

100% OCCUPIED
NNN INVESTMENT
FOR SALE

7655 NORTH
JENNIE LANE
BOISE, ID 83714

LEE & ASSOCIATES IS
PLEASED TO PRESENT
THE RIVER ACADEMY
PRESCHOOL AND
LEARNING CENTER
PROPERTY FOR SALE.
THIS 10,060 SQUARE FOOT
TRIPLE NET INVESTMENT
IS LOCATED OFF EAST
STATE STREET NEAR THE
TOWN OF EAGLE, ID.



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

leeidaho.com



PROPERTY FEATURES



ECONOMIC DATA

- SALE PRICE : \$3,650,000
- CAP RATE: 6.58%
- NOI: \$240,000

BUILDING DATA

- BUILDING TYPE: CLASS A RETAIL/OFFICE
- BUILDING SF: 10,060 SF
- LOT SIZE: 0.56 ACRES
- ZONING: C-2D
- OCCUPANCY: 100%
- YEAR BUILT: 2018
- PARCEL NUMBER: R7025310066

LOCATION

COMPLETED IN 2018, LOCATED NEAR EAST STATE STREET AND HWY 55, THIS PROPERTY IS SHADOW ANCHORED BY NATIONAL TENANTS AND SURROUNDED BY NEW RESIDENTIAL AND COMMERCIAL DEVELOPMENT.

HIGHLIGHTS

- NEW MULTI-LEVEL CLASS A CONSTRUCTION
- FINANCIALLY STRONG TENANT
- APPROXIMATELY 8.5 YEARS REMAINING ON THE LEASE WITH RENEWAL OPTIONS
- CLOSE PROXIMITY TO MAJOR RETAIL AND RESIDENTIAL

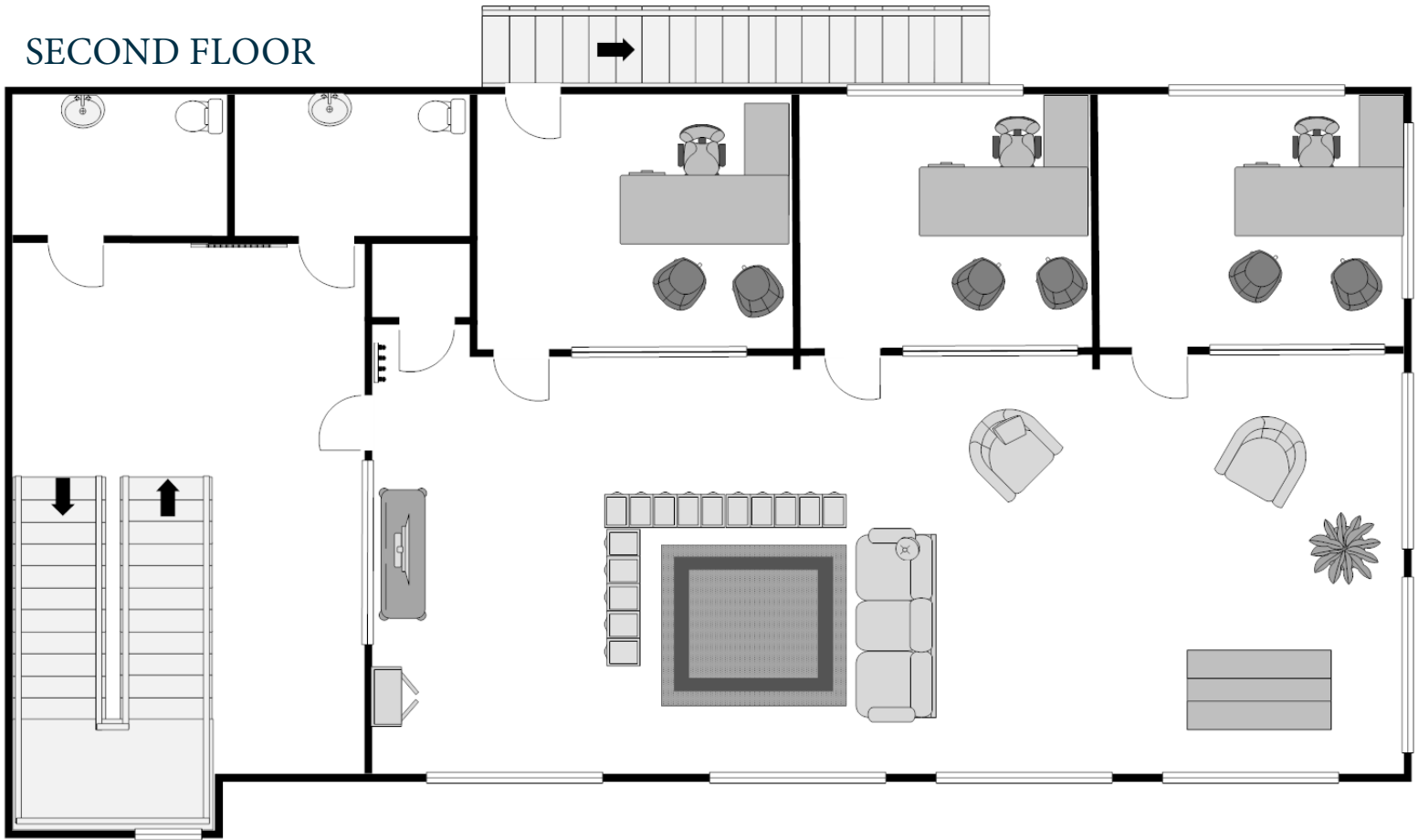
FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

