

SINGLE-TENANT NNN MEDICAL INVESTMENT

6357 N. Fox Run Way, Meridian, ID 83646



EXECUTIVE SUMMARY

Lee & Associates is pleased to present this single-tenant NNN medical investment. This urgent care facility is 5,375 SF which is 100% leased by Saltzer Health Clinic & Urgent Care. This NNN investment is an excellent opportunity for investors searching for long-term and consistent cash flow. Saltzer Health is currently on its 3rd year of a 15-year lease with an annual increase of 2.5%.

The property is positioned in a sought-after and growing area in the Treasure Valley. The city of Meridian has been acclaimed as one of the fastest growing communities in the U.S. New retail developments nearby include Orchard Park Plaza and Costco. It's just minutes from The Village at Meridian, Hwy 55, and the Ten Mile Corridor.

PROPERTY HIGHLIGHTS

- » Long term lease
- » Excellent location
- » Great exposure
- » Newer construction/BTS medical

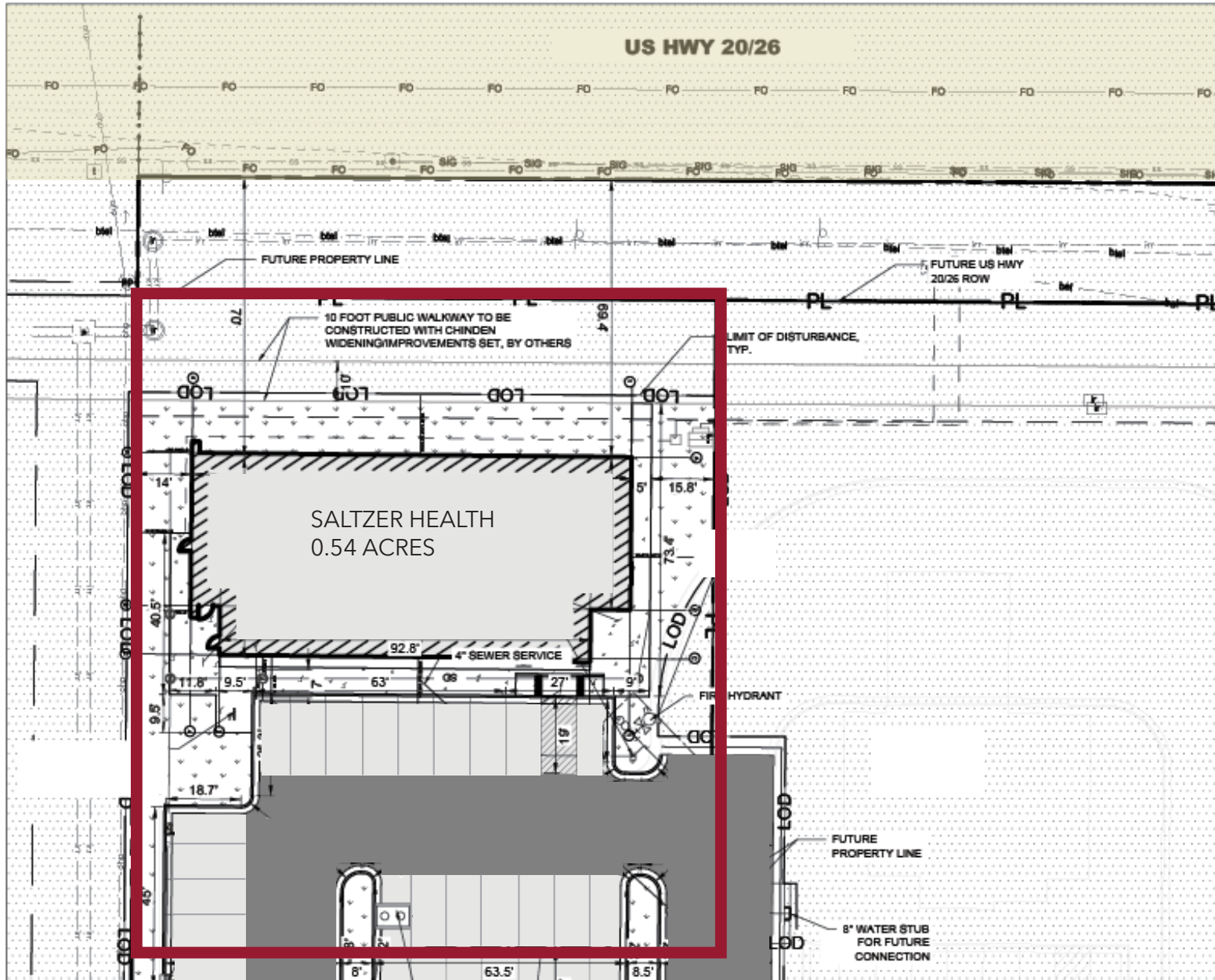


PROPERTY DETAILS

SALE PRICE	\$4,423,404
FINANCIALS	Contact Agent
PRICE/SF	\$823
BLDG. SIZE	5,375 SF
SITE AREA	0.54 AC
