



211 W. PARKCENTER BOULEVARD | BOISE, IDAHO 83706

RED ROBIN RESTAURANT

ABSOLUTE NNN LEASED INVESTMENT OPPORTUNITY | FOR SALE



OFFERING
PRICE **\$3,750,000**

CAP RATE ***6.01 %**
*with seller rent credit



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THE OFFERING

Updated: 12.24.2025

TOK Commercial is pleased to exclusively offer the **fully leased, freestanding Red Robin restaurant property for sale**. This single tenant property offers a fantastic **absolute NNN leased, corporate guaranteed** investment opportunity. Additionally, the tenant is responsible for structural repairs.

Located at 211 West Parkcenter Boulevard in Boise, Idaho the property is **prominently positioned with strong demographics as the only Red Robin in the downtown area**. The property is located near BSU Campus, high traffic Broadway Avenue and **surrounded by many major business parks** on Parkcenter including the Albertsons corporate headquarters.

This Red Robin offering presents a tremendous opportunity for an investor or 1031 exchange buyer to achieve **healthy returns with no management involvement**. With some of the lowest rents across Red Robin locations nationwide, this offering ensures a stable tenancy. Rent was restructured in June 2020 for the new 12 year lease term, demonstrating the Tenant's **long term commitment to this location**. Current lease term expires May 31, 2032.

Offering Price:	\$3,750,000 (6.01% Cap Rate as of 6/1/2026)
Capitalization Rate:	*6.01% * Seller rent credit from close of escrow to 6/1/2026, equal to 6.01% cap rate.
Net Operating Income:	\$204,996.00
Tenant:	Red Robin International, Inc. A Nevada Corp.
Current Occupancy:	100%
Lease Term:	Expires 5/31/2032 4, 5-year options
Rent:	\$204,996.00 annually <ul style="list-style-type: none"> • 10% increases each 5 year renewal • Tenant pays 8% of gross sales annually

RENT ROLL

PER 2ND LEASE AMENDMENT

RENT SUMMARY

Term	Start	End	Yearly Rent	Monthly Rent	Monthly Rent/SF	Yearly Rent/SF	Annual Return
Current	1/1/2022	5/31/2026	\$204,996.00	\$17,083.00	\$2.85	\$34.17	5.47%
Current	6/1/2026	5/31/2032	\$225,496.00	\$18,791.30	\$3.13	\$37.58	6.01%
Option 1	6/1/2032	5/31/2037	\$248,045.00	\$20,670.43	\$3.45	\$41.34	6.61%
Option 2	6/1/2037	5/31/2042	\$272,850.00	\$22,737.47	\$3.79	\$45.48	7.28%
Option 3	6/1/2042	5/31/2047	\$300,135.00	\$25,011.22	\$4.17	\$50.02	8.00%
Option 4	6/1/2047	5/31/2052	\$330,148.00	\$27,512.34	\$4.59	\$55.02	8.80%

* Seller rent credit from close of escrow to 6/1/2026, equal to 6.01% cap rate.

PROPERTY SUMMARY

► PROPERTY ADDRESS

211 W. Parkcenter Boulevard
Boise, ID 83706

► PROPERTY DESCRIPTION

Freestanding Restaurant

► BUILDING SIZE

6,155 SF (6,000 per lease)

