

Investment Opportunity | Offering Memorandum

Colliers

Villa Sport Fitness

801 E. Parkcenter Blvd.
Boise Idaho, 83706

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Investment Highlights

PROPERTY DETAILS

Building Size	49,546 SF
Land Size	4.036 acres
Year Built	2004
Zoning	L-OD
Lease Terms	<ul style="list-style-type: none">• 15-year NNN lease• Expires September 2036• 3, 5-year options to renew• 2% annual increases
NOI	\$1,072,603
Cap Rate	6.75%

OFFERING PRICE

\$15,900,000

** Sale terms: cash*



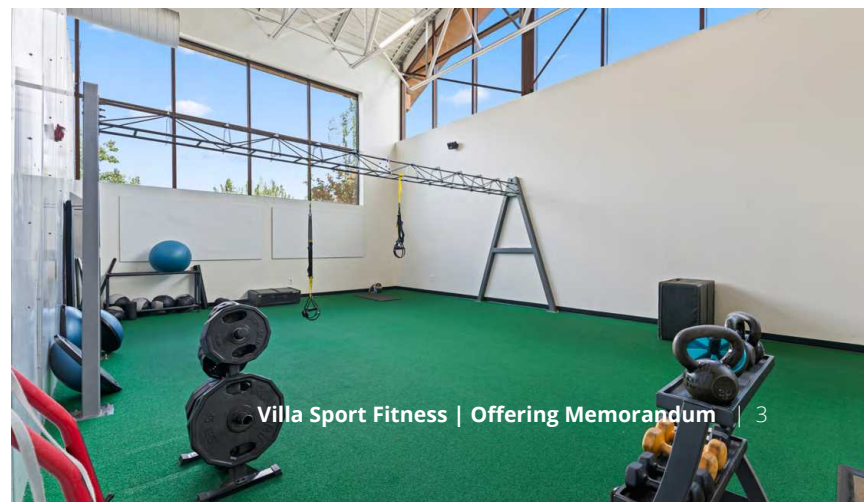


Amenities

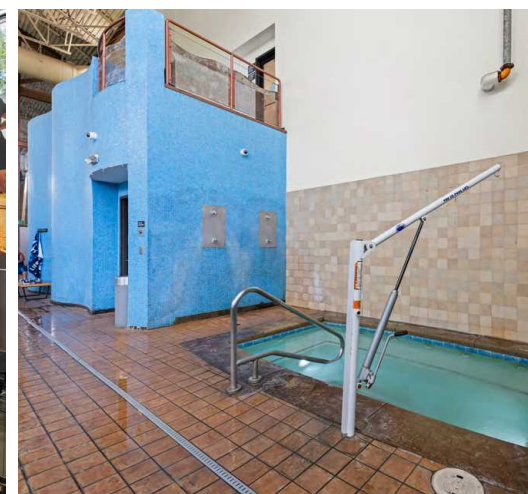
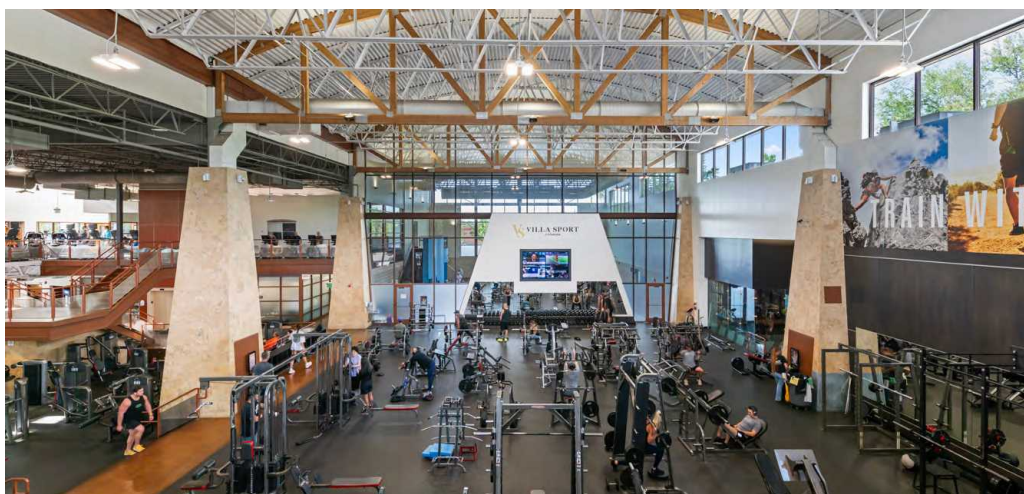
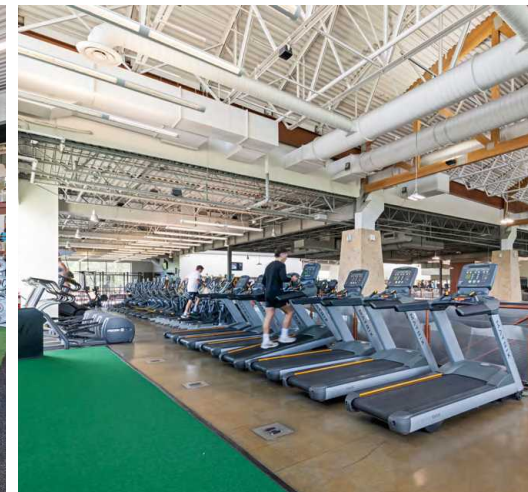
FACILITY AMENITIES:

- Handicap Accessible
- Free WiFi
- HydroMassage
- Fuel Center
- Kids Club
- Large, Naturally Lit Weight Room
- 5 lines of Weight Training Equipment
- Over 1000 Cardio Machines with Personal
- Viewing Screens
- Large Functional Training Area
- Women's Workout Area
- Personal Training
- TRX Suspension Trainer
- Axiom Performance Center
- Group Exercise Classes Scheduled 7 days a week
- Group Exercise Studio
- Group Cycling Studio
- Nutritional Center
- 5-Lane Saline Swimming Pool (Length = 20.4meters/ 22.3 yards)
- Hot Tub
- Sauna
- InBody
- Steam Room

Villa Sport Fitness Center is the premier fitness facility in South East Boise and the surrounding area. The Parkcenter Axiom is the leading performing gym in the entire Treasure Valley market.



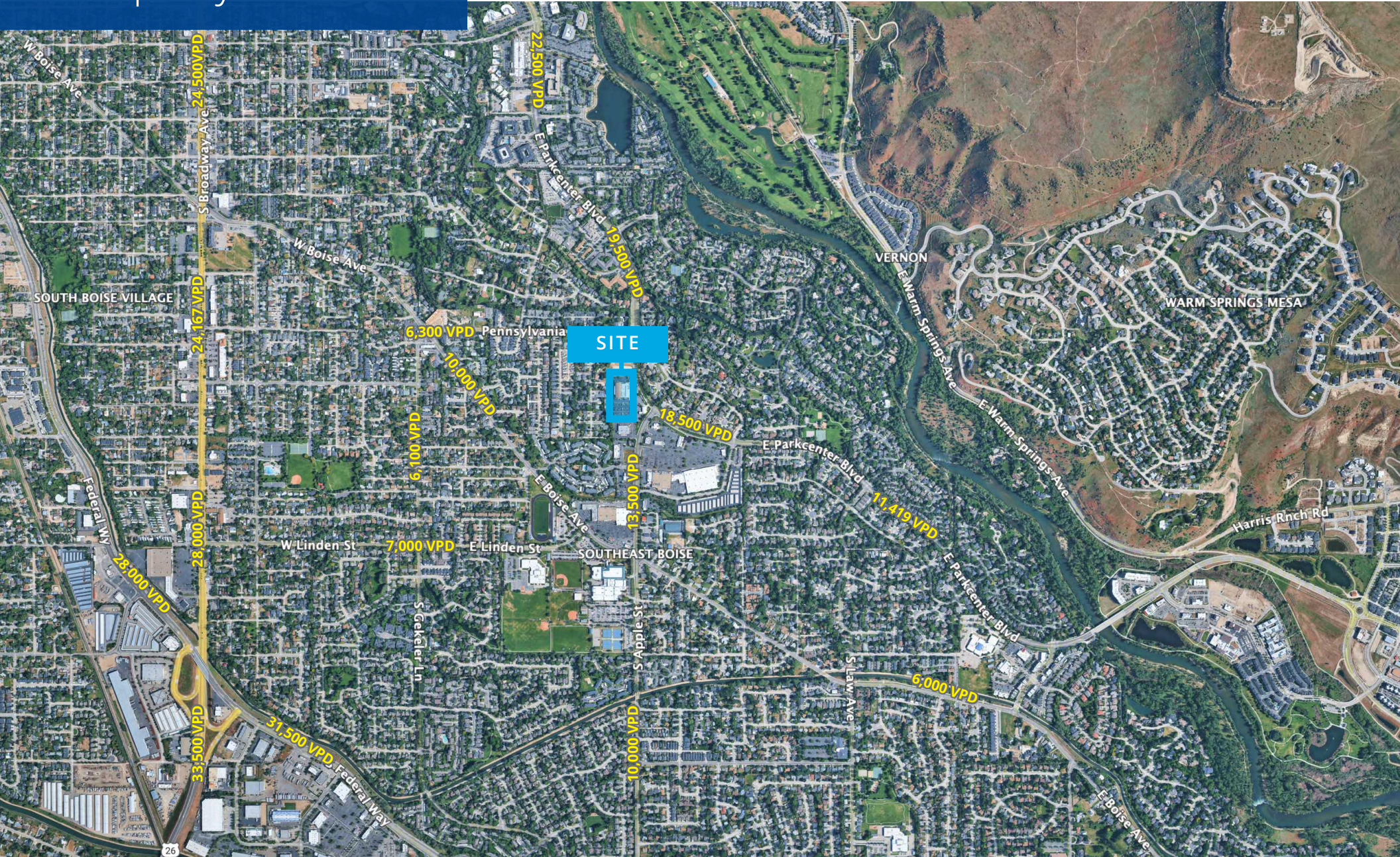
Property Gallery



Property Aerial



Property Aerial





Local Area Overview - Boise

Boise is Idaho's largest city and the anchor of the Treasure Valley where nearly half of Idahoans reside.