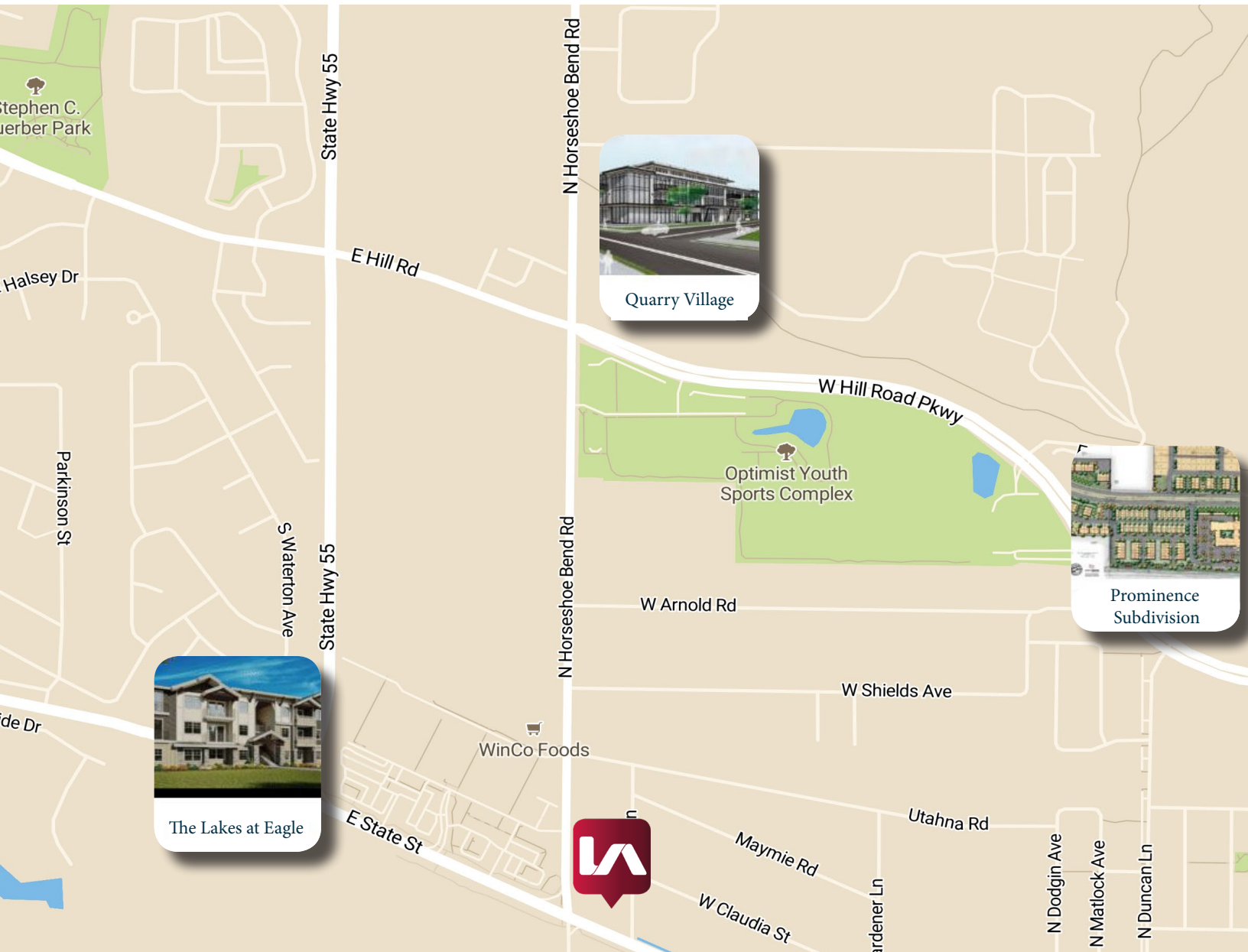
SECOND FLOOR



NEARBY AMENITIES



DEVELOPMENT MAP



The Lakes at Eagle

Project type: Multi-family
Description: Apartments
Developer: Manco Abbott
Status: Construction
Stories: 3
Units: 250

Quarry Village

Description: Mixed-use
Developer: Dowding & Stahl
Status: Announced
27-acre site envisioned for upscale residential, class A office space, retail and services.

Prominence Subdivision

Description: Multi-use housing project
Developer: WHPacific
Status: Permitting
Units: 286
Combined single and multi-family residential with 130 apartments and 156 single-family homes

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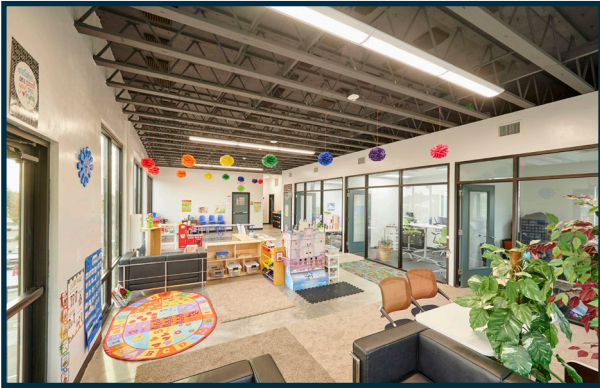
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River Academy
Preschool & Learning Center

TENANT PROFILE

RIVER ACADEMY PRESCHOOL AND LEARNING CENTER HAS BEEN BUILT IN RESPONSE TO THE NEED IN OUR COMMUNITY FOR HIGH QUALITY EARLY CHILDHOOD EDUCATION FOR YOUNG CHILDREN. WE WANT TO ENSURE THE BEST POSSIBLE EDUCATIONAL EXPERIENCE FOR YOUR CHILDREN WHILE MAINTAINING AN ENVIRONMENT OF