SUBMARKET	Boise City/Nampa
MARKET	Meridian
ZONING	C-C
PARCEL	R6905540020



SITE PLAN



COSTCO
WHOLESALE

WinCo
FOODS

meridian
library
district

ORCHARD PARK
Olive Garden
Wendys
SHELL
CHIPOTLE
MO' BETTINS
HAWAIIAN STYLE FOOD
Idaho Central
CREDIT UNION

EAGLE ISLAND MARKETPLACE
STARBUCKS COFFEE
verizon
CHASE
COMMERCIAL TIRE
Great Clips
SUBWAY
i'm lovin' it
FLAT TOP
Copa Vida
Orangetheory FITNESS
BLAZE PIZZA
O'Reilly
AUTO PARTS

Fred Meyer

1
ST
FEDERAL

W

Chinden Blvd.

Fox Run Way

20

26

AREA ANALYTICS

MERIDIAN

POPULATION

	2-MILE	4-MILE	6-MILE
2023 Population	40,000	132,113	218,571

INCOME

	2-MILE	4-MILE	6-MILE
2023 Average Household Income	\$170,000	\$133,459	\$123,359

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2023 Total Households	12,521	46,696	79,420

LABOR FORCE

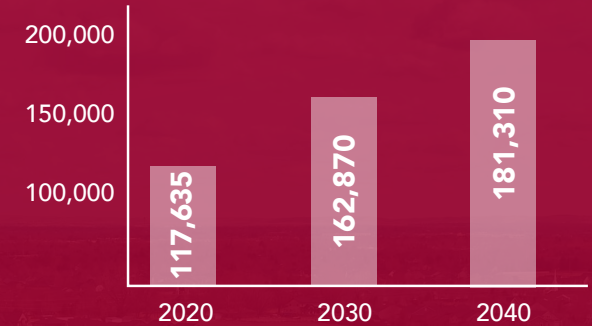
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	19,285	64,135	108,039

KEY EMPLOYERS

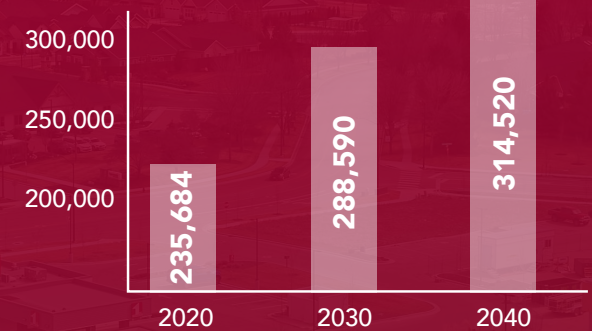
	# OF EMPLOYEES
West Ada School District	5,000+
St. Luke's Regional Medical Center	2,000+
Blue Cross of Idaho	1,500+
Walmart	1,500+
Scentsy Inc.	1,500+

