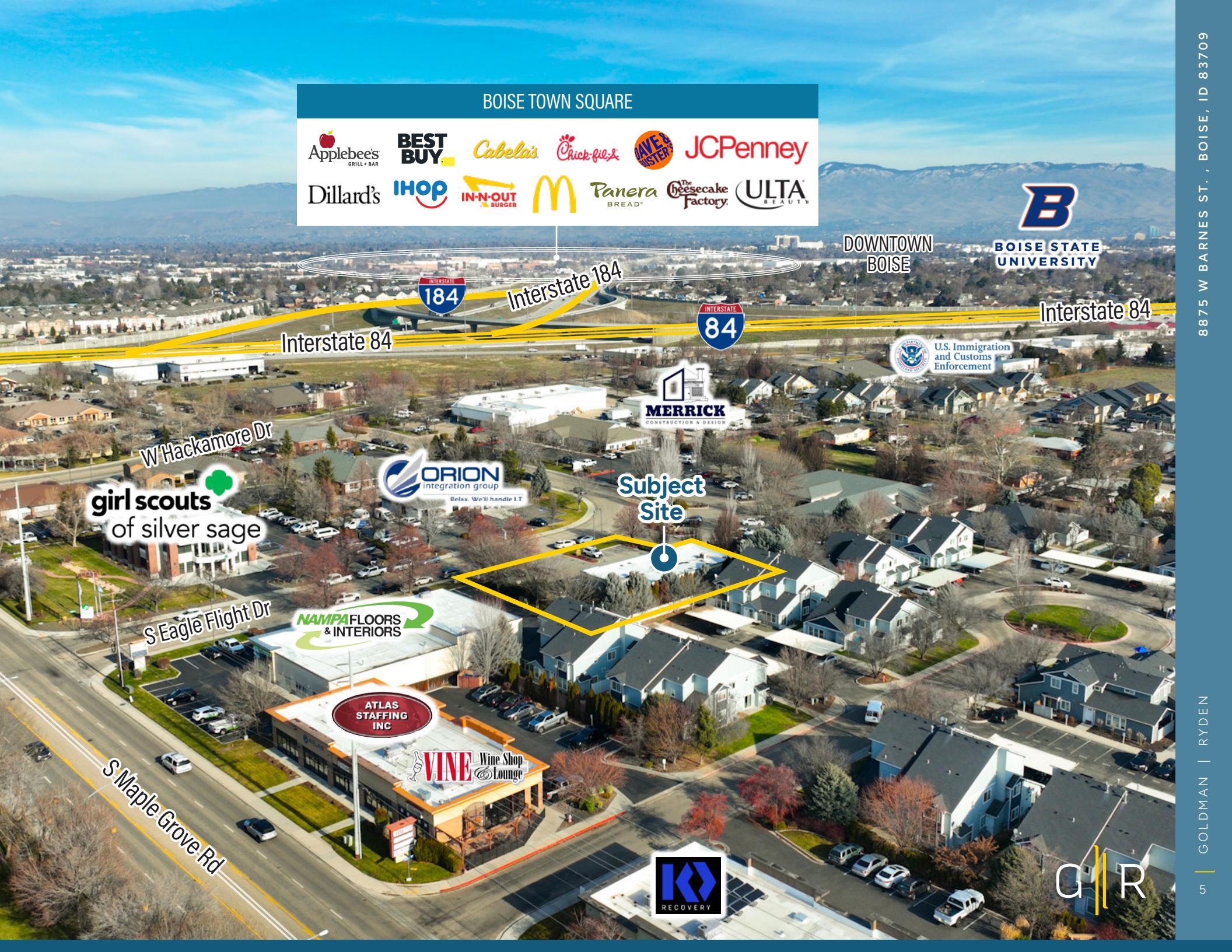
TENANT	Treasure Dental Lab of Boise
BASE RENT	\$90,100
INITIAL TERM	5 Years
LEASE COMMENCEMENT DATE	At Close of Escrow
LEASE EXPIRATION DATE	5 years following the close of escrow
RENEWAL OPTIONS	4 x 5
INCREASES	10% every 5 years
LEASE TYPE	Triple Net
USE	Medical
PROPERTY TAXES	Tenant's Responsibility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



About Treasure Valley Dental

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



BOISE STATE
UNIVERSITY

Interstate 84



Interstate 184



Interstate 84



DOWNTOWN
BOISE



U.S. Immigration
and Customs
Enforcement

girl scouts
of silver sage



Relax. We'll handle IT.



