



MULTI-TENANT NNN LEASED INVESTMENT

1500 EAST DEER FLAT ROAD - KUNA, IDAHO 83634



PRICE: \$4,893,504



COMBINED NOI: \$281,376



CAP RATE: 5.75%



PRIMARY TERM: 10 YEARS



RENEWALS: 3 - 5 YEAR OPTIONS



BUILDING SIZE: 6,544 SF

Panera



PACIFIC
DENTAL SERVICES®

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OFFERING SUMMARY

Summit Commercial Real Estate Group has been retained as the exclusive agent in the sale of a 6,528 square foot multi-tenant retail center. Construction of the building is well underway and the two tenants are starting their interior build-outs - both are scheduled to open in the first quarter of 2026.

The property is located in a growing area in Kuna, Idaho, and surrounded by new and existing residential and commercial developments.

The city of Kuna has seen massive growth over the past several years, and their comprehensive plan indicates an expectation to more than double the population by 2040.

This location has easy and direct access to Interstate 84 and is situated in a high traffic and high visibility area. [Google Map View](#)

- Current traffic counts exceed 21,000 cars per day on Meridian Road, and 11,500 on Deer Flat Road at a signalized intersection.
- The property is surrounded by a current 2025 - 5 mile population of 65,035, with a projected 2030 population of 73,407 - a current household count of 22,151, a median household income of \$105,653, and an average household income of \$141,889
- Tenants in the building include:
 - *Pac Dental - 10-Year Term*
 - *Panera - 10-Year Term*
- Access to the property is simplified by a signalized intersection off one of the Treasure Valley's main thoroughfares - Meridian Road / Highway 69
- This building is in growing commercial development corridor, current surrounding retailers, restaurants and business include:

• Bi-Mart	• CapEd	• Little Caesars	• Del Taco
• Tractor Supply	• ICCU	• Burger King	• Taco Bell
• D&B Supply	• Dollar Tree	• MoBettah's	• McDonald's
• Grocery Outlet	• Commercial Tire	• Jersey Mike's	• Jacksons
• NAPA Auto	• Frontier	• Cafe Rio	• Smoky Mountain
• Primary Health	• Circle K	• Marco's Pizza	• Arby's
• O'Reilly Auto	• Sherwin-Williams	• Wendy's	• Panda Express
- Landlord responsible for roof, structure, foundation, & utility lines outside the premises

LISTING FEATURES

SALE PRICE:	\$4,893,504
CAP RATE:	5.75%
COMBINED NOI:	\$281,376
TENANTS:	2 - Dental & QSR
PRIMARY TERMS:	10 Years
LEASE TYPES:	NNN
BUILDING SIZE:	6,544 SF
LOT SIZE:	1.26 Acres
PARCEL NUMBER:	R6949010700
ZONING:	C-2 - Community Commercial
PARKING:	49 Stalls - 7.49/1,000 SF
FIRE PROTECTION:	Wet - Throughout
CONSTRUCTION:	5B - Wood Frame
BUILDING STATUS:	Construction Underway

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TENANT SUMMARY

PACIFIC DENTAL SERVICES AT A GLANCE

Starting a company from scratch isn't as difficult as it sounds. It's actually a lot harder. Before Pacific Dental Services® officially started in 1994, so much work and effort went into learning how dental practices operate – from payroll and taxes, to implementing new technology and dealing with insurance companies. So really, the story starts before PDS even opened as a company.

- PDS started in 1994, supporting its first office in Costa Mesa, CA
- By 1997, PDS grew to more than 20 supported offices
- Today, PDS has nearly 1,000 supported offices in 24 states

WHERE IT ALL STARTED

After graduating from UCLA in 1989, PDS Founder, President, and CEO, Stephen Thorne found himself in a tough job market and started working at his father's Victorville, Calif. dental practice. "My father asked me to put a computer system into his practice, and since I was pretty good with a computer, he asked me to computerize his practice," Thorne said.

PACIFIC DENTAL SERVICES BEGINS

Thorne continued to work for his father, learning the ins-and-outs of dental administration and helping grow the practice from one to five. In 1993, Thorne set out on his own, with a new idea and a vision to create The Greatest Dental Company in America.

