

Investment Opportunity | Offering Memorandum

# Walgreens

6725 N Glenwood Street  
Boise, Idaho

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# Investment Highlights

- Absolute NNN—no landlord responsibilities
- Boise is one of the fastest growing MSA's in the US
- Located at one of the highest traffic intersections in Idaho with 41,000 AADT on W State Street and 36,000 AADT on N Glenwood Street
- Adjacent to Walmart and surrounded by national retailers including Albertsons, Ross, Big 5, Verizon, T-Mobile, O-Reilly Auto Parts, Batteries Plus

## Property Summary

### Property Address:

6725 N. Glenwood St., Boise, ID

### County:

Ada

### Building Size:

±14,480 SF

### Parcel Size:

±2.13 Acres

### Year Built:

2005

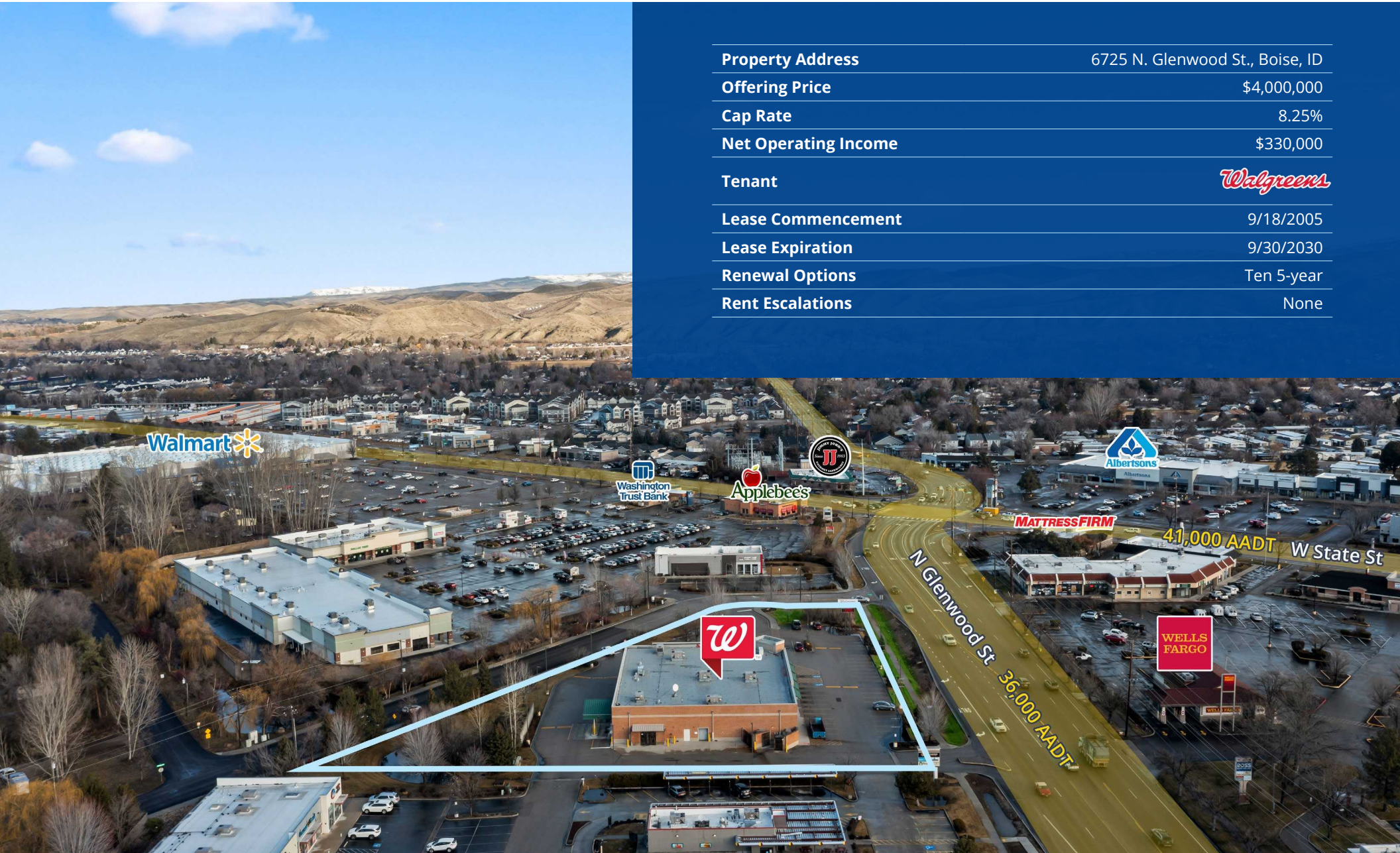
### Parking Spaces:

72

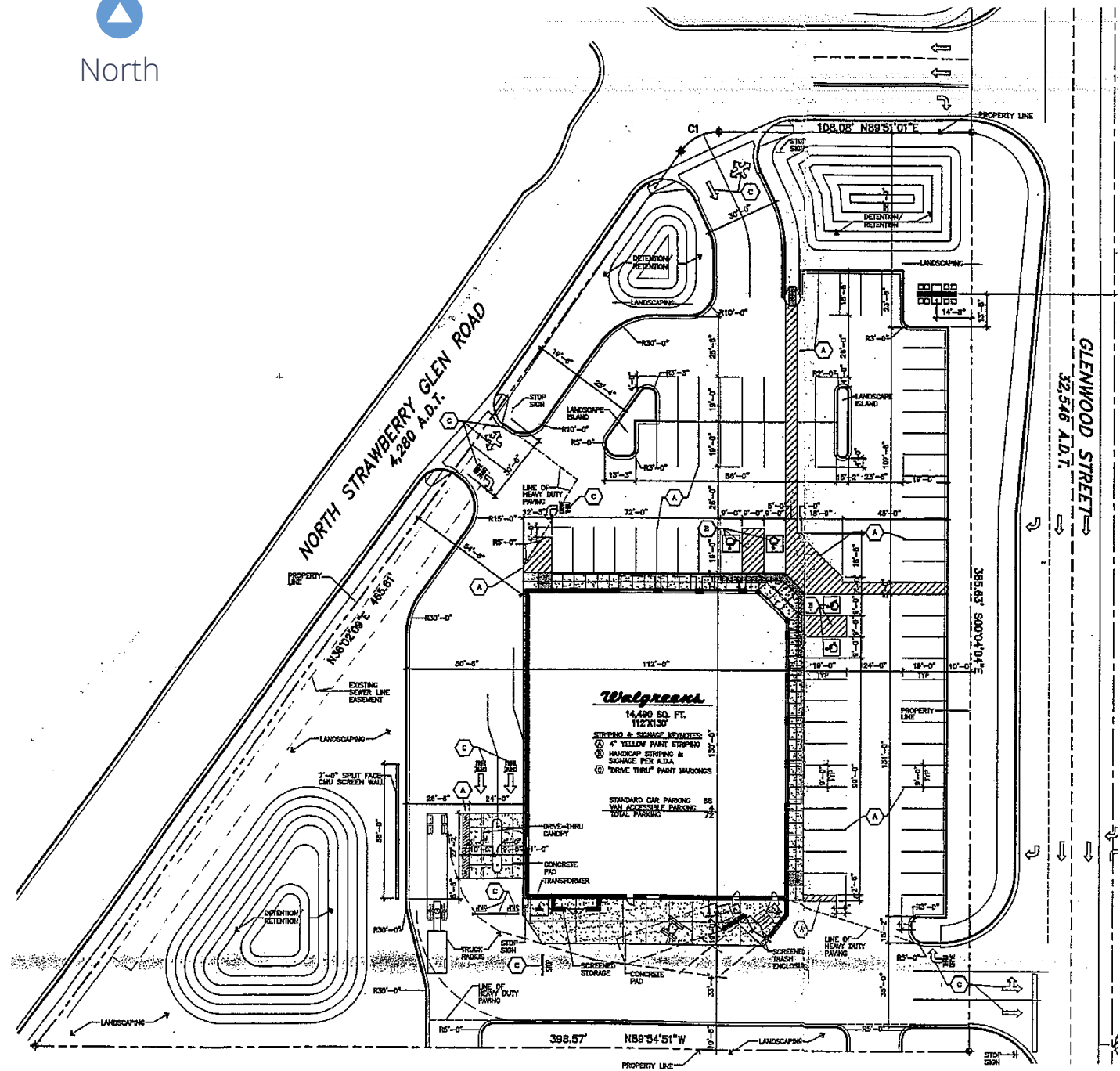


# Lease Summary

Property Address	6725 N. Glenwood St., Boise, ID
Offering Price	\$4,000,000
Cap Rate	8.25%
Net Operating Income	\$330,000
Tenant	<i>Walgreens</i>
Lease Commencement	9/18/2005
Lease Expiration	9/30/2030
Renewal Options	Ten 5-year
Rent Escalations	None



