



1350 E DEER FLAT RD
KUNA, ID 83634



Representative Photo

FOR SALE

GROCERY OUTLET SINGLE TENANT NNN LEASED INVESTMENT

**NEW CONSTRUCTION
OPENING MAY 2026**



PRICE: \$6,521,739



PRIMARY TERM: 15 YEARS



NOI: \$375,000



RENEWALS: 4-5 YEAR OPTIONS



CAP RATE: 5.75%



BUILDING SIZE: 16,000 SF

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CONSTRUCTION UNDERWAY



PARCEL # / BUILT / OPENING

R6949011000 / 2025-2026 / MAY 2026



LEASE TYPE

NNN - CORPORATE GUARANTEED LEASE



LOT / ZONING / PARKING

2.19 ACRES / C2 ZONE / 58 STALLS & CROSS PARKED
WITH THE REMAINDER OF THE DEVELOPMENT



LANDLORD RESPONSIBILITIES

ROOF, STRUCTURE, FOUNDATION, UTILITY LINES
OUTSIDE THE PREMISES



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OFFERING SUMMARY

Summit Commercial Real Estate Group has been retained as the exclusive agent in the sale of a 16,000 square foot single tenant retail building. Construction of the building shell has been completed, the tenant has started their interior build-out and is scheduled to open in May 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
- Lease Information - *15 Year Primary Term - 4 - 5 Year Renewal Options*
- 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
• Pac Dental	• Commercial Tire	• Jersey Mike's	• Jacksons
• Panera	• 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			

INITIAL 15 YEAR LEASE TERM

Lease Year	Base Rent PSF	Annual Base Rent	Monthly Base Rent
1 - 5	\$23.44	\$375,000.00	\$31,250.00
6-10	\$25.78	\$412,500.00	\$34,375.00
11-15	\$28.36	\$453,750.00	\$37,812.50

4 - 5 YEAR RENEWAL OPTIONS

Lease Year	Base Rent PSF	Annual Base Rent	Monthly Base Rent
16-20	\$31.20	\$499,125.00	\$41,593.75
21-25	\$34.31	\$549,037.50	\$45,753.13
26-30	\$37.75	\$603,941.25	\$50,328.44
31-35	\$41.52	\$664,335.38	\$55,361.28



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TENANT SUMMARY

GROCERY OUTLET - OVER 440 STORES - NASDAQ: GO

We are a high-growth, extreme value retailer of quality, name-brand consumables and fresh products sold through a network of independently owned and operated stores. Each of our stores offers a fun, treasure hunt shopping experience in an easy-to-navigate, small-box format. An ever-changing assortment of "WOW!" deals, complemented by everyday staple products, generates customer excitement and encourages frequent visits from bargain-minded shoppers. Our flexible buying model allows us to offer quality, name-brand opportunistic products at prices significantly below those of conventional retailers. Entrepreneurial independent owner-operators (IOs) run our stores and generally live in the community that they serve, creating a neighborhood-feel through personalized customer service and a localized product offering.

Our founder, Jim Read, pioneered our opportunistic buying model in 1946 and subsequently developed the IO selling approach, which harnesses individual entrepreneurship and local decision-making to better serve customers in their communities. Underlying this differentiated model was a mission that still guides us today: "Touching Lives for the Better." Since 2006, the third generation of Read family leadership, Eric Lindberg, Jr., Chairman of our Board of Directors (and former Chief Executive Officer), has continued to advance this mission and accelerated growth by strengthening our supplier relationships, introducing new product categories and expanding the store base from 128 stores in 2006 to more than 440 stores in 2023. Our passionate, founding family-led team remains a driving force behind our growth-oriented culture.

Our differentiated model for buying and selling drives us to "WOW!" our customers every day, generating customer excitement, inspiring loyalty and supporting profitable sales growth.