STABILITY, SAFETY, CARE, EXPLORATION AND FUN. WE BELIEVE THESE TO BE ESSENTIAL ELEMENTS IN ENCOURAGING DEVELOPMENTAL GROWTH EDUCATIONALLY, COGNITIVELY, PHYSICALLY, MENTALLY AND EMOTIONALLY AS WE ADDRESS EACH LEARNER INDIVIDUALLY AND HOLISTICALLY.



RIVER ACADEMY IS SET UP TO OPERATE MONDAY THROUGH FRIDAY 6:30 A.M. TO 6:00 P.M. LUNCH WILL BE MADE UP OF A BALANCED MEAL PREPPED, COOKED, AND SERVED ON SITE. WE ARE GOING TO MAKE SURE THAT WE HAVE MORE THAN ENOUGH TEACHERS PER CLASSROOM OUR GOAL IS TO OPERATE A SCHOOL THAT NOT ONLY HAS A STRONG FOCUS ON THE PARENT'S AND CHILDREN'S SAFETY BUT ALSO IMPLEMENT CLEANLINESS AMONG CHILDREN AND STAFF. THE STATE OF THE ART BUILDING WILL HAVE FILTERS TO ELIMINATE GERMS, AND ITS OWN KITCHEN TO KEEP CHILDREN CLEAN AND HEALTHY.



TO ENSURE THAT THE CHILDREN CAN BE KEPT CLEAN, SAFE, AND SUPERVISED. WE WANT THE PARENTS TO FEEL THAT THEY ARE LEAVING THEIR CHILD WITH PROFESSIONALS THEY CAN TRUST. THE LOBBY OF THE BUILDING WILL BE SET UP WITH A FULL-TIME RECEPTIONIST AND A COMPUTER PROGRAM THAT WILL ONLY LET ALLOW THE PARENT ACCESS THE LOCKED BUILDING WITH PROPER CREDENTIALS.