# Site Plan



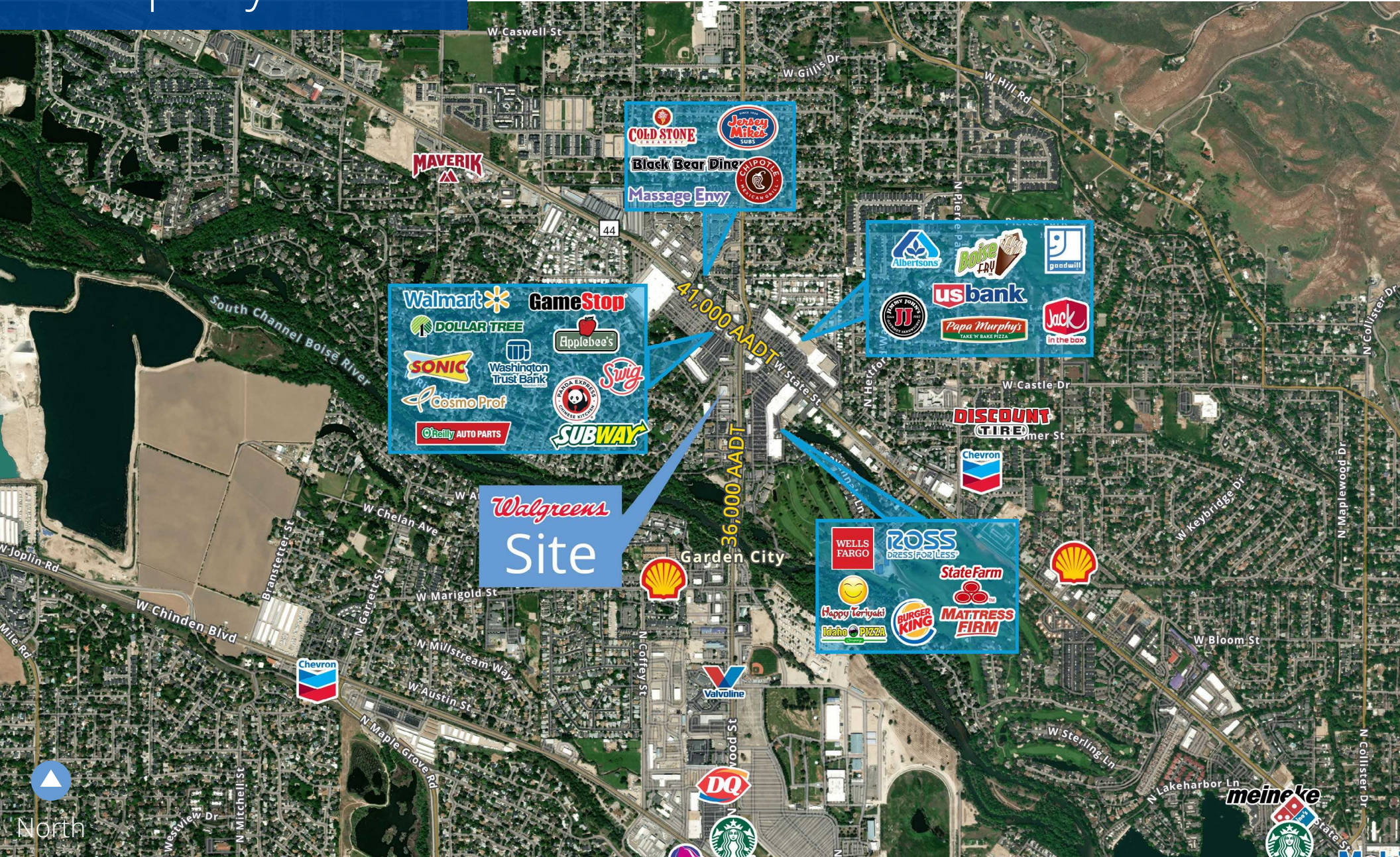


# Property Photos





# Property Aerial





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