ATLAS
STAFFING
INC



Subject
Site



G|R

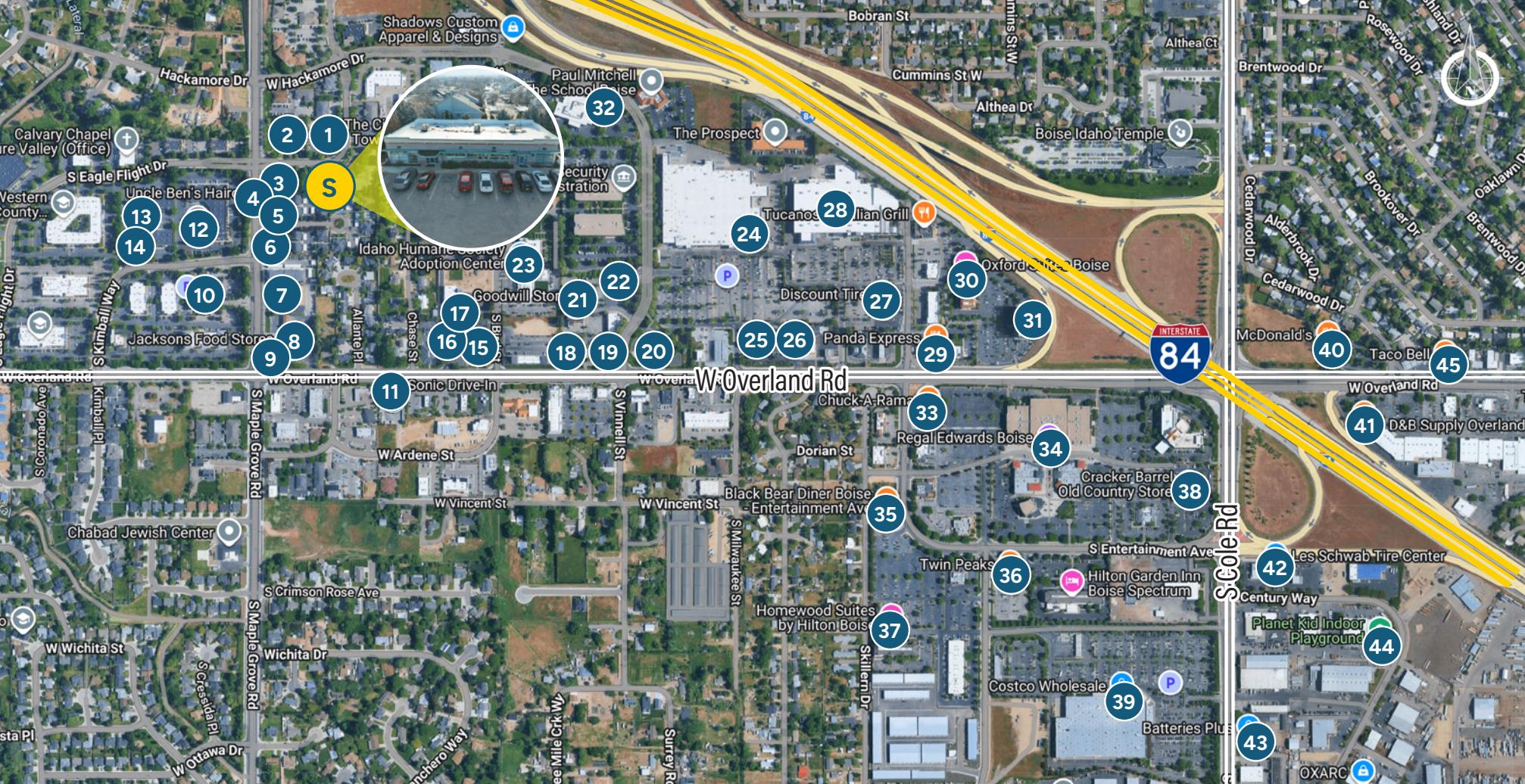
S Maple Grove Rd

W Hackamore Dr

S Eagle Flight Dr







NEARBY TENANTS

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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