

Investment Opportunity | Offering Memorandum

Saltzer Medical Building

2840 S. Meridian Road | Meridian, ID

David McDonald

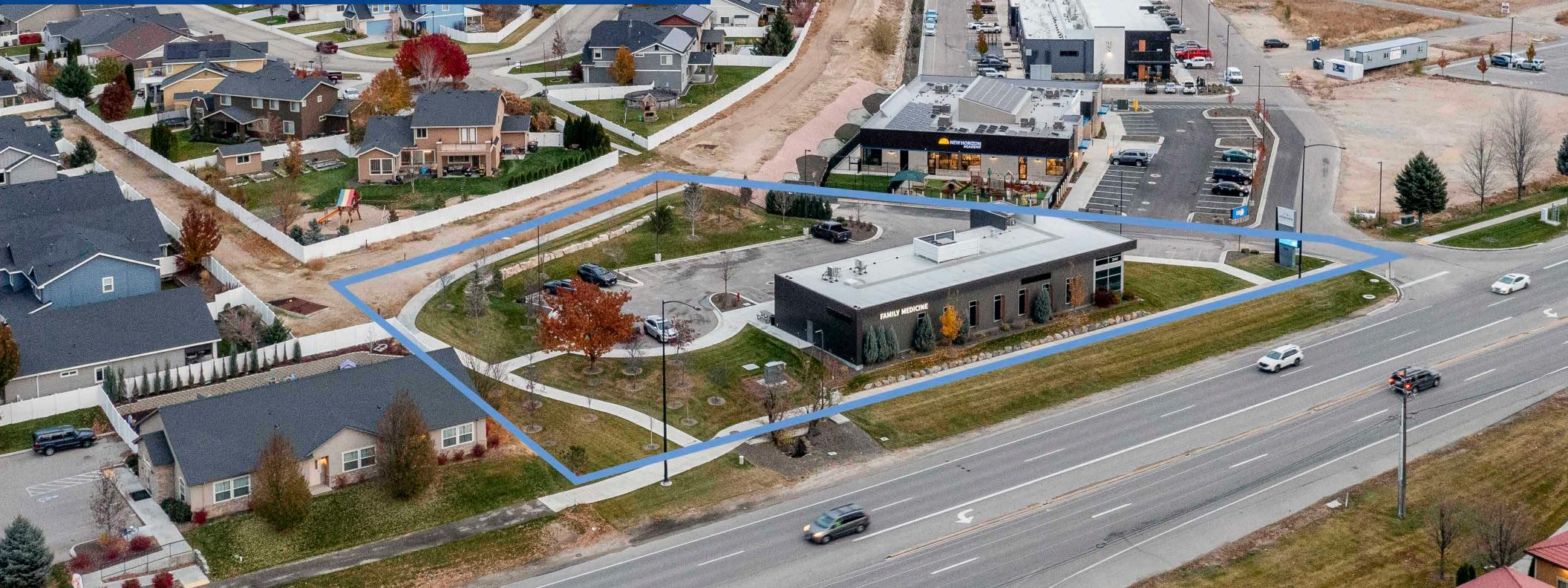
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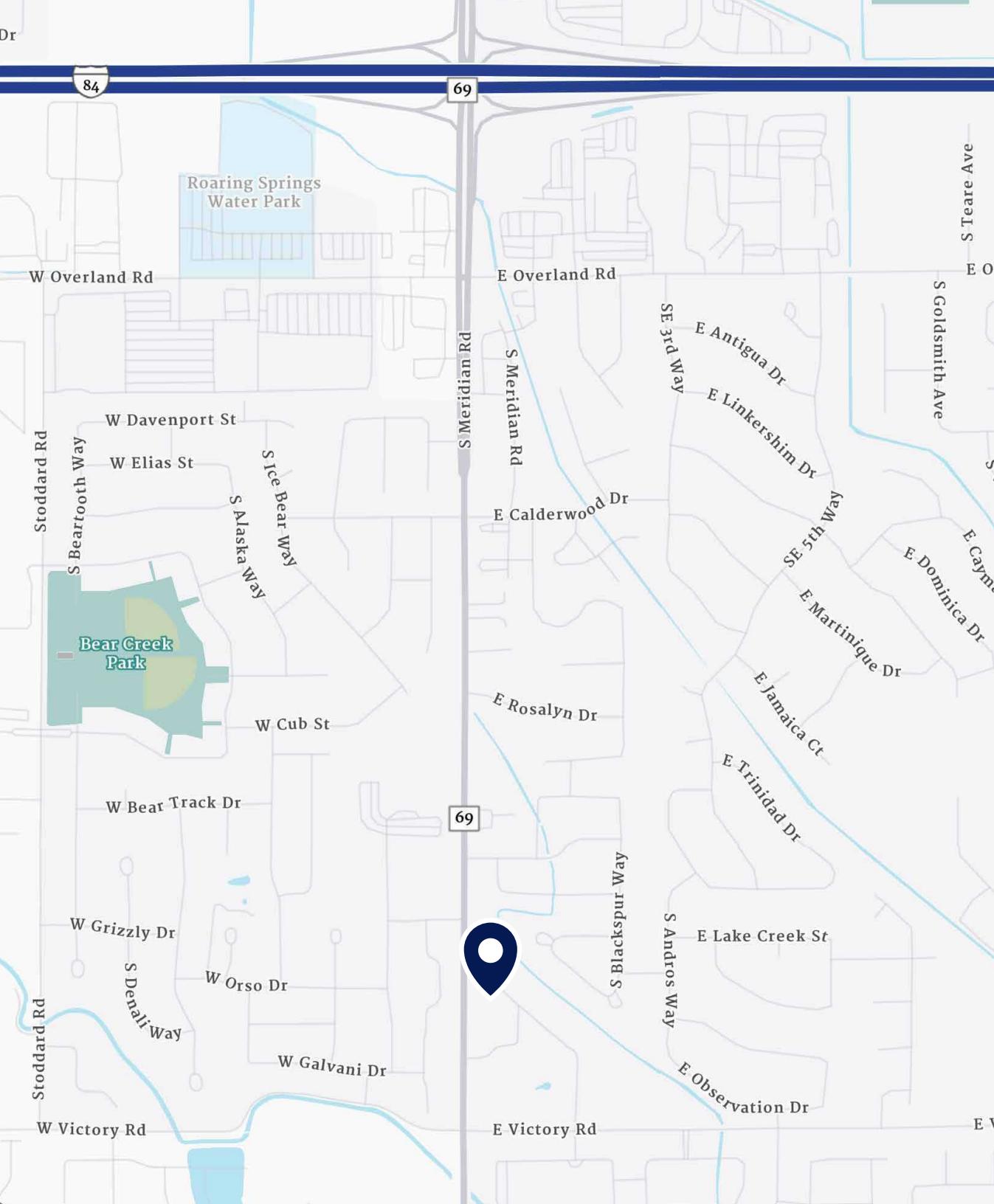


