

FOR SALE | NEW CONSTRUCTION | SINGLE-TENANT GROUND LEASE

**P1FCU | 3635 W JOHNNY LN,  
EAGLE, ID 83616**



LEW GOLDMAN

208.867.0189

[lew@goldmanryden.com](mailto:lew@goldmanryden.com)

Licensed with Silvercreek Realty Group

MATT RYDEN

208.608.4089

[matt@goldmanryden.com](mailto:matt@goldmanryden.com)

Licensed with Silvercreek Realty Group

**GOLDMAN | RYDEN**

REAL ESTATE INVESTMENT SERVICES

# Executive Summary



This offering presents the opportunity to acquire a new construction, single-tenant ground lease in the highly desirable Eagle, Idaho submarket within the Boise MSA. The asset is secured by a 15-year absolute NNN ground lease with Potlatch No. 1 Financial Credit Union, providing a passive investment with zero landlord responsibilities. The tenant is responsible for all operating expenses, maintenance, and improvements, delivering a true hands-off ownership structure. The property is located within Mustang Crossing, a high-growth retail corridor with strong visibility, access, and traffic counts. Eagle represents one of the most affluent and supply-constrained markets in the region, benefiting from continued residential expansion and retail demand. The Boise MSA continues to rank among the fastest growing regions in the country, driven by significant in-migration, strong wage growth, and major economic catalysts including the expansion of Micron Technology. Micron's multibillion-dollar investment is expected to generate thousands of high-paying jobs and further accelerate population and economic growth across the region.

## OFFERING SUMMARY

<b>ADDRESS</b>	3635 W Johnny Ln, Eagle, ID 83616
<b>CAP RATE</b>	5.00%
<b>TENANT</b>	Potlatch No. 1 Financial Credit Union
<b>SIZE OF PARCEL</b>	1.403 acres
<b>YEAR OF CONSTRUCTION</b>	2026
<b>SIZE OF BUILDING</b>	5,000 SF +/-
<b>LEASE TERM</b>	15 Years
<b>LEASE TYPE</b>	Absolute NNN Ground Lease
<b>ANNUAL RENT/NOI</b>	\$85,000
<b>RENT INCREASES</b>	2% Annually
<b>NUMBER OF LOCATIONS</b>	31



**PRICE: \$1,700,000**

# Investment Highlights



- ◆ Absolute NNN ground lease structure eliminates management, capex, and expense risk. Zero landlord responsibilities.
- ◆ 15-year ground lease provides long-term income certainty with built-in rent growth.
- ◆ True passive investment ideal for out-of-town or 1031 exchange buyers.
- ◆ Located in Eagle, Idaho, one of the most affluent and supply-constrained submarkets in the Boise MSA.
- ◆ Explosive population and economic growth driven by immigration and job creation.
- ◆ Major economic tailwinds from Micron Technology expansion, bringing billions in investment and thousands of jobs.
- ◆ Strong traffic counts along primary corridor driving consistent consumer flow.
- ◆ Limited new retail supply in Eagle creates long-term demand and rent growth potential.
- ◆ Credit union tenant with essential service use, driving recurring customer visits.
- ◆ 2% Annual increases to hedge against inflation.
- ◆ Secure investment promising years of bankable cashflow.



# Lease Abstract



<b>TENANT</b>	Potlatch No. 1 Financial Credit Union
<b>BASE RENT</b>	\$85,000
<b>INITIAL TERM</b>	15 Years
<b>LEASE COMMENCEMENT DATE</b>	February 2, 2026
<b>LEASE EXPIRATION DATE</b>	February 1, 2041
<b>RENEWAL OPTIONS</b>	5 x 5 Years
<b>ANNUAL INCREASES</b>	2%
<b>LEASE TYPE</b>	Absolute NNN