THE FUTURE OF PACIFIC DENTAL SERVICES

PDS has been on the Inc. 5000 list of the fastest growing private companies in America for the past 13 years in a row (14 times on the list). We plan to continue our rapid growth, and our vision is to become The Greatest Dental Company in America is quickly becoming a reality.

LEARN MORE HERE: <https://www.pacificdentalservices.com/>



LEASE DETAILS - PACIFIC DENTAL SERVICES

LEASE TERM:	Ten (10) Year Primary Term
NOI YEARS 1 - 5:	\$139,986.00 (\$42.00/SF)
NOI YEARS 6 - 10:	\$157,484.25 (\$47.25/SF)
LEASE TYPE:	NNN
SUITE SIZE:	3,333 SF
OPTIONS TO RENEW:	Three (3) Five (5) Lease Year Options
RENEWAL OPTION 1:	Yr 11 - 15 - \$177,182.28 (\$53.16/SF)
RENEWAL OPTION 2:	Yr 16 - 20 - \$199,346.73 (\$59.81/SF)
RENEWAL OPTION 3:	Yr 21 - 25 - \$224,277.57 (\$67.29/SF)
COMMENCEMENT DATE:	One Hundred Fifty (150) Days Following Delivery
ANTICIPATED OPENING RENT COMMENCEMENT:	Estimated - April 4th, 2026

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TENANT SUMMARY

WE ARE PANERA BREAD

And we believe that good food, food you can feel good about, can bring out the best in all of us. Food served in a warm, welcoming environment, by people who care. To us, that's good eating and that's why we're here.

Would you like to know more about our company, how we got started and who we are? These pages offer an overview of Panera Bread, from a history of the company to biographies of our management team, to a listing of recent awards and recognition.

ABOUT PANERA

Panera began in 1987 as St. Louis Bread Company, a humble community bakery founded with a sourdough starter from San Francisco and a dream of putting a loaf of bread in every arm. While our business has expanded well beyond St. Louis since then, that same sourdough starter is still used in our iconic sourdough bread and the craft of baking bread fresh each day remains at the heart of Panera Bread. Each day our trained bakers fill our bakery shelves with delicious freshly baked cookies, pastries, bagels, and a range of breads from focaccia to classic baguettes.

We believe in serving delicious, freshly prepared, Clean food made with carefully selected ingredients that we are proud to serve our own families. Our menu, crafted by chefs and bakers, features classic, comforting dishes, each with an intriguing twist.

We respect our planet and take measures to lessen our impacts. We believe in treating people with warmth, kindness, and respect, whether it's a guest in our cafe or one of our associates. And we believe in helping our local communities, especially in times of need.

We're also focused on improving quality and convenience. With investments in technology and operations, we offer omni-channel access to your Panera favorites – like mobile ordering, catering, and Rapid Pick-Up® for to-go orders, Curbside pick-up and delivery – all designed to make things easier for our guests.

Today, Panera operates as both Panera Bread® or Saint Louis Bread Co St. Louis Bread Company in 48 states, the District of Columbia and Canada.

LEARN MORE HERE: <https://www.panerabread.com/>



LEASE DETAILS - PANERA BREAD

LEASE TERM:	Ten (10) Year Primary Term
NOI YEARS 1 - 5:	\$141,390.00 (\$45.00/SF)
NOI YEARS 6 - 10:	\$155,529.00 (\$49.50/SF)
LEASE TYPE:	NNN
SUITE SIZE:	3,142 SF
OPTIONS TO RENEW:	Three (3) Five (5) Lease Year Options
RENEWAL OPTION 1:	Yr 11 - 15 - \$171,081.90 (\$54.45/SF)
RENEWAL OPTION 2:	Yr 16 - 20 - \$188,205.80 (\$59.90/SF)
RENEWAL OPTION 3:	Yr 21 - 25 - \$207,026.38 (\$65.89/SF)
COMMENCEMENT DATE:	One Hundred Twenty (120) Days Following Delivery
ANTICIPATED OPENING RENT COMMENCEMENT:	Estimated - March 1st, 2026

