



## NNN INVESTMENT FOR SALE

5008 NORTH PIERCE  
PARK LANE  
BOISE, ID 83714

LEE & ASSOCIATES IS  
PLEASED TO PRESENT  
THE RIVER ACADEMY  
PRESCHOOL AND  
LEARNING CENTER  
PROPERTY FOR SALE. THIS  
5,438 SQUARE FOOT TRIPLE  
NET INVESTMENT IS  
LOCATED OFF EAST STATE  
STREET AND PIERCE PARK  
LANE IN BOISE, IDAHO.



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

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## PROPERTY FEATURES

### ECONOMIC DATA

- SALE PRICE : \$1,700,000
- CAP RATE : 7.06%
- NOI: \$120,000

### BUILDING DATA

- BUILDING TYPE: RETAIL/OFFICE
- BUILDING SF: 5,438 SF
- LOT SIZE: .75 AC
- ZONING: R-1C
- OCCUPANCY: 100%
- YEAR BUILT: 1970 (RECENT REMODELING)
- PARCEL NUMBER: R1753001890

### LOCATION

LOCATED ON PIERCE PARK LANE, JUST OFF EAST STATE STREET IN THE CENTRAL PART OF BOISE, ID. THIS PROPERTY IS NESTLED IN A QUIET RESIDENTIAL COMMUNITY BUT STILL HAS HIGH VISIBILITY AND IS LOCATED NEAR SEVERAL COMMERCIAL AMENITIES.

### HIGHLIGHTS

- FINANCIALLY STRONG TENANT
- APPROXIMATELY 8.5 YEAR REMAINING ON THE ABSOLUTE NNN LEASE
- PERSONALLY GUARANTEED LEASE
- LONG STANDING AND REPUTABLE BUSINESS
- CLOSE PROXIMITY TO MAJOR RETAIL AND RESIDENTIAL

