

ABSOLUTE NNN INVESTMENT FOR SALE

4903 W. Overland Rd., Boise, ID 83705



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

JASON O'VERY

Principal

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PROPERTY DETAILS

SALE PRICE	\$1,597,090
PRICE/SF	\$433
BLDG. SIZE	3,688 SF
SITE AREA	0.61 AC
REMODELED	2025
YEAR BUILT	1967
TERM	10-Yr. Lease 10% Escal./5 Yrs. (3) 5-Yr. Options
NNN RENT	\$87,840/yr
CAP RATE	5.5%
TENANT	Big Daddy's BBQ & Brew
ZONING	MX-2
PARCEL	S1020120780



EXECUTIVE SUMMARY

Lee & Associates is pleased to present this absolute triple net investment opportunity to purchase the recently opened Big Daddy's BBQ & Brew location. The property is located directly adjacent to Hillcrest Country Club. Big Daddy's BBQ & Brew, with their award winning Idaho BBQ opened their second location in August of 2025. Conveniently located on the Southeast corner of Overland & Orchard, the site is shadow anchored by national retailers including Albertsons, Walgreens, and Primary Health. The 3,688 SF building went through a complete remodel including new plumbing, electrical, roof, and HVAC equipment. This is an absolute triple net lease with no landlord responsibilities.

COMPLETE REMODEL WITH NEW PLUMBING, ELECTRICAL, ROOF, & HVAC EQUIPMENT



LEASE SECURITY

Personal guarantee provided for the Ten-Year Primary Term. This ensures added security and commitment for the lease.



BUILDING RENOVATION

Complete remodel of the building. Updates enhance functionality, curb appeal, and long-term value.



TRAFFIC EXPOSURE

Overland Road exposure with 17,240 vehicles per day. Strong visibility supports consistent tenant and customer traffic.