The city has established a unique reputation for a high quality of life, a prosperous business community, a vibrant arts & culture scene, and world re-known recreation—in one unbeatable pack

The scope and depth of Boise's vast array of activities take many first-time visitors by surprise. After all, few mid-sized cities can match Boise's blend of cultural opportunities and outdoor recreation. Venturing around downtown or enjoying the Boise River or foothills, Boise is no ordinary place.

Resources:

www.cityofboise.org

www.boise.org



2025
population

235,012



Best Places to Live in
the U.S. - *U.S. News*, 2024

#2



2025 Average
Household Income

\$120,729



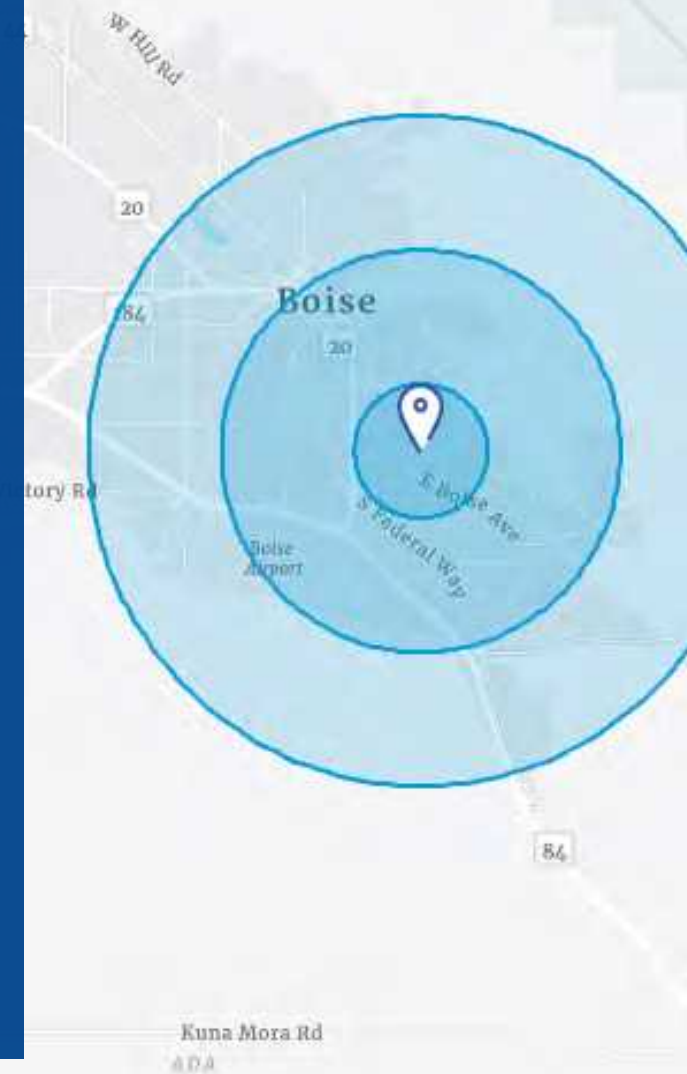
Average
Commute Time (min)

22



Demographics

	1 Mile	3 Miles	5 Miles	10 Min Drive
Population				
2025 Estimated Population	13,034	72,243	129,350	66,900
2030 Projected Population	13,381	76,329	138,186	71,163
2010 Census Population	11,653	57,951	108,799	51,745
Projected Change '25-'30	2.7%	5.7%	6.8%	6.4%
Household				
2025 Estimated Households	6,492	32,566	57,701	30,185
2030 Projected Households	6,748	35,133	62,760	32,870
2010 Census Households	5,758	26,199	48,462	23,593
Historical Change '00-'25	23.4%	35.6%	27.4%	40.7%
Income				
2025 Est. Average HH Income	\$132,891	\$120,729	\$124,243	\$122,102
2025 Est. Median HH Income	\$100,534	\$89,017	\$86,976	\$89,401
Misc.				
2025 Median Home Value	\$626,475	\$601,127	\$610,900	\$610,314
2023 Median Gross Rent	\$1,623	\$1,361	\$1,255	\$1,362
2025 Est. Labor Population Age 16+	93.1%	96.4%	96.9%	96.4%
2025 Est. Total Housing Expenditures	\$20,784,339	\$94,404,811	\$172,777,913	\$1,048,020,022



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