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# FLOOR PLAN



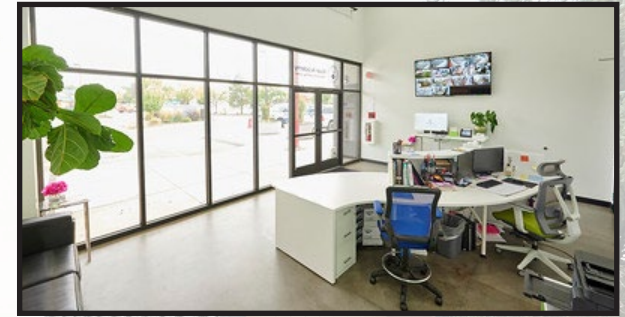
Sample Representation - Not to Scale



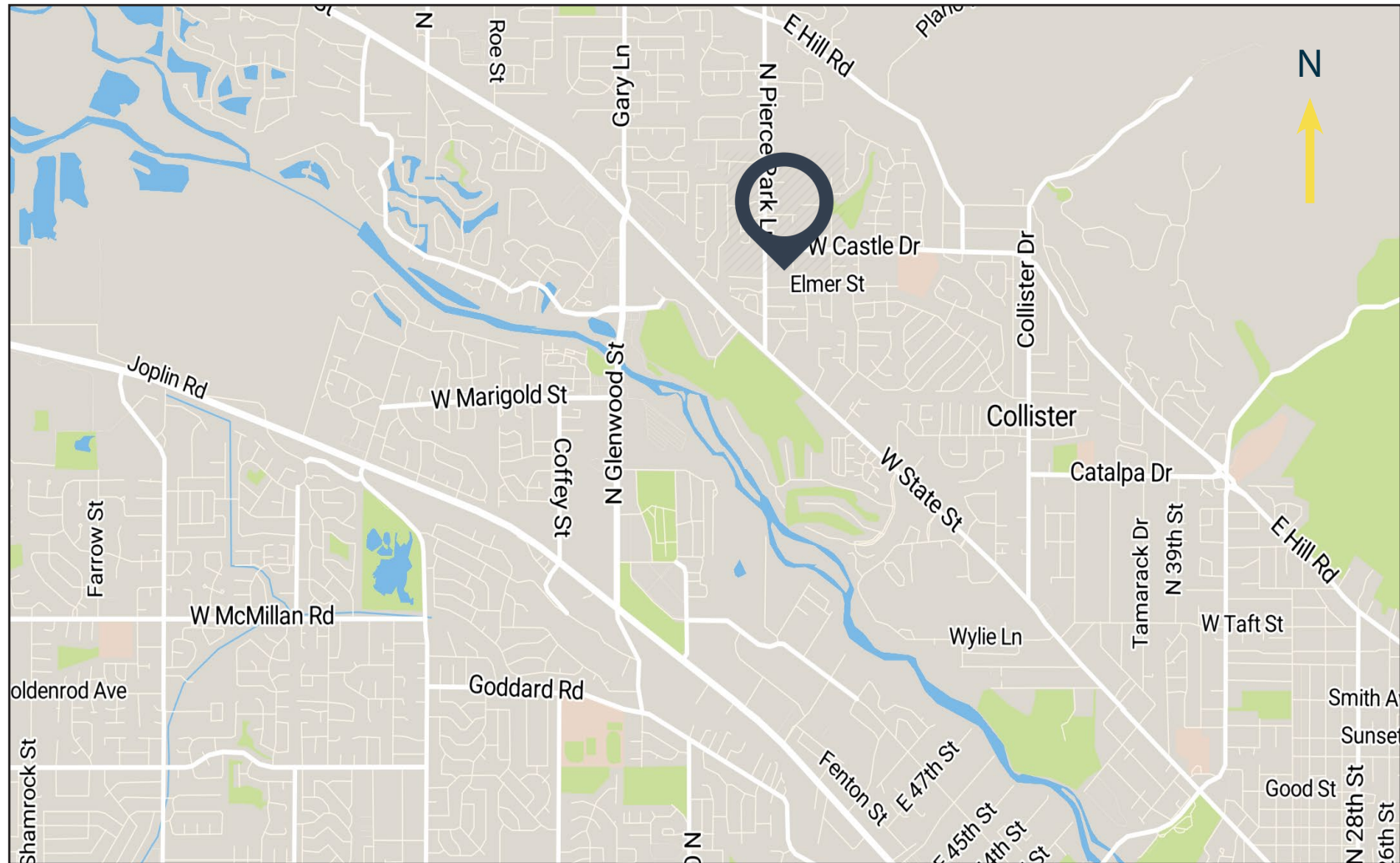
RIVER ACADEMY PRESCHOOL AND LEARNING CENTER HAS BEEN BUILT IN RESPONSE TO THE NEED IN OUR COMMUNITY FOR HIGH QUALITY EARLY CHILDHOOD EDUCATION FOR YOUNG CHILDREN. WE WANT TO ENSURE THE BEST POSSIBLE EDUCATIONAL EXPERIENCE FOR YOUR CHILDREN WHILE MAINTAINING AN ENVIRONMENT OF STABILITY, SAFETY, CARE, 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.

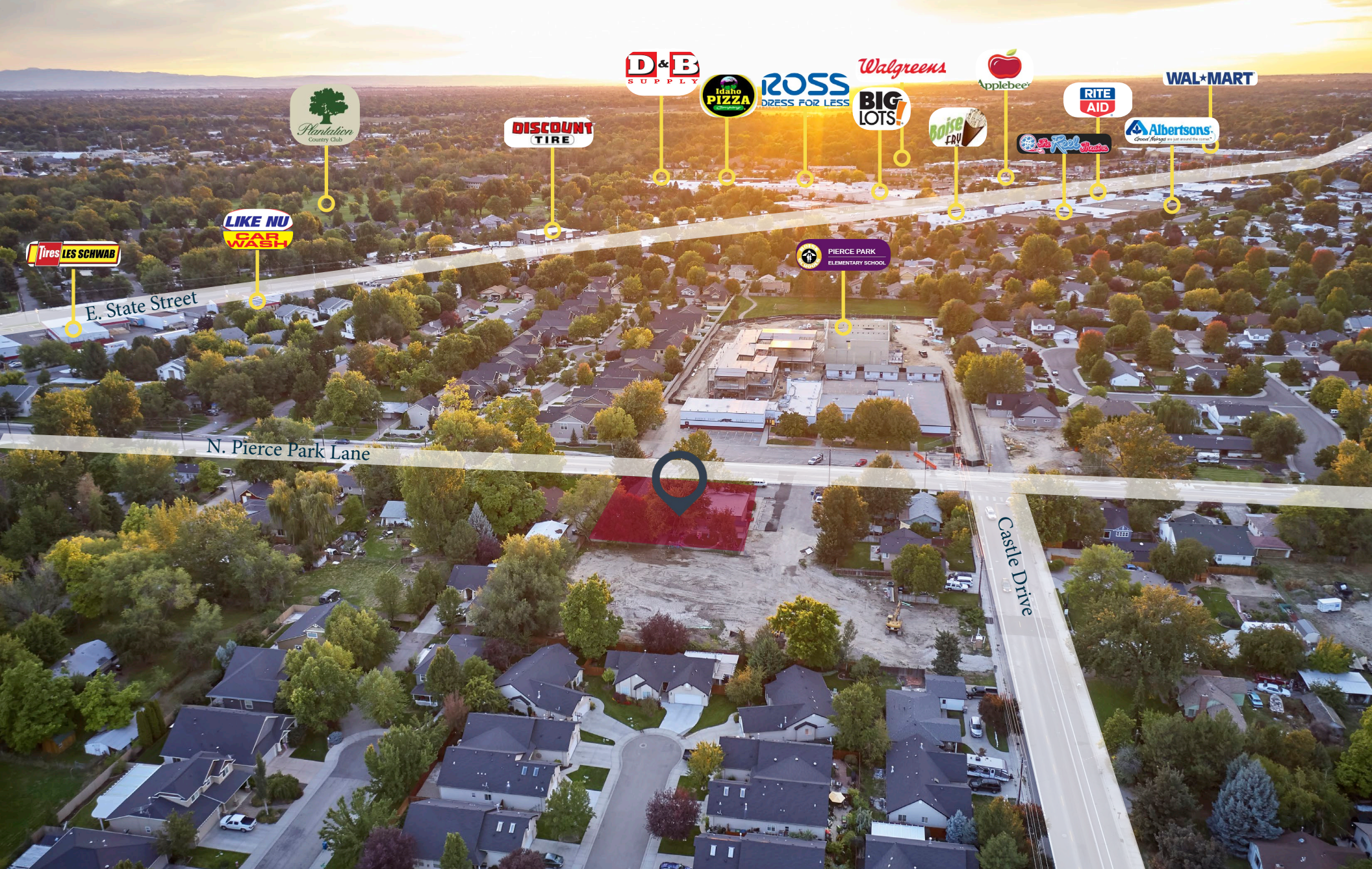
RIVER ACADEMY IS SET UP TO OPERATE MONDAY THROUGH FRIDAY 6:30 A.M. TO 6:00 P.M. LUNCH WILL BE MADE UP OF A BALANCED MEAL PREPPED, COOKED, AND SERVED ON SITE. WE ARE GOING TO MAKE SURE THAT WE HAVE MORE THAN ENOUGH TEACHERS PER CLASSROOM OUR GOAL IS TO OPERATE A SCHOOL THAT NOT ONLY HAS A STRONG FOCUS 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.

