

BRAND NEW 10 YEAR LEASE | NEW CONSTRUCTION | A+ LOCATION | HUGE TRAFFIC COUNTS



*Representative photo of property*

## For Sale – 13,000sf Gym – 12 Unit Operator

HIGHLY DESIRABLE SINGLE TENANT NET LEASED INVESTMENT

3171 Quintale, Meridian, ID 83646

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# Executive Summary



GoldmanRyden is pleased to present the opportunity to acquire Idaho Fitness Factory, a brand-new, single-tenant net leased investment located on high-traffic Ten Mile Road in Meridian, Idaho, one of the fastest-growing cities in the U.S.

The property features new construction and a 10-year corporate-guaranteed lease with annual 3% increases, offering secure, long-term income. The lease is NNN, with minimal landlord responsibilities.

Strategically positioned in a dense residential area and surrounded by strong national retailers, the site benefits from excellent visibility, steady consumer demand, and durable market fundamentals. With strong corporate credit backing the lease, this asset provides a low-risk, passive investment in a rapidly expanding submarket.

## OFFERING SUMMARY

<b>ADDRESS</b>	3171 Quintale, Meridian, ID 83646
<b>TENANT</b>	Idaho Fitness Factory
<b>SIZE OF BLDG</b>	13,000 SF
<b>LOT SIZE</b>	1.61 acres
<b>NOI</b>	\$525,000*
<b>LEASE TERM</b>	10 Years
<b>LEASE TYPE</b>	Triple Net
<b>LEASE COMMENCEMENT DATE</b>	~ January 15, 2026 or at CofO
<b>LEASE EXPIRATION DATE</b>	~ January 15, 2036
<b>ANNUAL INCREASE</b>	3%
<b>CAP RATE</b>	6%
<b>CREDIT</b>	Corporate, Contact Agent
<b>LOCATIONS</b>	12

*\*Official NOI will be determined at closing when final construction costs are received.*

**SALE PRICE: \$8,750,000**



*Representative photo of property*



# Lease Summary



## LEASE ABSTRACT

**TENANT** Idaho Fitness Factory

**BASE RENT** ~ \$525,000

**INITIAL TERM** 10 Years

**LEASE COMMENCEMENT DATE** ~January 15, 2026

**LEASE EXPIRATION DATE** ~January 15, 2036

**RENEWAL OPTIONS** 2 x 5 Years

**ANNUAL INCREASES** 3%

**LEASE TYPE** Triple Net

**USE** Fitness

**PROPERTY TAXES** Tenant's Responsibility

**INSURANCE** Tenant's Responsibility

**COMMON AREA MAINTENANCE** Tenant's Responsibility

**ROOF & STRUCTURE** Landlord Responsibility

**PARKING LOT** Landlord Responsibility

**HVAC** Tenant's Responsibility

**GUARANTY** Tenant's Corporate Entity





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# About Idaho Fitness Factory



Idaho Fitness Factory is a locally owned and operated gym chain serving the Treasure Valley, with convenient locations in Boise, Meridian, Nampa, Caldwell, and beyond. Open 24/7 with no contracts or hidden fees, the gym offers a welcoming, no-pressure environment focused on affordability and accessibility. Each facility is equipped with a full range of cardio and strength equipment, free weights, circuit machines, dry saunas, tanning, locker rooms, and more. Members enjoy clean, well-maintained spaces, helpful staff, and the flexibility to work out on their own schedule, making IFF a favorite among beginners and experienced gym-goers alike.

To learn more, visit: <https://idahofitnessfactory.com/>

**Company Type:** Private



- ◆ Highly desirable Single Tenant Net Leased Investment with extremely strong corporate guaranty.
- ◆ Immensely successful business and operation which continues to experience significant membership and sales growth.
- ◆ Institutional quality credit.
- ◆ Idaho Fitness Factory executed a brand new 10 year term which will commence in January of 2026.
- ◆ Idaho Fitness Factory was founded in 2011 and has grown to 12 units spread across the Boise MSA.
- ◆ Brand new state of the art construction.
- ◆ Rare annual increases of 3% which will hedge against any inflation risk.
- ◆ Set in one of the markets premier retail corridors.
- ◆ Huge traffic counts and population density surround the property.
- ◆ Limited Landlord Responsibilities on a brand new building.







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