DEMOGRAPHICS



BOISE, IDAHO

BOISE, IDAHO IS THE STATE CAPITAL, THE THIRD LARGEST CITY IN THE PACIFIC NORTHWEST, AND THE COUNTY SEAT OF ADA COUNTY. LOCATED ON THE BOISE RIVER IN SOUTHWESTERN IDAHO, THE POPULATION OF BOISE IS CURRENTLY 241,368. ONCE A HUB FOR EXTRACTION INDUSTRIES, THE CITY IS NOW A CENTER FOR HIGH TECH, AGRIBUSINESS, FOOD PROCESSING, SHARED SERVICES, MANUFACTURING AND STATE GOVERNMENT.

THE MAJOR EMPLOYERS LOCATED IN BOISE INCLUDE ALBERTSONS, J.R. SIMPLOT COMPANY, IDAHO PACIFIC LUMBER COMPANY, IDAHO TIMBER, WINCO FOODS, BODYBUILDING.COM AND CLEARWATER ANALYTICS. OTHER MAJOR INDUSTRIES HAVE A PRESENCE IN BOISE SUCH AS HEWLETT PACKARD AND WAL-MART.

DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2019 Total Population Est.	4,432	57,489	156,212
2024 Projection	4,797	62,993	171,329
Pop Growth 2019-2024	8.24%	9.57%	9.68%
Average Age	41.90	40.50	38.50
HOUSEHOLDS			
2019 Total Households Est.	1,755	21,898	58,021
HH Growth 2019-2024	8.32%	9.68%	9.57%
Average Household Inc.	\$76,807	\$70,627	\$66,564
Average Household Size	2.5	2.6	2.6
Median Home Value	\$285,740	\$275,359	\$254,151

Demographics gathered from CoStar

FORBES CONSISTENTLY RANKS THE BOISE VALLEY AS ONE OF THE TOP PLACES IN THE COUNTRY TO DO BUSINESS, HIGH QUALITY OF LIFE, RAISING A FAMILY, ENTERTAINMENT AND RECREATION. AMONG THIS FORBES RANKING IS A VARIETY OF OTHER NATIONAL ACCOLADES SUCH AS #1 TOP CITY WHERE YOU GET THE MOST FOR YOUR MONEY (BUSINESS ADVICE SOURCE), #1 BEST CITY FOR KIDS (LIVABILITY.COM), #9 FASTEST GROWING CITY (YAHOO), AND #5 MOST FAIR STATE TAX SYSTEMS (WALLETHUB).

BOISE VALLEY

- # 8 ON THE SAFEST CITIES IN THE WORLD
- 2ND LOWEST PROPERTY TAX IN THE COUNTRY
- 6TH BEST ECONOMIC OUTLOOK
- UNEMPLOYMENT 1.5% LOWER THAN THE NATIONAL AVERAGE
- 3RD MOST IMPROVED STATE FOR BUSINESS,
- 1ST MOST FRIENDLY STATE FOR SMALL BUSINESS
- 6TH IN THE NATION FOR LOW COST OF LIVING
- #1 LOWEST COST OF DOING BUSINESS IN THE PACIFIC U.S.



TREASURE VALLEY STATISTICS

EMPLOYMENT AND ECONOMIC STRENGTH

SINCE 2006, THE ADA COUNTY LABOR FORCE HAS GROWN BY OVER 31,000, WITH 3.4% GROWTH BETWEEN 2015 AND 2016 ALONE. IN THE PAST DECADE, ADA COUNTY HAS INCREASED THE NUMBER OF JOBS BY ALMOST 19,000, AN IMPRESSIVE FIGURE CONSIDERING THIS TIME FRAME INCLUDED THE WORST RECESSION IN RECENT HISTORY.