Table of Contents

03 Investment Summary

04 Floor Plan

06 Location Map

08 Area Overview

09 Demographics



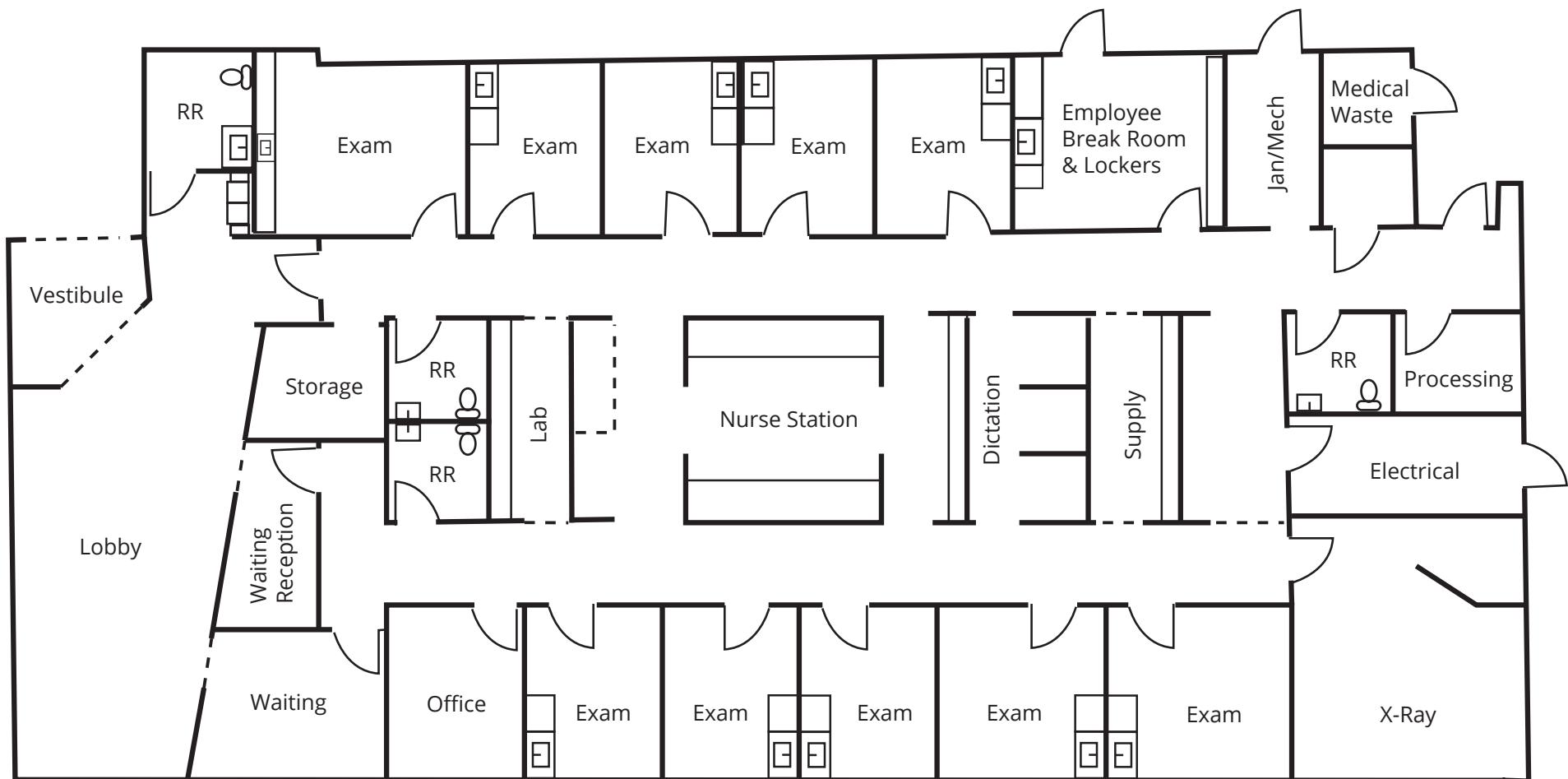
Property Address	2840 S. Meridian Road Meridian, ID
Offering Price	\$5,340,000
Net Operating Income	\$267,000
Cap Rate	5.1%
Building Size	5,375 SF
Construction Year	2020
Lot Size	1.159 Acres
Lease Rate	Oct. 2024 - ±\$49.67 PSF
Lease Type	NNN, 2.5% Annual Increases
Lease Term	15 Years, Expires 2035
Occupancy	100%
Access	Contact Agent

Key Highlights

- 2020 Construction
- BTS medical clinic
- Long term lease
- In-fill site
- High-growth corridor