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BUILDING - CONSTRUCTION PHOTOS

AS-OF NOVEMBER 2025



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BUILDING - CONSTRUCTION PHOTOS

AS-OF NOVEMBER 2025

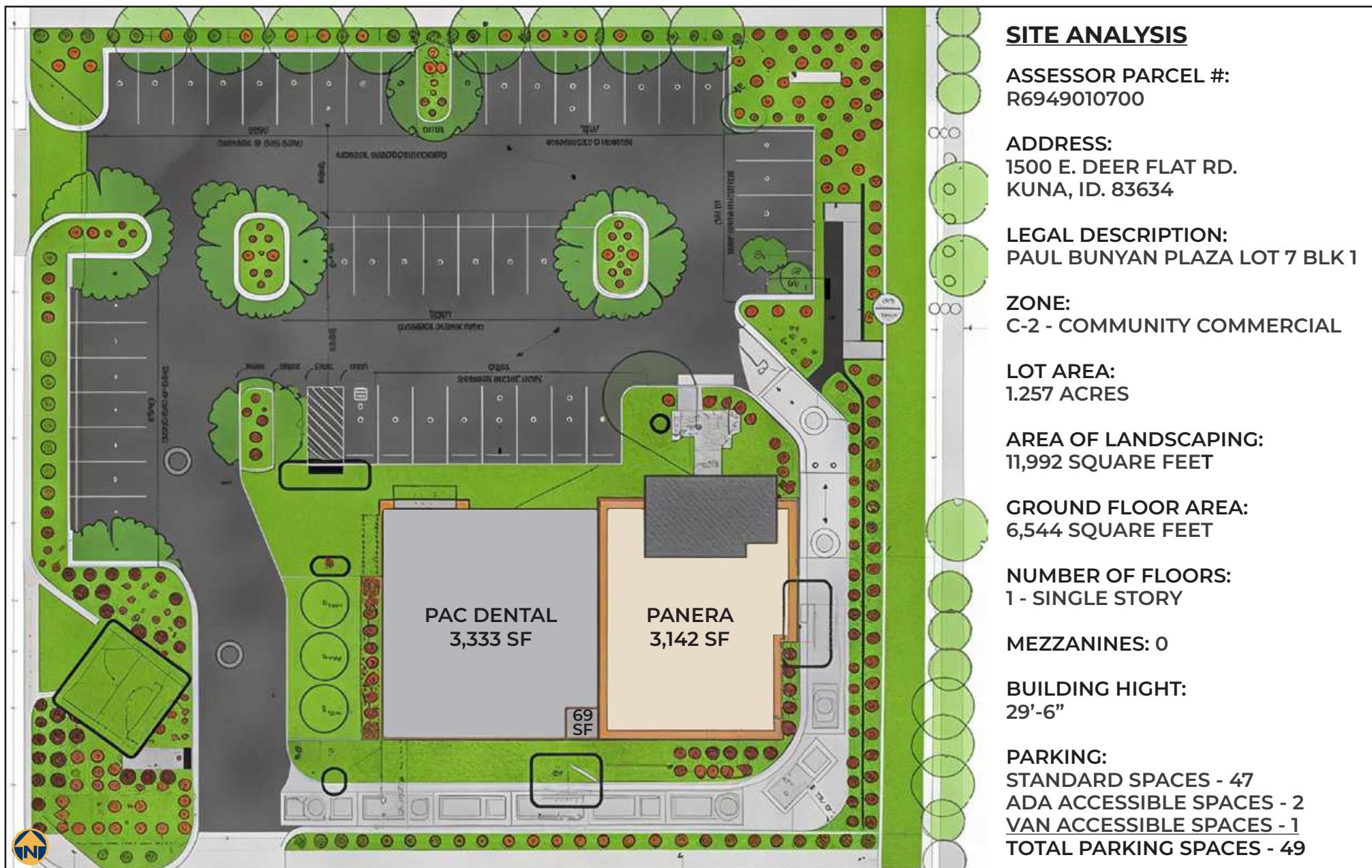


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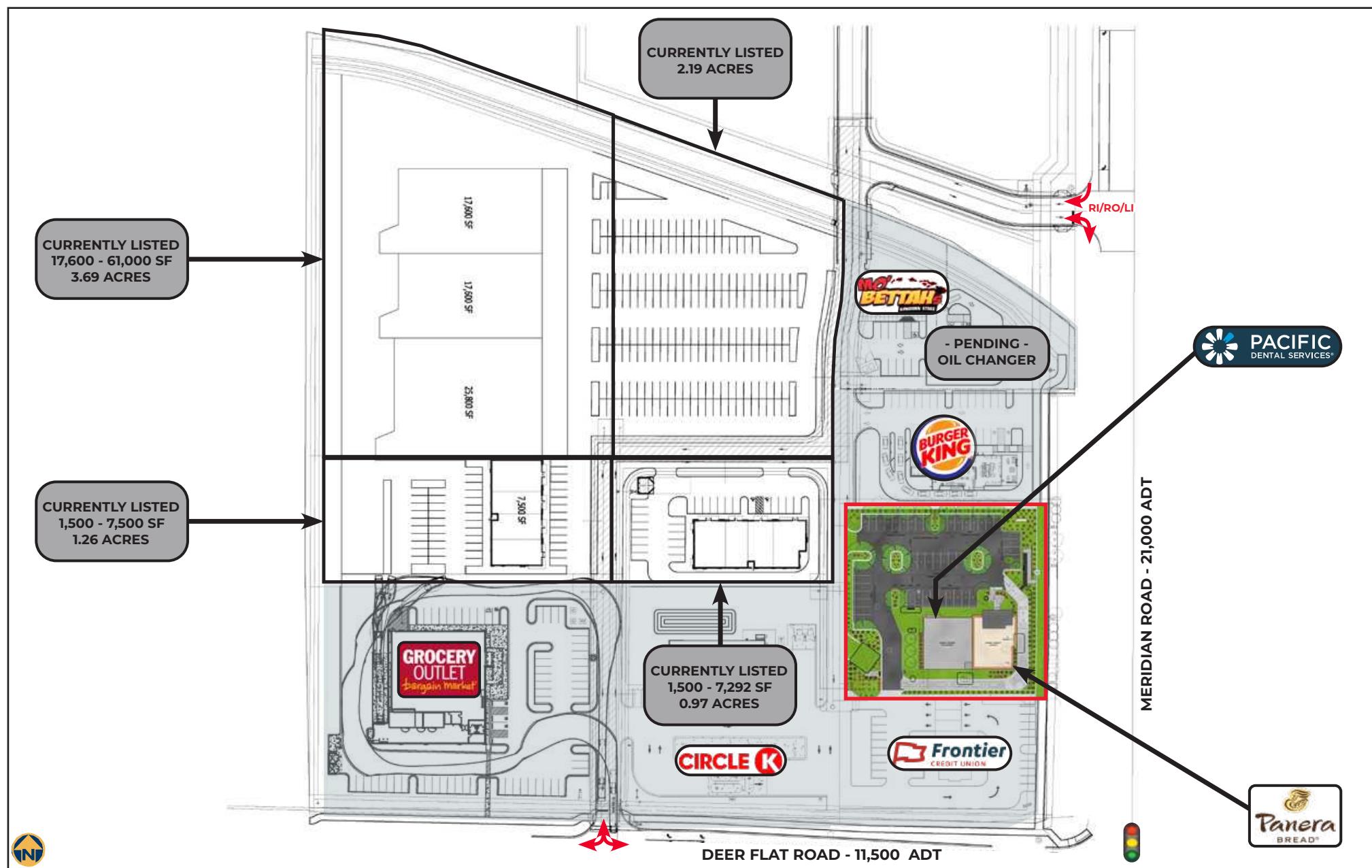
SITE PLAN