# TENANT PROFILE



# LOCATION MAP





## LOCATION & NEARBY AMENITIES

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## LOCATION & NEARBY AMENITIES

# 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

- # 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.

Demographics gathered from CoStar

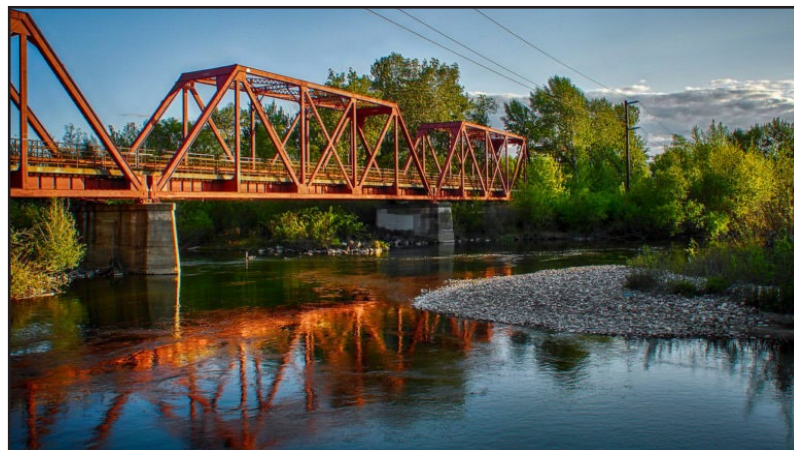
## EMPLOYMENT AND ECONOMIC STRENGTH

SINCE 2006, THE CANYON 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.

CANYON 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.