► PARCEL SIZE

1.31 Acres

► ZONING

MX-3

► TENANT

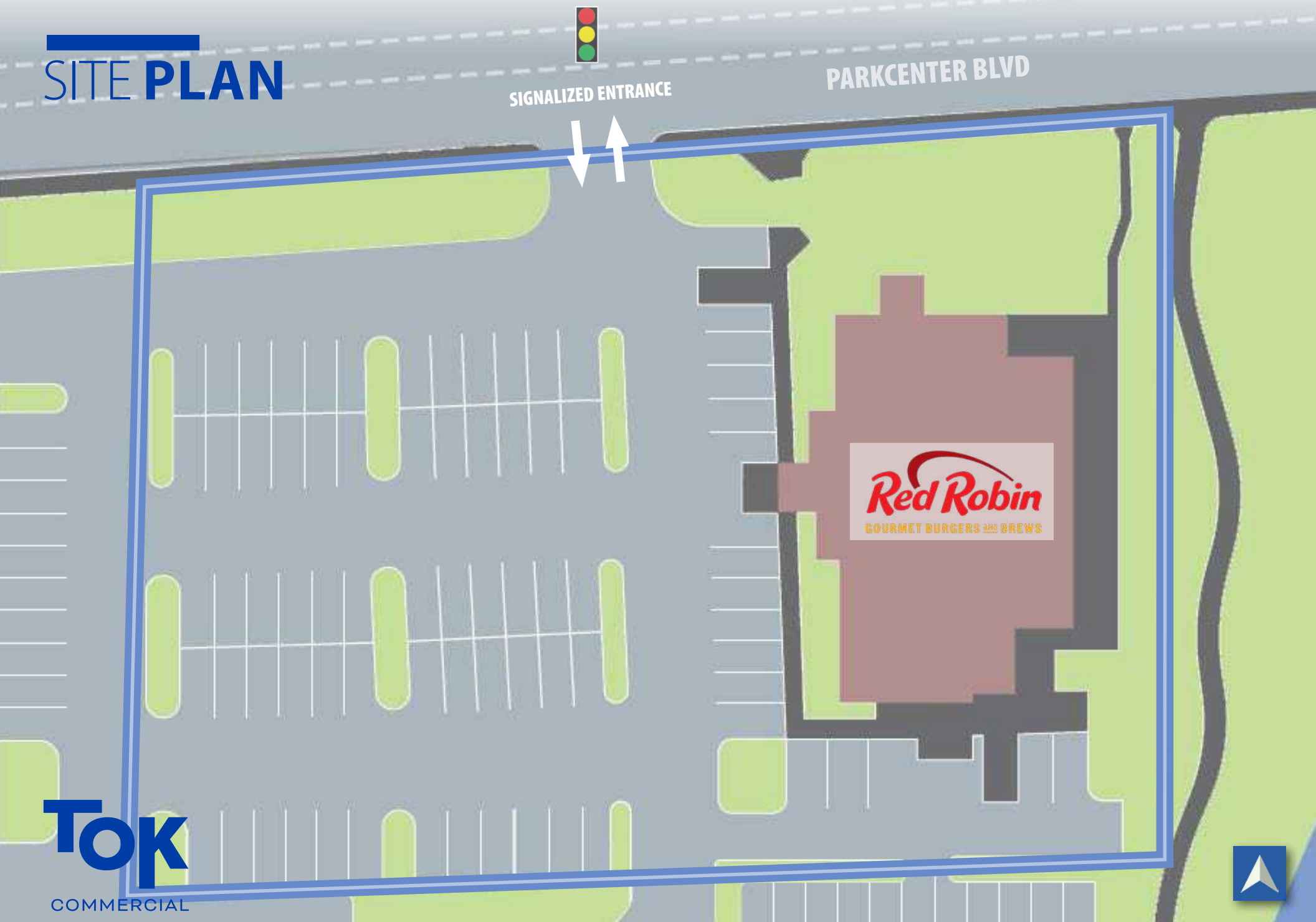
Red Robin International, Inc.
A Nevada Corp.

► BUILT

1982



SITE PLAN



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RED ROBIN | PARKCENTER BLVD

PARKCENTER BOULEVARD FRONTAGE!

2 MINUTES
FROM BSU CAMPUS

3 MINUTES
FROM DOWNTOWN

4 MINUTES
FROM RESIDENTIAL NEIGHBORHOODS



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PRIME RESTAURANT LOCATION

NEAR
BOISE STATE UNIVERSITY
OVER 26,000 STUDENTS

CLOSE TO
DOWNTOWN BOISE
\$22M EST. ECONOMIC IMPACT

SURROUNDED BY
MAJOR OFFICE PARKS
51,974 AREA DAYTIME POPULATION



DOWNTOWN
BOISE

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BOISE STATE
UNIVERSITY
eCAMPUS

BARBACOA

20,166 VPD



HEADQUARTERS

PLAZA
APARTMENTS

PARKCENTER
PARK

MALLARD
OFFICE COMPLEX

LAKEPOINTE
OFFICE CENTRE

PARKCENTER
PLACE

RIVERVIEW
PLAZA

RIVER
QUARRY



PARKCENTER BLVD



10,276
AVG MONTHLY VISITS



20,166
VEHICLES PER DAY



44,643
AREA EMPLOYEES





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FINANCIAL VALUATION

PRICE: **\$3,750,000**

CAP RATE: ***6.01%**

TOTAL RENTABLE AREA (SF): **6,155 SF** (6,000 per lease)

LOT SIZE (ACRES): **1.31 ACRES**

NET OPERATING INCOME: **\$204,996** (\$225,496 as of 6/1/2026)

**OFFERING
PRICE
\$3,750,000**

**CAPITALIZATION
RATE
*6.01%**

* Seller rent credit from close of escrow to 6/1/2026, equal to 6.01% cap rate.