GROWTH PROJECTION

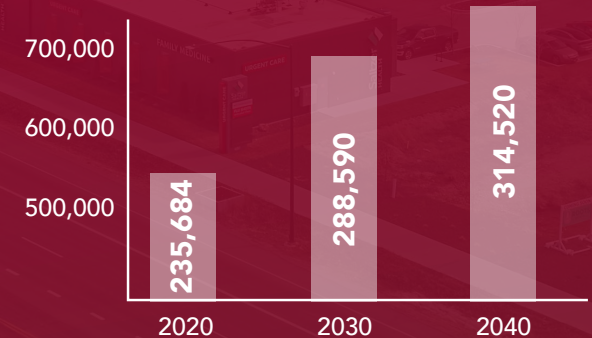
MERIDIAN



BOISE



ADA COUNTY

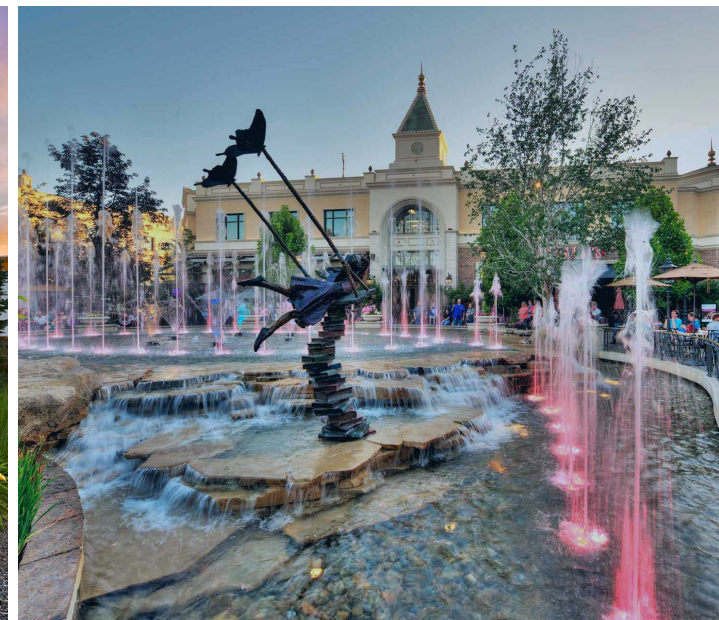
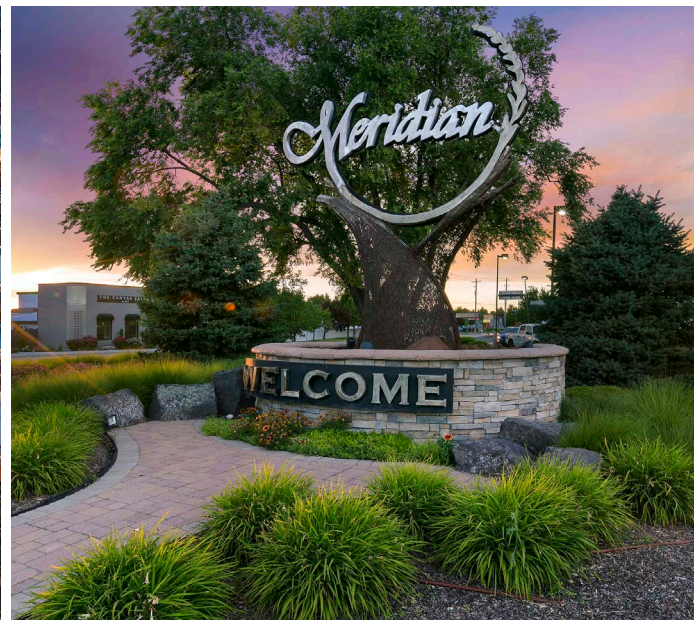


AREA OVERVIEW

MERIDIAN, IDAHO

Centrally located in the heart of Treasure Valley, and a short 15-minute drive from the Boise Airport, Meridian offers a plethora of amenities to include beautiful city parks, locally owned and operated restaurants, shopping, and entertainment options. Whether you want to enjoy dinner and a movie at the Village at Meridian, escape the heat at the Roaring Springs Water Park, catch a race at the Meridian Speedway, or have a picnic at one of the many city parks, the opportunities to create lasting memories are endless.

The City of Meridian is the second largest city in Idaho, and is strategically placed in the heart of the Treasure Valley just 6 miles west of Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an estimated population of 140,067 people. Health sciences and technology industries are a strong focus in Meridian, with an 18,000 acre health sciences and technology corridor attracting dozens of new businesses each year.



CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 6357 N. Fox Run Way, Meridian, ID 83646 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





FOR MORE INFORMATION, PLEASE CONTACT

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