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OVER-ALL DEVELOPMENT PLAN



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SURROUNDING TENANTS INCLUDE BI-MART, D&B SUPPLY, & GROCERY OUTLET



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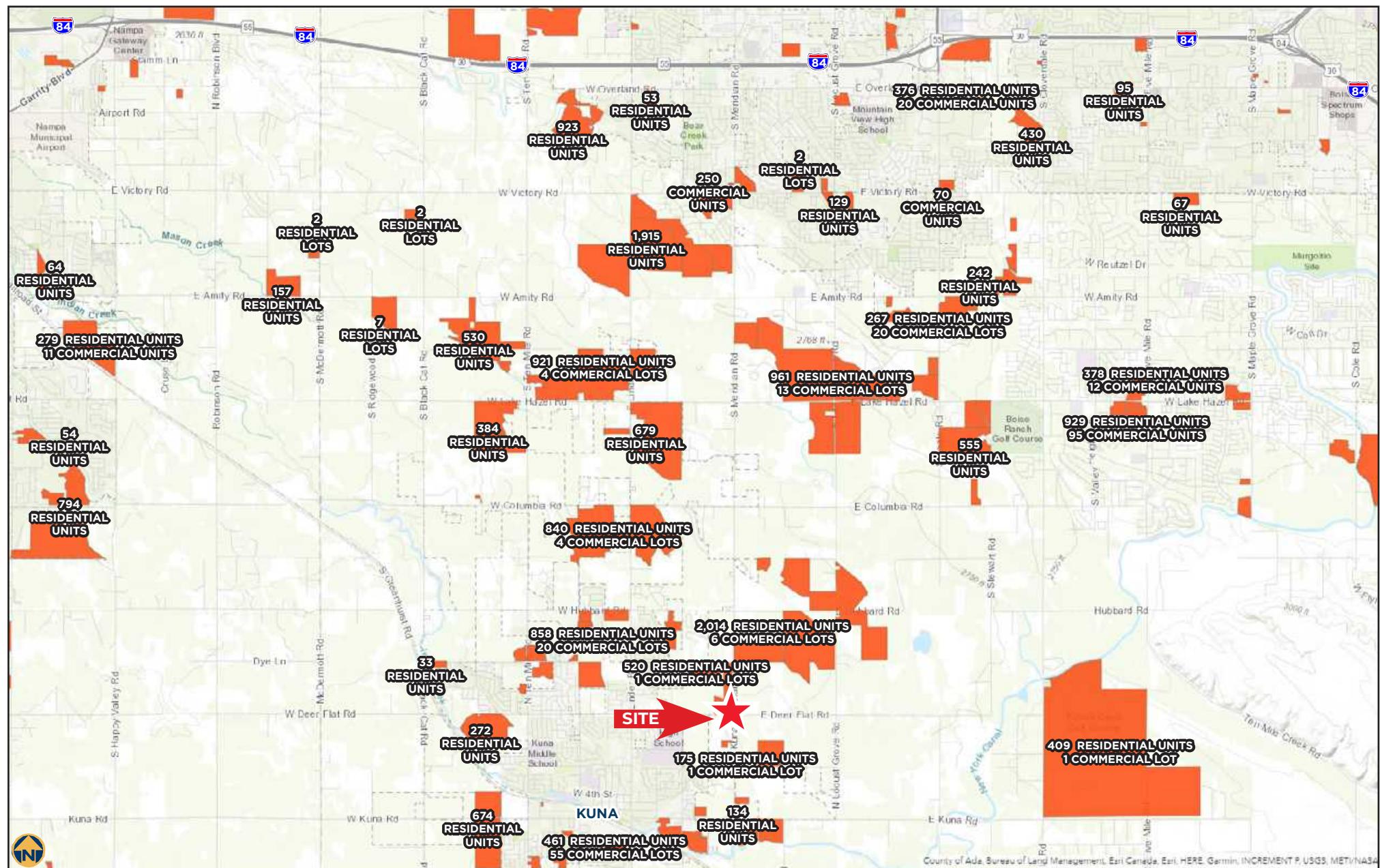
ENCOMPASSED BY NEW AND RECENTLY PLATTED SUBDIVISIONS



