

TUCANOS RESTAURANT

1388 S ENTERTAINMENT AVE. | BOISE IDAHO 83709

SINGLE TENANT

NNN INVESTMENT SALE



N NORTHWEST
COMMERCIAL ADVISORS LLC

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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 an exceptional opportunity with a proven and successful operator and location.



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

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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)

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BUILDING
PHOTOS



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PROPERTY
LOCATION

The property is ideally located just off I-84 in Boise and benefits from excellent freeway visibility.



SPEED
LIMIT
65

It is well-positioned in a strong retail destination area of Southwest Boise near the Boise Spectrum Center, Costco, Walmart, Lowe's, Oxford Suites and many more.

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Employees:	168,000+ within 5 - Mile Radius
Residents:	586,000+ inside 22- Mile Trade Area Est. 30 min Drive

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