1388 S ENTERTAINMENT AVE. | BOISE IDAHO 83709

SINGLE TENANT

NNN INVESTMENT SALE





Jeffrey Hall

208.794.8020

jhall@nwcommercialgroup.com thall@nwcommercialgroup.com

Tamara Hall

208.869.1308

1388 S ENTERTAINMENT AVE. | BOISE IDAHO 83709

OFFERING OVERVIEW

Northwest Commercial Advisors is pleased to offer for sale this single tenant NNN leased restaurant located at 1388 S. Entertainment Ave. in Boise, Idaho. The property is leased by Tucanos Boise, LLP with their lease expiring in February of 2029. They have annual escalations of 2.5% and two, 5-year renewal options available with the same terms.

Tucanos Brazilian Grill is a sought after destination restaurant, that offers a unique dining experience. Their menu offers a fusion of South American and European cuisine including all-you-can-eat freshly grilled meat, specialty skewers, and vegetables. In their vibrant space, meal options are brought to the guest's table for their personal selection and is the only Brazilian Grill in its market. Consistently being a top performer, this investment is a exceptional opportunity with a proven and successful operator and location.

	Tenant:	Tucanos Boise
	Lease Term:	Through 2/28/2029
	Financials:	Available Upon Request





1388 S ENTERTAINMENT AVE. | BOISE IDAHO 83709

PROPERTY SUMMARY



Offering Price:	\$5,260,000
NOI:	\$360,356
CAP Rate:	6.85%

Building Square Footage

7,819 SF

Lot Size

1.1 acres

Year Built

2009

Property Type

Freestanding Restaurant

Parking Spaces

12/1000 (60+ stalls)



1388 S ENTERTAINMENT AVE. | BOISE IDAHO 83709

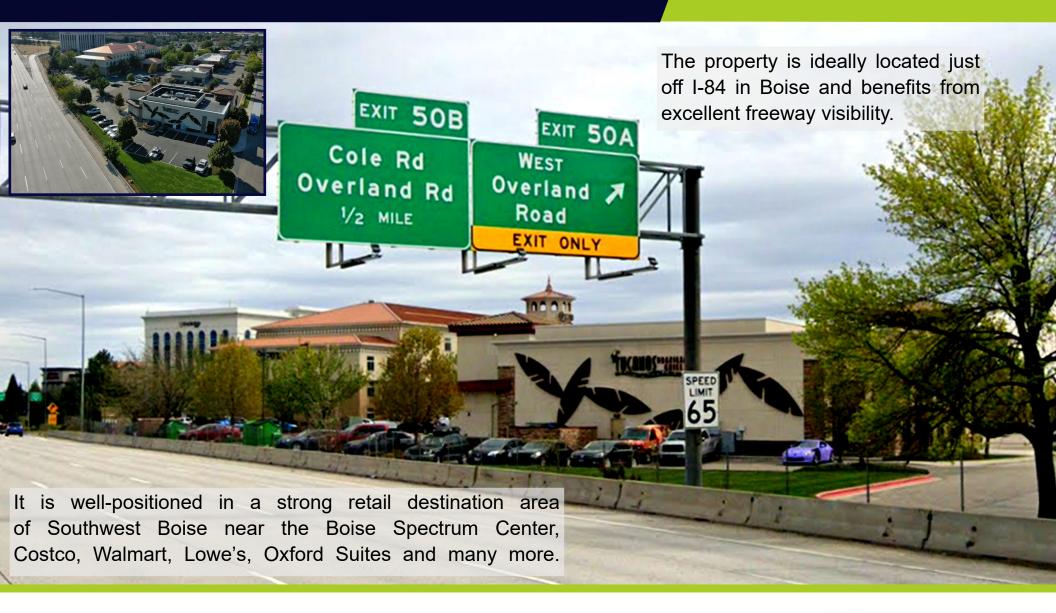
BUILDING PHOTOS





1388 S ENTERTAINMENT AVE. | BOISE IDAHO 83709

PROPERTY LOCATION





1388 S ENTERTAINMENT AVE. | BOISE IDAHO 83709





1388 S ENTERTAINMENT AVE. | BOISE IDAHO 83709