ADA COUNTY HAS MORE JOBS THAN ITS LABOR FORCE CAN SUPPORT, REQUIRING COMMUTERS FROM NEIGHBORING COUNTIES TO FILL THEM. IDAHO IS

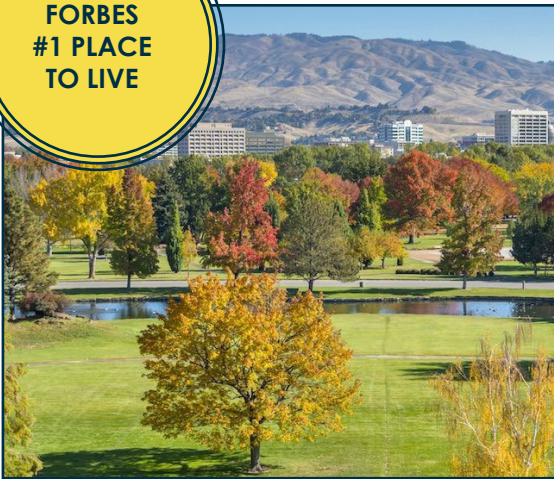


VOTED THE 6TH MOST INVENTIVE STATE IN THE COUNTRY, AND 1ST IN PATENTS PER CAPITA (COMMERCE.IDAHO.GOV).

IDAHO'S ECONOMY IS ONE OF THE STRONGEST IN THE NATION, THANKS TO A COMBINATION OF LOW TAXES, A BALANCED STATE BUDGET, AND A COMMON SENSE REGULATORY ENVIRONMENT. IDAHO BOASTS THE 2ND LOWEST PROPERTY TAX IN THE COUNTRY, 6TH BEST ECONOMIC OUTLOOK.

NOT ONLY IS IDAHO THE 3RD HIGHEST FOR PROJECTED JOB GROWTH RATE AND THE MOST IMPROVED STATE FOR BUSINESS, IT WAS ALSO VOTED THE MOST FRIENDLY STATE FOR SMALL BUSINESS. IDAHO STANDS BESIDE BUSINESS RATHER THAN STANDING IN THE WAY. WWW.COMMERCE.IDAHO.GOV

**FORBES
#1 PLACE
TO LIVE**



KEY MARKET ACCESS

IDAHO'S EASY ACCESS TO KEY MARKETS THROUGHOUT THE UNITED STATES AND BEYOND IS A MAJOR FACTOR IN BUSINESSES DECISION TO LOCATE HERE. WITH 5 INTERSTATES, 20 US HIGHWAYS, 30 STATE HIGHWAYS 7 COMMERCIAL AIRPORTS AND OVER 1,500 MILES OF RAIL, IDAHO HAS A STABLE TRANSPORT SYSTEM TO SUPPORT ANY SHIPPING NEEDS.

THE BOISE VALLEY ARE HOME TO SOME OF THE REGION'S TOP EMPLOYERS SUCH AS MICRON TECHNOLOGY, JR SIMPLOT, BLUE CROSS OF IDAHO, HEWLETT PACKARD AND BODYBUILDING.COM.FORBES CONSISTENTLY RANKS THE BOISE METRO AREA AS ONE OF THE TOP PLACES IN THE COUNTRY TO DO BUSINESS, HIGH QUALITY OF LIFE, RAISING A FAMILY, ENTERTAINMENT AND RECREATION. WWW.COMMERCE.IDAHO.GOV

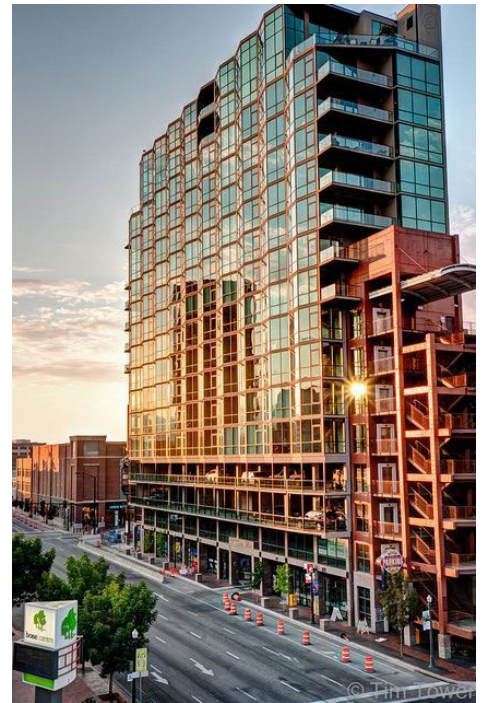
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IDAHO NATIONAL RANKINGS