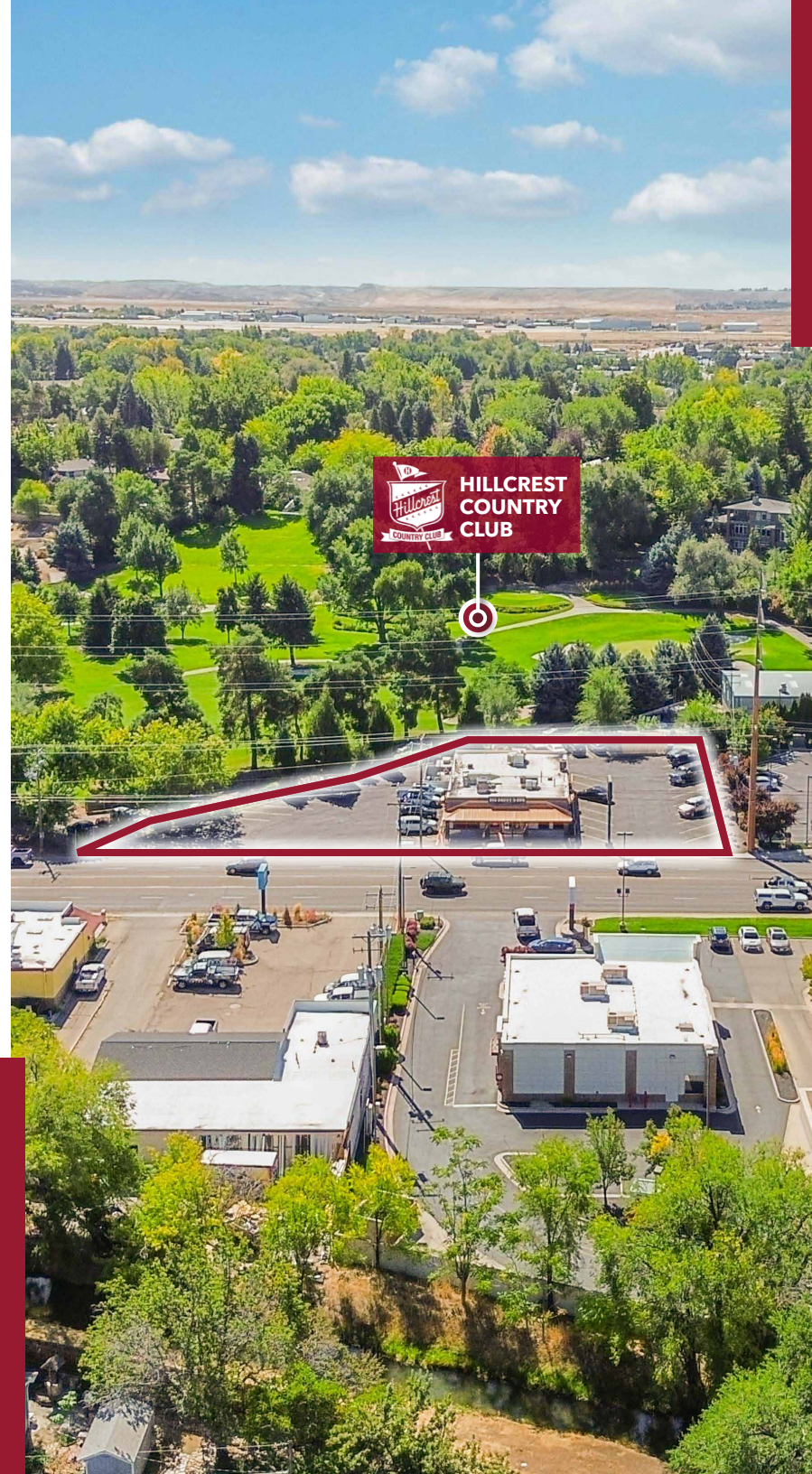
AMPLE PARKING

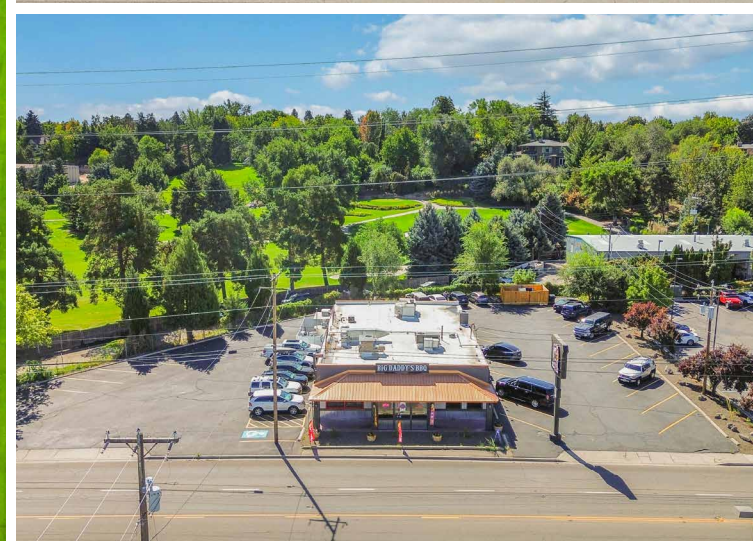
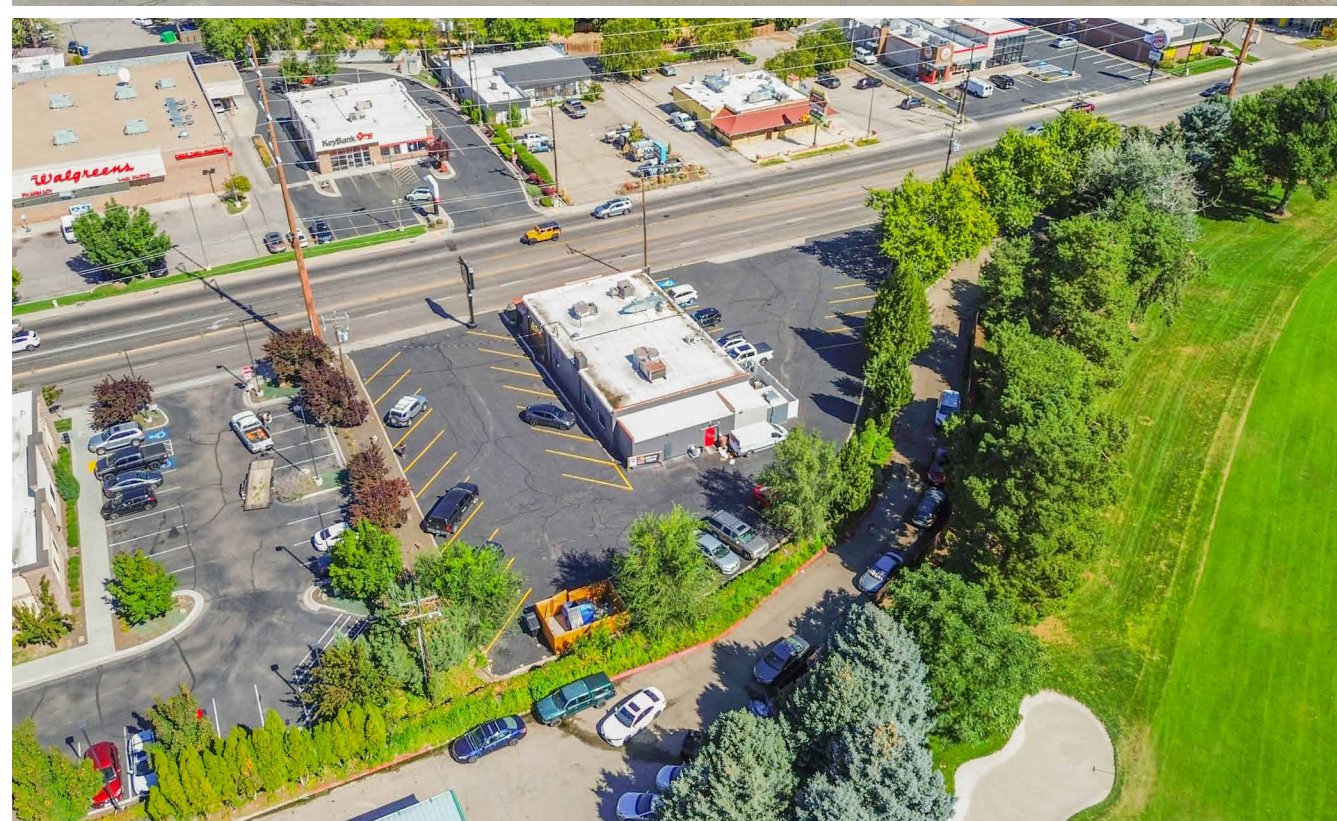
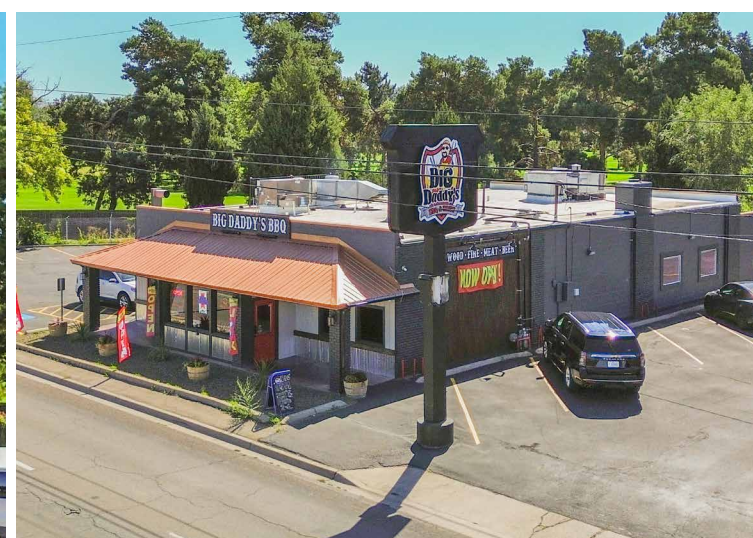
Ample on-site parking with 37 stalls. Capacity is well-suited to accommodate both employees and visitors.