Floor Plan

North



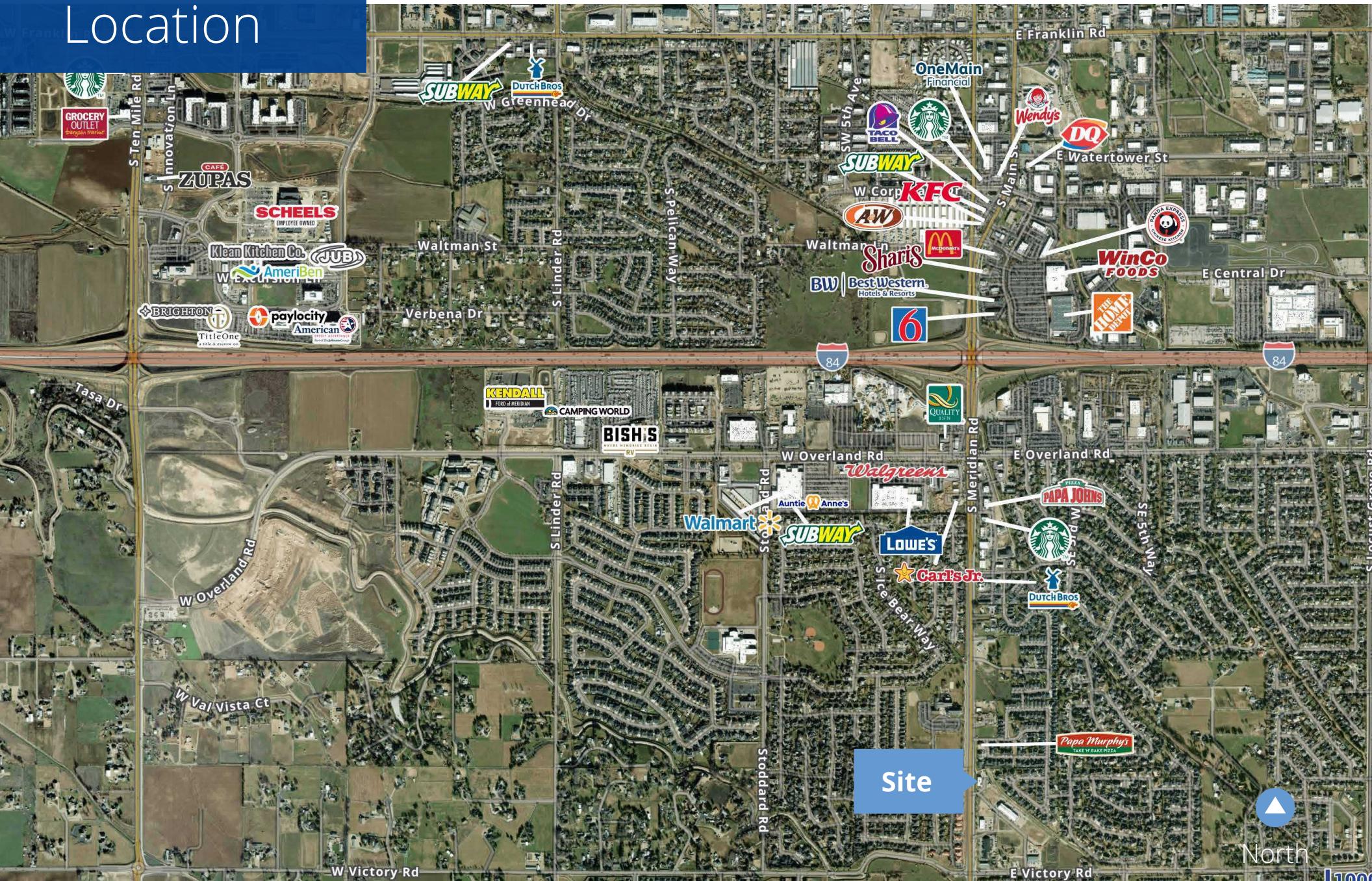
Property Photos



Location

[Google Map](#)

[Street View](#)



Local Overview | Meridian, ID

Ranked #1 in "Best Suburbs to Live In" by Niche in 2020, Meridian is Idaho's fastest growing city and its residents enjoy an undeniable quality of life, affordability and a family oriented lifestyle.