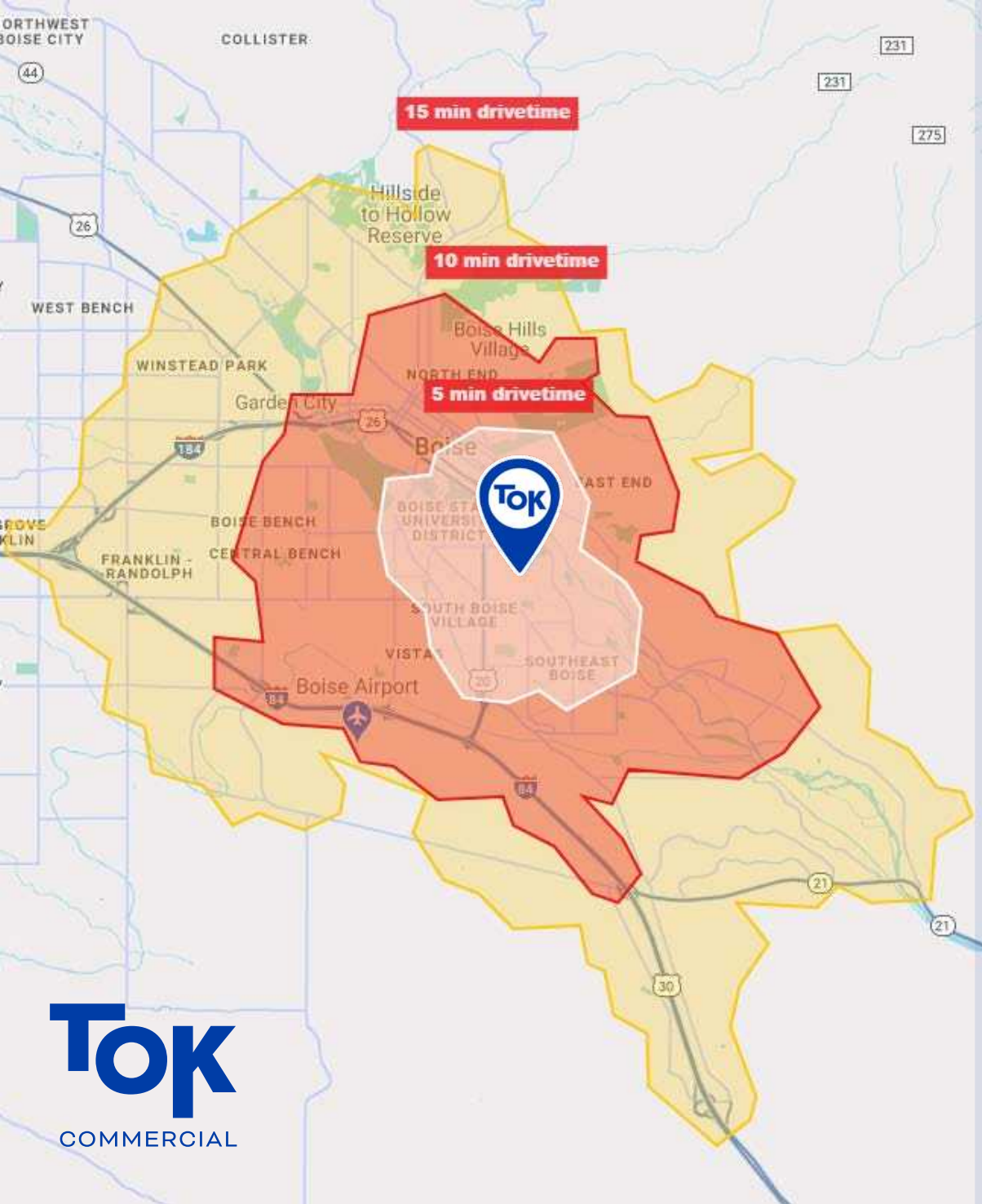


Red Robin
GOURMET BURGERS AND BREWS



Red Robin Gourmet Burgers, Inc. is a casual dining restaurant chain founded in 1969 that operates through its wholly-owned subsidiary, Red Robin International, Inc., and under the trade name, Red Robin Gourmet Burgers and Brews.