PRIME LOCATION

Well-positioned to serve the Boise Bench with convenient access. Centrally located with strong connectivity to major corridors.







Albertsons FAMILY DOLLAR planet fitness EXPRESS APPLIANCE



W. OVERLAND RD.



INTERSTATE - 1.0 MILE



BOISE AIRPORT - 2.8 MILES

TENANT PROFILE



ABOUT THE TENANT

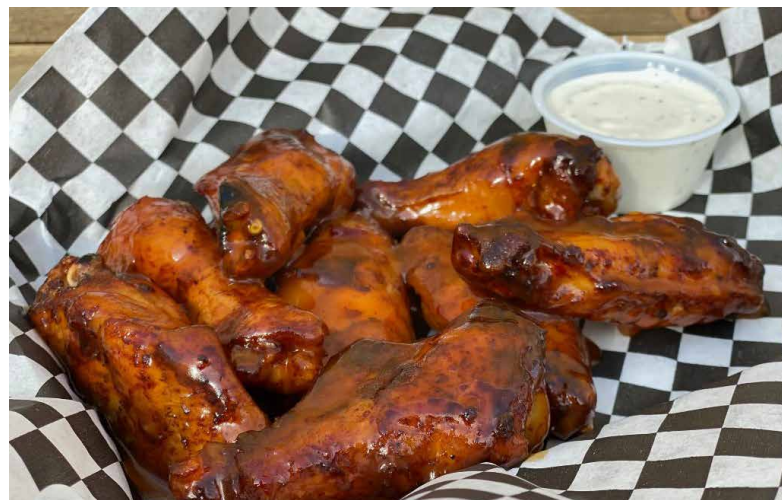
Big Daddy's BBQ is a locally owned and operated restaurant known for its authentic, slow-smoked barbecue. Established with a passion for Southern-style flavors, the restaurant has become a staple in Boise for its generous portions, family-friendly atmosphere, and commitment to quality.