<b>USE</b>	Credit Union
<b>PROPERTY TAXES</b>	Tenant's Responsibility
<b>INSURANCE</b>	Tenant's Responsibility
<b>COMMON AREA MAINTENANCE</b>	Tenant's Responsibility
<b>ROOF &amp; STRUCTURE</b>	Tenant's Responsibility
<b>HVAC</b>	Tenant's Responsibility

*\*The offering consists of fee simple ownership of the land only, subject to a long-term ground lease. Improvements are owned by the ground lessee during the lease term.*





Downtown Boise

Downtown Eagle

DUTCH BROS  
Coffee

Connect  
Pharma

SALT & LIGHT  
coffee lounge

Janet's Café  
American Cuisine

Edgewood  
where home & health care meet

EAGLE RIVER SMILES  
DENTAL FAMILY AND COSMETIC DENTAL CARE  
Exceeding Expectations Through Compassionate Care

Subject  
Site

W State St  
N 30000 Blvd

ROGHANI'S  
RESTAURANT

CAMILLE  
BECKMAN  
GIFT SHOP

G | R

# About The Tenant



## FOR THE PEOPLE

Your voice counts. As a not-for-profit financial cooperative, we're operated by a volunteer Board of Directors that has held over 1,000 monthly meetings since 1938. If you're a P1FCU member, you get to vote for our leaders and help shape our policies.

## GIVING BACK

We like getting involved. We give out scholarships to deserving students and provide financial support to community organizations. Our employees donate more than 5,500 volunteer hours annually to over 300 organizations and events.

## ALWAYS GROWING

We're always looking to get bigger and better. We've gone from 353 members in 1938 to more than 100,000 today. We've outgrown that car trunk and now have more than thirty locations that serve 19 Idaho counties, eight Oregon counties, and the entire state of Washington.

## FULL SERVICE

We're all about convenience. We feature a wide range of checking accounts, savings tools, and affordable loans for individuals, families, and businesses. We have cutting-edge digital banking services that help members manage their money from anywhere. And we go above and beyond by offering insurance coverage and investment help.

And finally, we remain true to those roots. With everything we do, we continue our tradition of personal service and financial stability. We believe, just as our 12 hard-working founders did, that we're all stronger when we pull together.

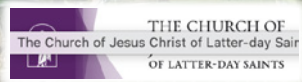
To learn more, visit: <https://www.p1fcu.org/our-story>

**Company Type:** Private





Eagle High



THE CHURCH OF  
The Church of Jesus Christ of Latter-day Saints  
OF LATTER-DAY SAINTS

Eagle Creek  
Community



where home & health care meet

Subject  
Site



EAGLE RIVER SMILES  
FAMILY AND COSMETIC DENTAL CARE  
Exceeding Expectations Through Compassionate Care

W State St - +/- 30,000 VPD



ROGHANI'S  
RESTAURANT

CAMILLE  
BECKMAN  
GIFT SHOP

W State St - +/- 30,000 VPD

Subject  
Site



G | R



Subject Site



**Albertsons** **Walgreens**

**McDonald's** **SUPERCUTS** **WESTMARK** **First Tech**  
federal credit union

**Saint Alphonus**  
A Member of T my Health

**ANYTIME FITNESS**

**Chevron** **Wendy's** **CapEd** **Idaho PIZZA** **THE Middle**  
GOOD COOKIN'



**Fred Meyer** **KNEADERS** **jamba** **Starbucks**

**WinCo FOODS** **Olive Garden** **Little Caesars Pizza** **Idaho Central** **Starbucks**  
CREDIT UNION

**Wendy's** **CHIPOTE** **Shell** **BLACK ROCK** **McDonald's** **TACO BELL**  
COFFEE BAR

**BANK OF AMERICA** **DEL TACO** **DOLLAR TREE** **T Mobile** **Goldenwest**  
CREDIT UNION

**Staples** **Sinclair** **target**

**IDAHO FITNESS FACTORY** **KFC** **Starbucks**

  
**VIEW ON  
GOOGLE MAPS**

**GIR**

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