From young professionals to retirees, people of all ages call this flourishing community home – and for good reason. It is among the safest places to live, is affordable, offers four distinct seasons, and it's just a fun place to settle down.

Residents can sip coffee and shop at their favorite stores downtown, grab a bite at any of the area's popular restaurants, like Lucky Fins Seafood Grill, hike local trails, kayak along the Payette River – the options are nearly endless (livability.com).

Resources:

meridiancity.org
choosemeridian.us/



2024
population

139,019



Unemployment
Rate

1.4%



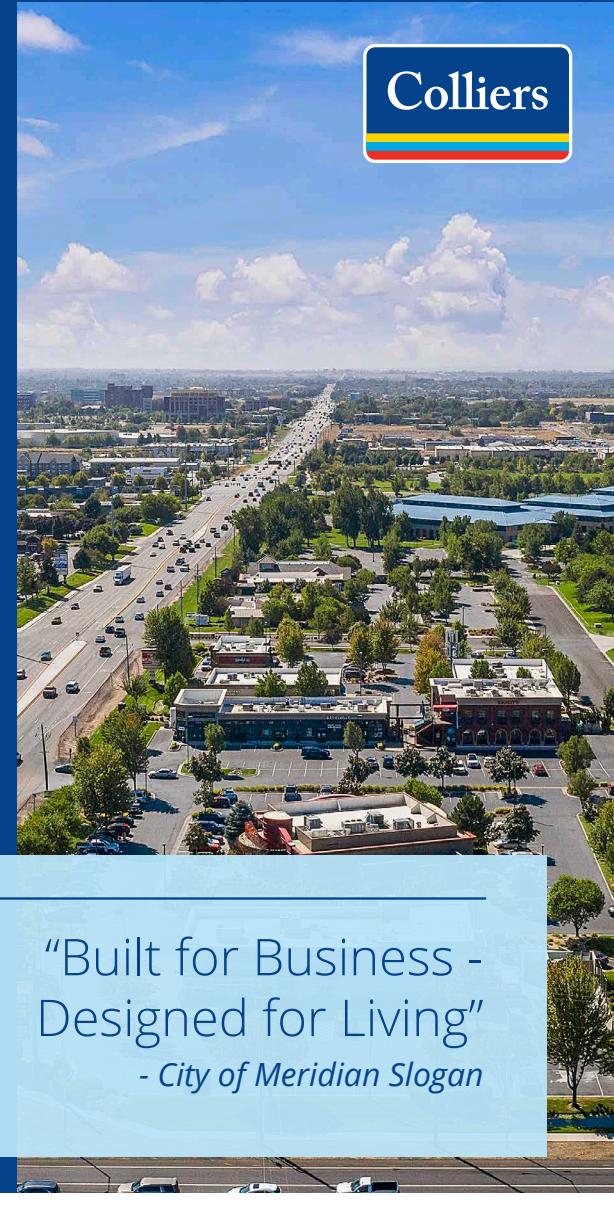
2024 Average Household
Income

\$131,722



Average
Commute Time

22.2



"Built for Business -
Designed for Living"
- City of Meridian Slogan

Major Employers

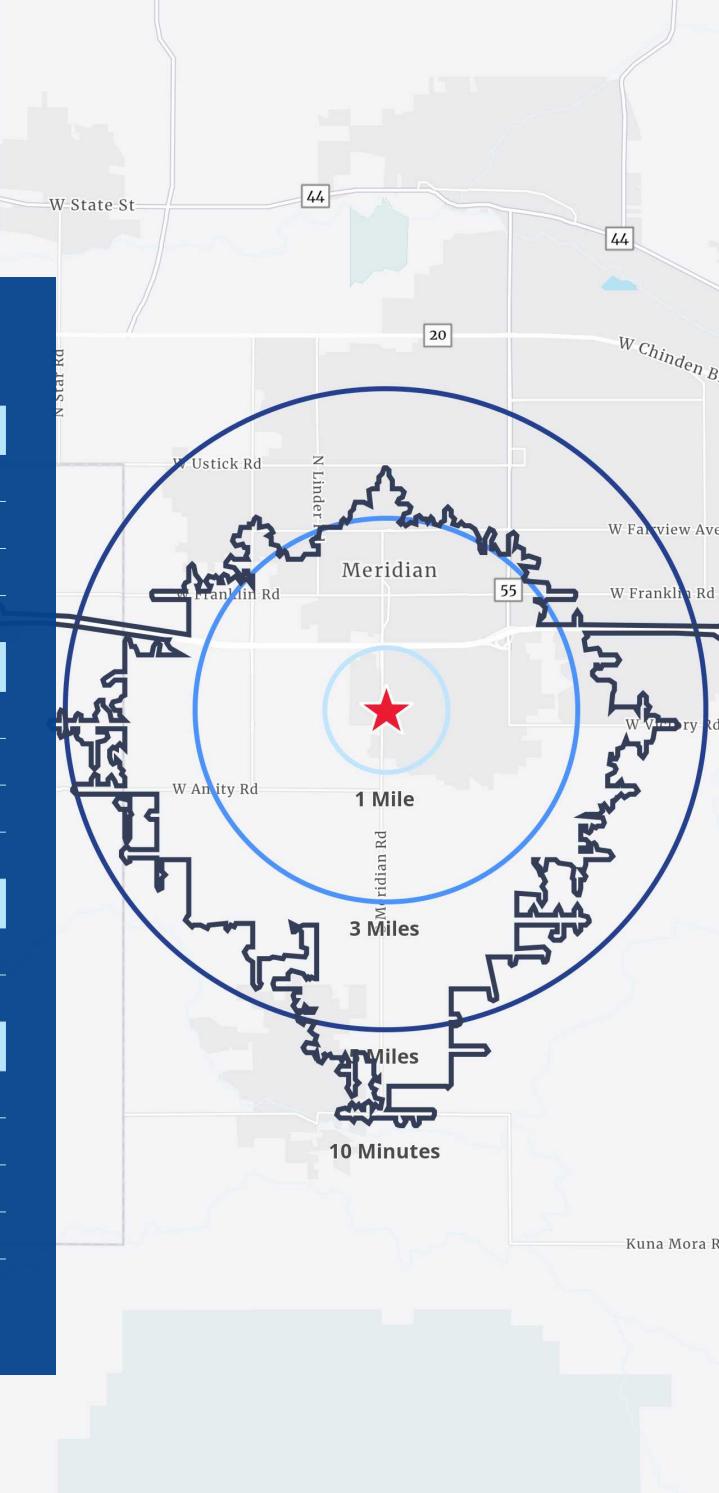


Academic Institutions Near Meridian



Demographics

	1 Mile	3 Miles	5 Miles	10 Min Drive
Population				
2024 Estimated Population	10,969	61,300	180,084	117,111
2029 Projected Population	12,130	70,383	199,495	133,659
2010 Census Population	6,176	32,538	116,914	72,663
Projected Change '24-'29	10.6%	14.8%	10.8%	14.1%
Household				
2024 Estimated Households	3,890	22,627	64,430	41,902
2029 Projected Households	4,352	26,456	72,241	48,386
2010 Census Households	2,088	11,638	40,117	25,025
Historical Change '00-'24	213.2%	208.9%	172.8%	169.8%
Income				
2024 Est. Average HH Income	\$146,283	\$133,726	\$124,280	\$125,106
2024 Est. Median HH Income	\$113,188	\$99,494	\$95,990	\$93,834
Misc.				
2024 Median Home Value	\$655,665	\$596,283	\$545,282	\$551,590
2022 Median Gross Rent	\$1,604	\$1,452	\$1,545	\$1,504
2024 Est. Labor Population Age 16+	6,069	33,168	94,419	62,951
2024 Est. Total Housing Expenditures	\$157,433,876	\$856,947,063	\$2,257,498,642	\$1,482,252,446



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