BRAND STRENGTHS

- Strong local following with consistent 5-star customer reviews
 - Popular dine-in and takeout destination
- Community-oriented with partnerships in local events and charities
 - Competitive niche in Boise's fast-growing food scene

MENU HIGHLIGHTS

- Signature smoked brisket, pulled pork, and ribs
- House-made sauces and classic Southern sides
- Catering services for private events, corporate gatherings, and community functions



RENT ROLL



BIG DADDY’S BBQ & BREW

LEASE DATES	SF	ANNUAL RENT	MONTHLY RENT	RENT PSF	ESCALATIONS
04/01/2025- 03/31/2030	3,688	\$87,840	\$7,320	\$23.82	-
04/01/2030- 03/31/35	3,688	\$96,624	\$8,052	\$26.20	10%

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	47,433	154,930	263,015

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$74,097	\$96,275	\$103,198

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	20,154	66,805	108,447

LABOR FORCE

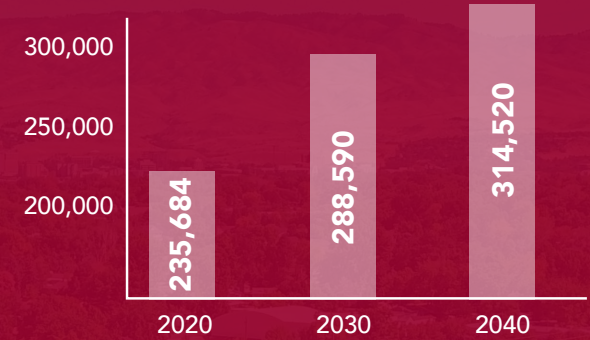
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	26,341	85,343	141,482

KEY EMPLOYERS

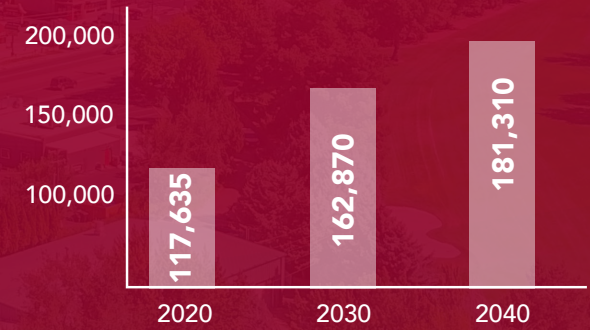
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

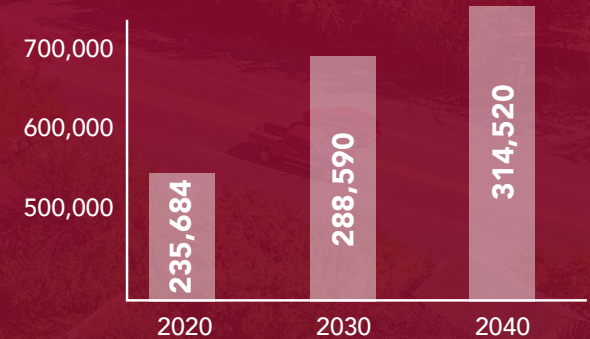
BOISE



MERIDIAN



ADA COUNTY



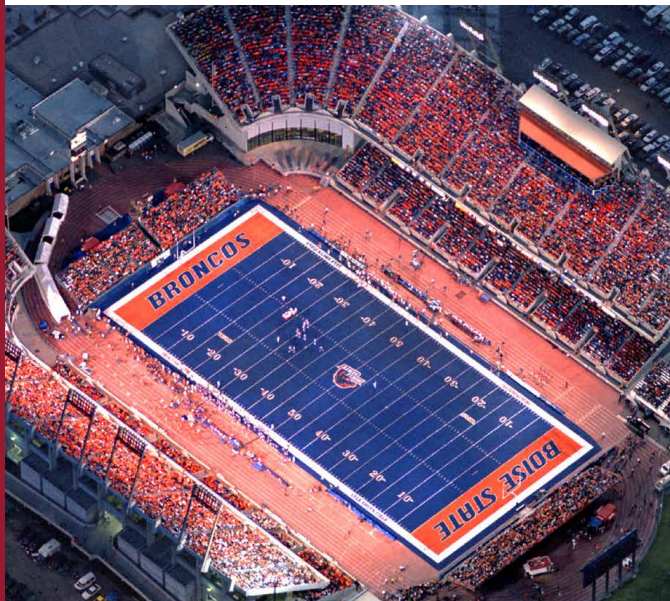
AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





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FOR MORE INFORMATION, PLEASE CONTACT

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