We believe nothing brings people together like burgers and fun around our table, and no one makes moments of connection over craveable food more memorable than Red Robin. We serve a variety of burgers and mainstream favorites to Guests of all ages in a casual, playful atmosphere. In addition to our many burger offerings, Red Robin serves a wide array of salads, appetizers, entrees, desserts, signature beverages and Donatos® pizza at select locations. It's now easy to enjoy Red Robin anywhere with online ordering available for to-go, delivery and catering. There are **more than 540 Red Robin restaurants across the United States and Canada**, including those operating under franchise agreements.



DEMOGRAPHICS

CURRENT DEMOGRAPHICS

2025 ESTIMATES

	1 MILE	3 MILES	5 MILES
Population:	15,332	85,085	152,134
Avg HH Income:	\$118,065	\$119,804	\$123,096
Per Capita Income:	\$59,524	\$57,636	\$56,339
Households:	7,657	40,656	69,268
Median age:	33.2	35.4	36.8
Total Employees:	10,112	63,106	97,991

PROJECTED GROWTH

2025 - 2030 ESTIMATES

	1 MILE	3 MILES	5 MILES
Population:	0.7%	0.8%	0.6%
Avg HH Income:	0.7%	0.9%	1.0%
Per Capita Income:	0.3%	0.3%	0.1%
Households:	0.2%	2.1%	2.1%

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The Boise Valley
**A centrally positioned
destination location
for industry and talent
relocation.**

MONTANA

WYOMING

WASHINGTON

OREGON

CALIFORNIA

NEVADA

UTAH

27

Nonstop Destinations:
Boise Airport (2025)

4.9

 MILLION

Travelers per year:
Boise Airport (2024)

18

 MINUTES

Average commute time:
Boise Valley (BVEP, 2024)

241,924

Population:
Boise (2024)

#1 & #3

Best Run Cities in America:
Nampa & Boise
(WalletHub 2024)

#3 & #5

Best Place to Live Out West:
Meridian & Boise
(Livability 2024)

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The Boise Valley
**Includes several of
Idaho's most highly
populated cities.**



Micron Technology, Inc. is an American producer of computer memory and data storage including dynamic random-access memory, flash memory, and USB flash drives. Micron is a Fortune 500 company that is headquartered in Boise and employs roughly 5,000 people in Idaho. A world leader in innovative memory solutions, Micron's Boise Campus has been a world-leading innovation center for memory and Research & Development (R&D) for decades.

Micron is currently in the midst of a \$15 billion expansion of its Boise Campus for a new memory fab which is estimated to create over 19,000 new Idaho jobs, including 2,000 Micron direct jobs.

MICRON TECHNOLOGY EXPANSION

WEBSITE:



[Micron Boise Expansion - Location, Video, Details](#)

NEWS ARTICLES:

APRIL 2024



[Micron to get \\$6.1 billion for Boise site with 2nd fab possible](#)

FEBRUARY 2024



[Growing Idaho: Taxpayers' getting their money's worth from Micron expansion](#)

DECEMBER 2023

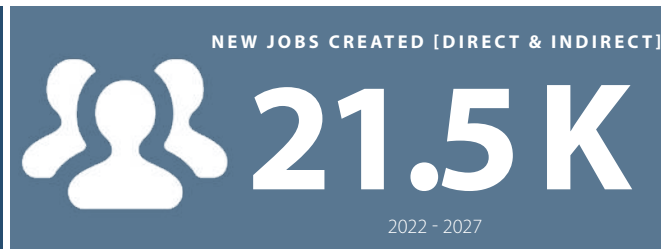


[Boise to annex nearly 600 acres of land for Micron expansion](#)

OCTOBER 2023



[How Micron is building the biggest U.S. chip fab, despite China ban](#)



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FULLY LEASED FREESTANDING RESTAURANT | FOR SALE

