

A+ LOCATION | STRONG OPERATOR | BRAND NEW 10 YEAR SALE-LEASEBACK



Absolute Triple Net – Zero Landlord Responsibilities

10 YEAR SALE-LEASEBACK

205 W LOGAN ST, CALDWELL, ID 83605

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Executive Summary

This offering presents the opportunity to acquire a **stabilized, single-tenant sale-leaseback** in **Caldwell, Idaho**, within the growing Treasure Valley market. The property is occupied by **European Denture Center**, a long-standing healthcare operator, under a **new 10-year absolute triple-net (NNN) lease** commencing at the close of escrow, providing **zero landlord responsibilities** and truly passive cash flow. **Annual rent increases** support predictable income growth and inflation protection.

The property benefits from Caldwell's continued population growth, expanding healthcare demand, and the strong fundamentals of the broader **Boise MSA**. Healthcare-focused sale-leasebacks have historically demonstrated durability across economic cycles, making this investment well suited for buyers seeking **secure, long-term income** backed by an established operator with a clear commitment to the location.

OFFERING SUMMARY

ADDRESS	205 W Logan St, Caldwell, ID 83605
TENANT	European Denture Center
NOI	\$71,820
CAP RATE	6.25%
ANNUAL INCREASES	3%
RENEWALS	4-5 Year Options
LEASE COMMENCEMENT DATE	Close of Escrow
LEASE EXPIRATION DATE	10 years following Close of Escrow
INVESTMENT TYPE	Sale-Leaseback
SIZE OF BLDG	2,052 SF
LEASE TYPE	Absolute Triple Net - Zero Landlord Responsibility

SALE PRICE: \$1,150,000



Investment Highlights

- ◆ **Strategically located in Caldwell, Idaho**, within a well-established and growing submarket of the Treasure Valley.
- ◆ **Long-established, highly profitable European Denture Center tenant.**
- ◆ **Brand-new 10-year absolute NNN lease** to be executed at close of escrow.
- ◆ **Zero landlord responsibilities**, offering a truly passive, turnkey investment.
- ◆ **Annual rent increases** provide built-in inflation protection and long-term income growth.
- ◆ **Ideal for out-of-area investors** seeking secure, stable, and dependable cash flow.
- ◆ **Tenant demonstrates strong commitment to location**, reinforcing long-term occupancy stability.
- ◆ **Institutional-quality real estate** located in the best part of town with durable long-term fundamentals.

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.



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About European Denture Center



EUROPEAN
DENTURE CENTER



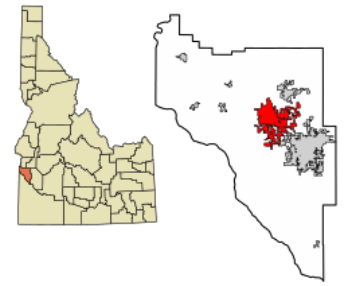
<https://eurodenture.com>

Locations: 2

European Denture Center (eurodenture.com) is a denture care provider serving patients primarily in Idaho (Boise and Caldwell) with a range of denture and oral appliance services. They offer full, partial, immediate, and implant-supported dentures, as well as mouthguards, repairs, and relines, often at competitive prices. The practice emphasizes custom-made, comfortable dentures using up-to-date technology and flexible payment options, including insurance and financing. They also provide patient resources like telehealth consultations and denture care education.

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About Caldwell, Idaho



Caldwell is a key city in Canyon County, Idaho, located in the western part of the state within the greater Treasure Valley region. Positioned west of Boise, Caldwell serves as an important agricultural, educational, and industrial center with growing ties to the broader regional economy.

Agriculture remains a cornerstone of Caldwell's economy. Surrounded by some of Idaho's most productive farmland, the area is known for crops such as potatoes, onions, sugar beets, corn, wheat, and hops, along with a strong dairy and food-processing presence. Agribusiness, cold storage, and distribution facilities play a major role in supporting the local market.



Caldwell has a well-established manufacturing and industrial base, with companies involved in food processing, packaging, metal fabrication, machinery, and light industrial production. Its access to major transportation routes and proximity to the Boise metro area make it an attractive location for logistics, warehousing, and value-added manufacturing operations.

Education is another economic driver, anchored by the presence of the College of Idaho. The institution contributes to workforce development, cultural activity, and long-term economic stability, while supporting demand for housing, services, and local businesses.

The city also benefits from steady growth in healthcare and professional services, serving residents throughout Canyon County and nearby rural communities. Medical offices, clinics, and related support services continue to expand alongside population growth.



Caldwell's location within the Treasure Valley provides access to outdoor recreation, including nearby rivers, parks, and open space. While more agricultural and industrial in character than Boise, Caldwell continues to see investment tied to population growth, affordability, and its role as a complementary market within the greater Boise metropolitan area.

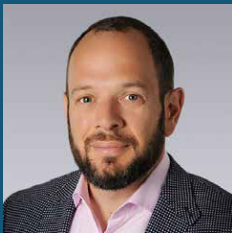


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