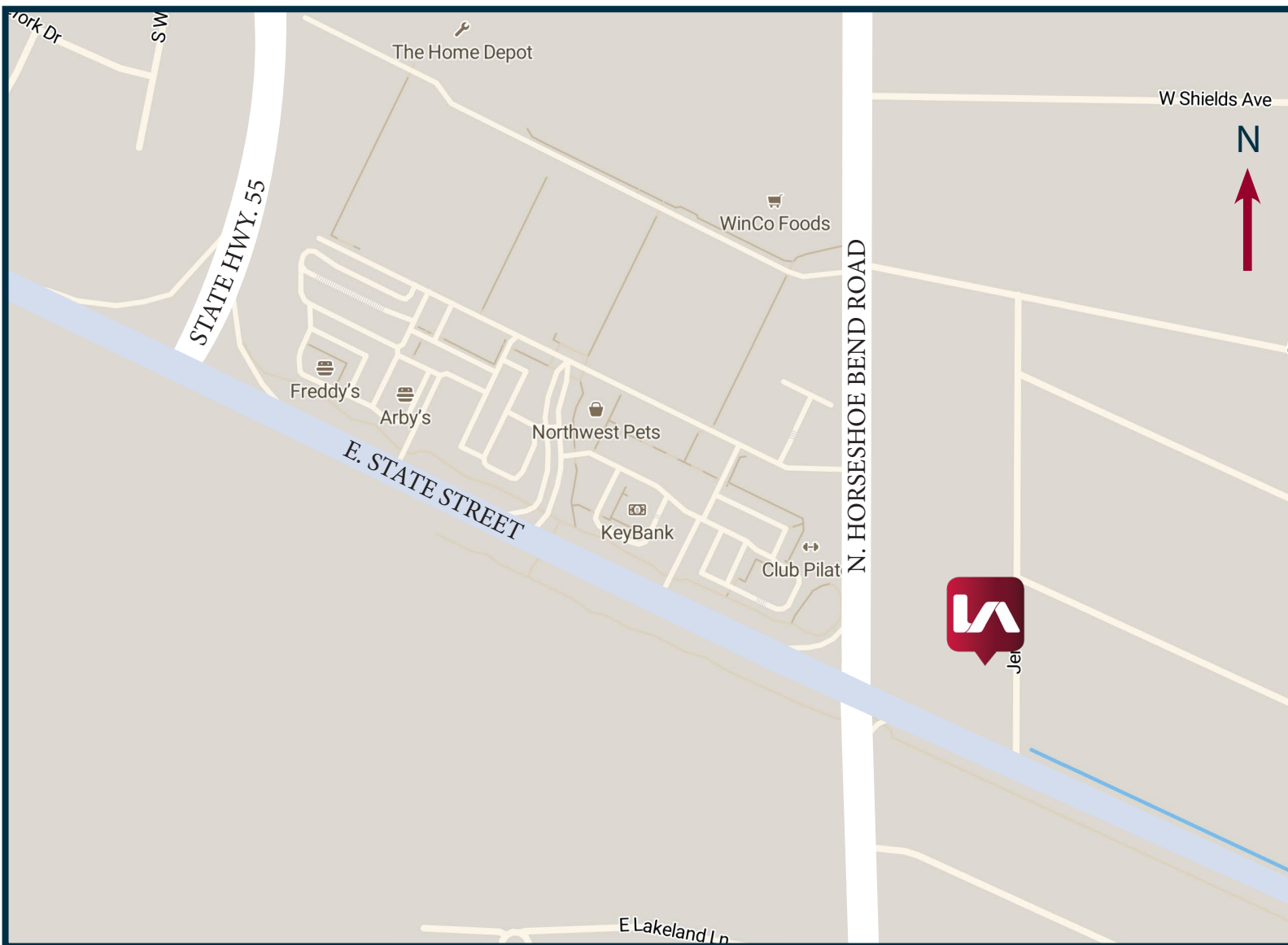


- **#6** BEST ECONOMY IN THE U.S.
- TOP **10** SAFEST STATE
- BOISE RANKED **#1** BEST PLACE TO LIVE
- TOP **10** AMERICAS FASTEST GROWING STATES
- **#11** FOR FISCAL STABILITY
- TOP **10** BEST CAPITAL CITY





TRAFFIC COUNTS



TRAFFIC COUNTS	STREETS	CROSS
31,186	E. STATE STREET	N. HORSESHOE BEND ROAD
12,227	N. HORSESHOE BEND ROAD	UTAHNA ROAD
12,916	STATE HWY. 55	E. STATE STREET

100% OCCUPIED
NNN INVESTMENT
FOR SALE

7655 NORTH
JENNIE LANE
BOISE, ID 83714

FOR MORE INFORMATION
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