## TREASURE VALLEY

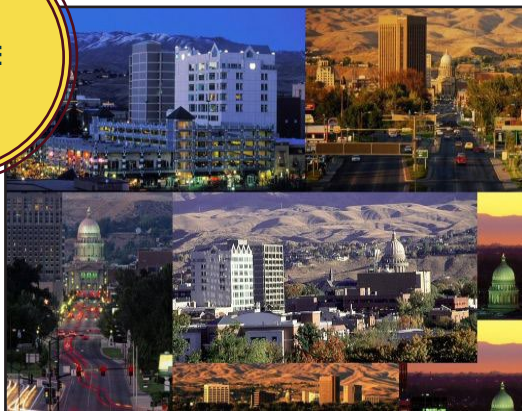


## KEY MARKET ACCESS

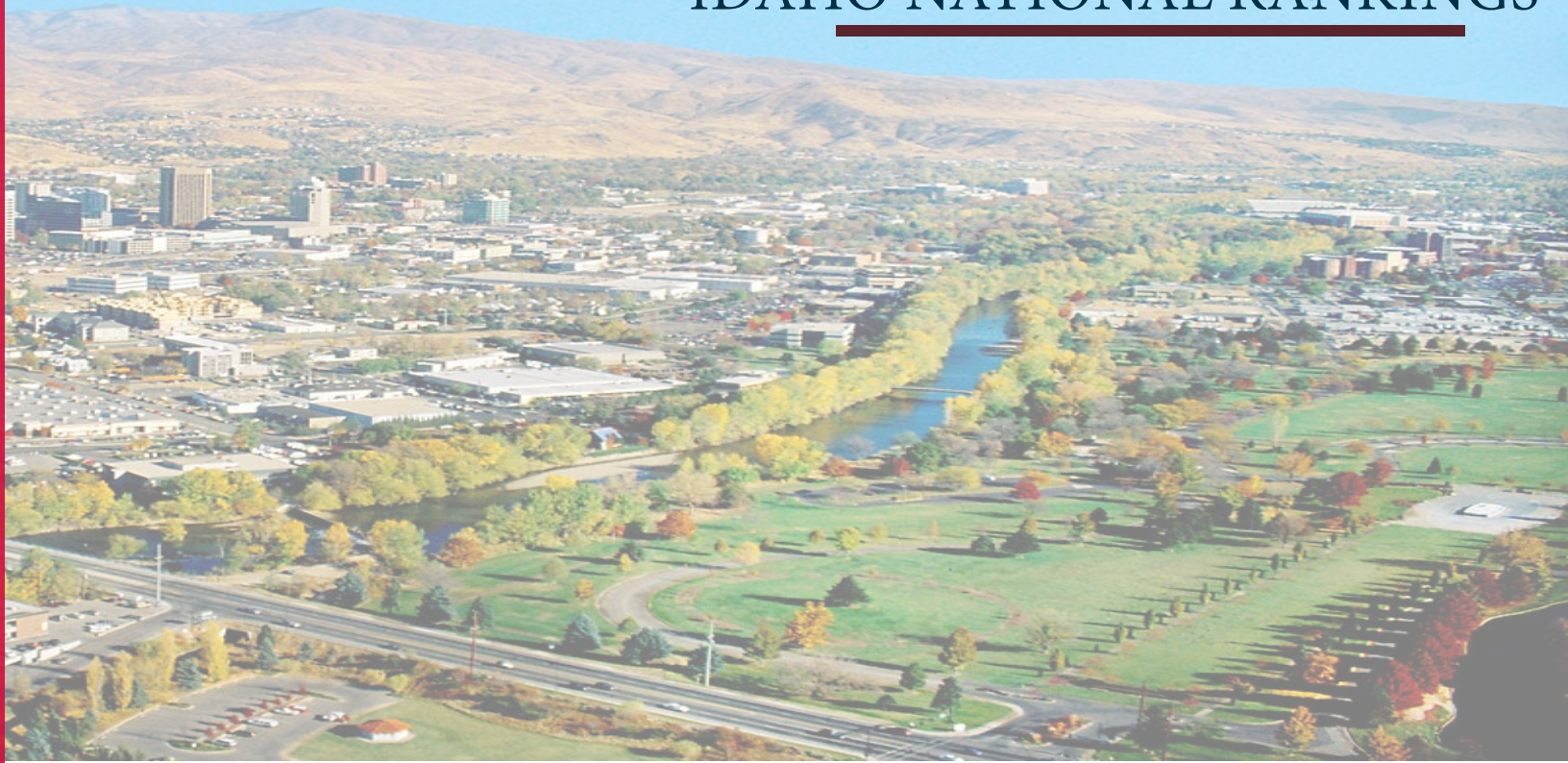
IDAHO'S EASY ACCESS TO KEY MARKETS THROUGHOUT THE UNITED STATES AND BEYOND IS A MAJOR FACTOR IN BUSINESSES DECISION TO LOCATE HERE. WITH 5 INTERSTATES, 20 US HIGHWAYS, 30 STATE HIGHWAYS 7 COMMERCIAL AIRPORTS AND OVER 1,500 MILES OF RAIL, IDAHO HAS A STABLE TRANSPORT SYSTEM TO SUPPORT ANY SHIPPING NEEDS.

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](http://WWW.COMMERCE.IDAHO.GOV)



# 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



## NNN INVESTMENT FOR SALE

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PARK LANE  
BOISE, ID 83714

FOR MORE INFORMATION  
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