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ANNEXED INTO THE CITY OF KUNA & SURROUNDED BY NEW GROWTH



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1, 3 & 5 MILE DEMOGRAPHICS & RETAIL DEMAND OUTLOOK

3 MILE SNAPSHOT

31,840
POPULATION

10,683
HOUSEHOLDS

\$93,399
MEDIAN HH INCOME

\$120,768
AVERAGE HH INCOME

33
MEDIAN AGE

In the identified area, the current year population is 65,035. In 2020, the Census count in the area was 50,966. The rate of change since 2020 was 4.75% annually. The five-year projection for the population in the area is 73,407 representing a change of 2.45% annually from 2025 to 2030.

The household count in this area has changed from 16,891 in 2020 to 22,151 in the current year, a change of 5.30% annually. The five-year projection of households is 25,473, a change of 2.83% annually from the current year total. Average household size is currently 2.88, compared to 2.96 in the year 2020. The number of families in the current year is 17,412 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS

CLICK BELOW TO VIEW



RETAIL DEMAND OUTLOOK

CLICK BELOW TO VIEW



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DRIVE-TIME DEMOGRAPHICS INFORMATION

15 MINUTE SNAPSHOT

117,776
POPULATION

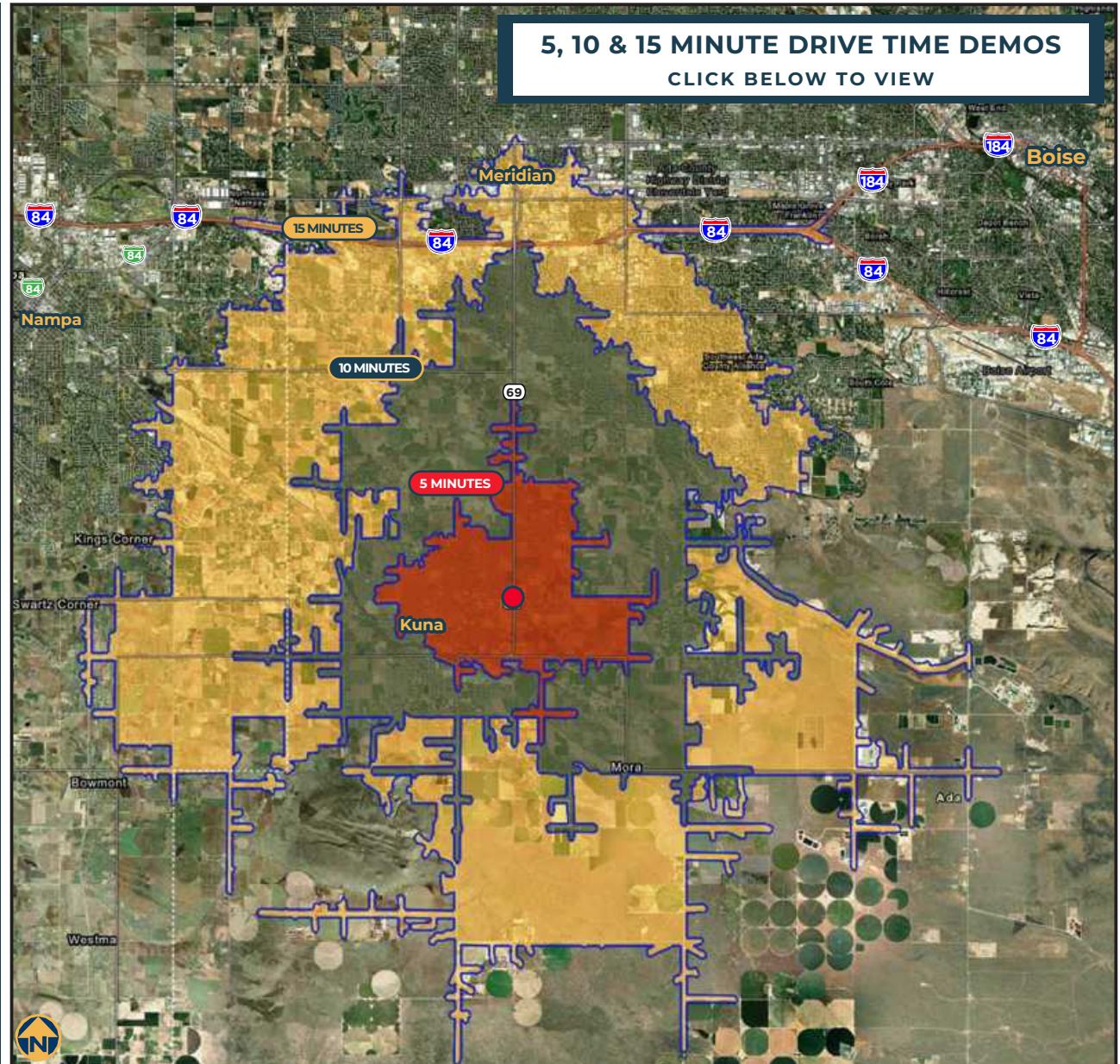
41,501
HOUSEHOLDS

\$105,312
MEDIAN HH INCOME

\$139,599
AVERAGE HH INCOME

32,305
DAYTIME POPULATION

5, 10 & 15 MINUTE DRIVE TIME DEMOS
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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BOISE METROPOLITAN & REGIONAL INFORMATION & BROCHURE



OPPORTUNITY, MEET AMBITION

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

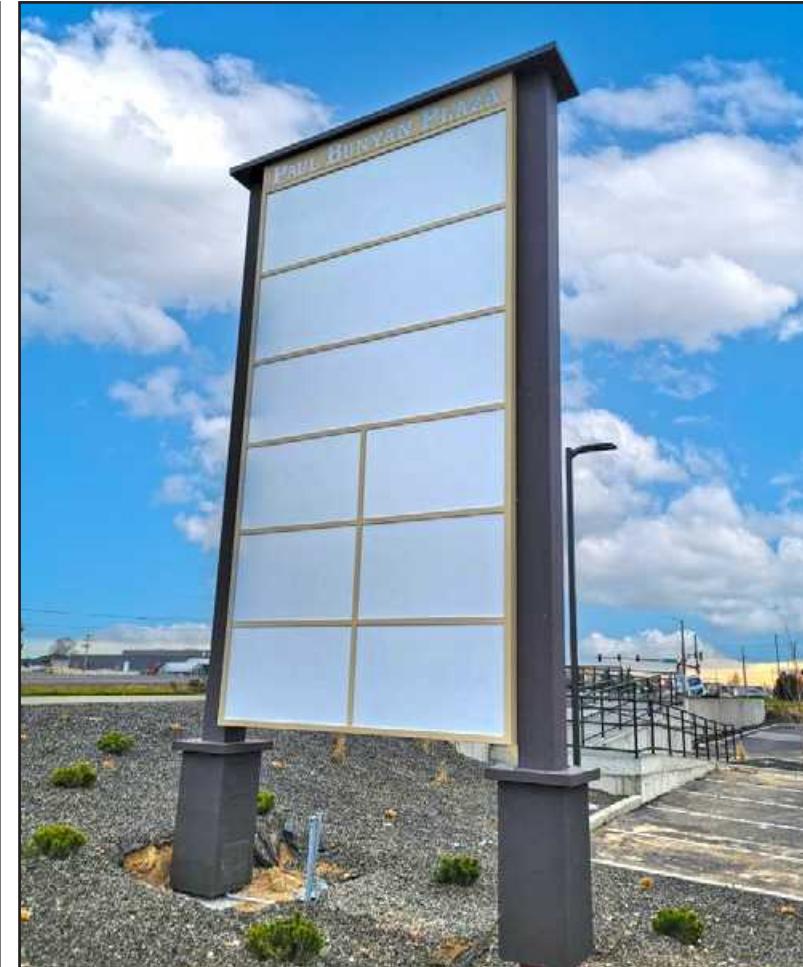
Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs. [Click Here to Learn More From BVEP](#)



[Click here to download the complete Boise Valley Regional Overview:](#)
<https://bit.ly/45eyYgI>

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