NEWS RELEASES

November 28, 2025

[Grocery Outlet to Present at Morgan Stanley Global Consumer & Retail Conference](#)

November 12, 2025

[Grocery Outlet Partners with Feeding America® with the Goal to Provide Three Million Meals to People Facing Hunger This Holiday Season](#)

November 5, 2025

[Unwrap Unbeatable Deals This Season at Grocery Outlet, Your Xtreme Value™ Holiday Headquarters](#)

November 4, 2025

[Grocery Outlet Holding Corp. Announces Third Quarter Fiscal 2025 Financial Results](#)

October 21, 2025

[Grocery Outlet Holding Corp. Announces Third Quarter Fiscal 2025 Earnings Release and Conference Call Date](#)

August 5, 2025

[Grocery Outlet Holding Corp. Announces Second Quarter Fiscal 2025 Financial Results](#)

SEC FILINGS - [Click Here](#)

STOCK QUOTE - [Current Market Status Here](#)

SOCIAL MEDIA FEEDS

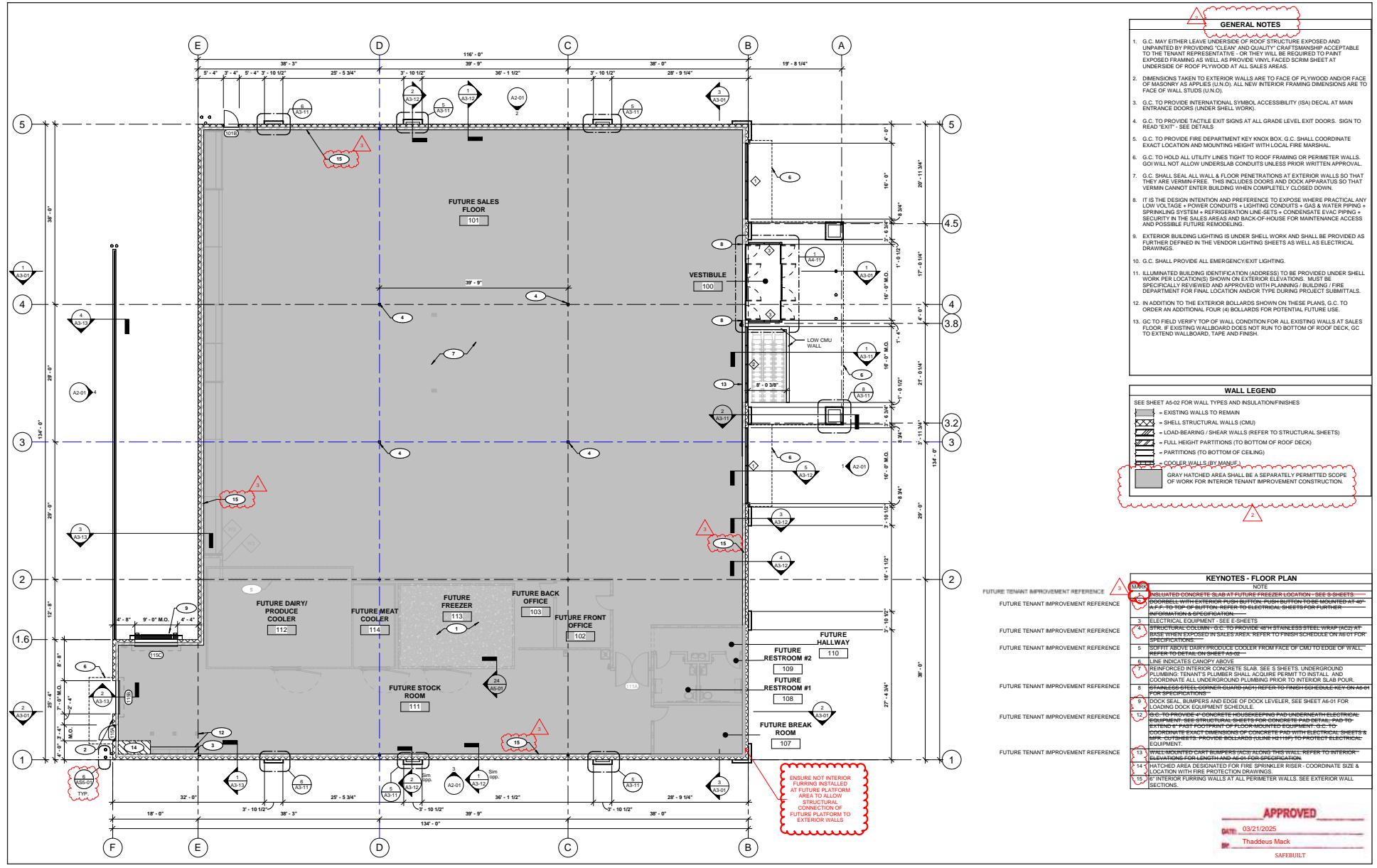




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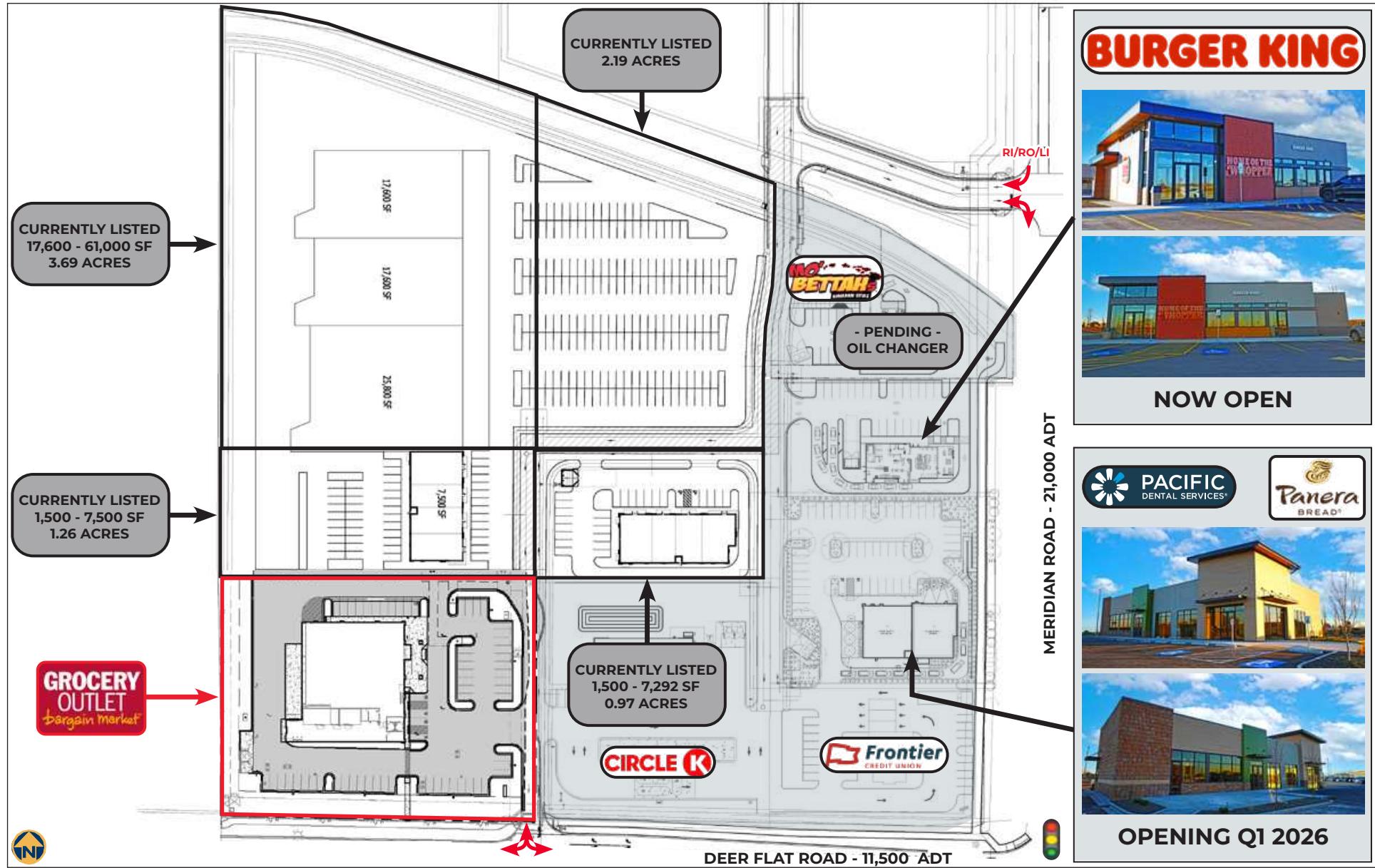
SHELL PLAN





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PAUL BUNYAN PLAZA OVER-ALL DEVELOPMENT PLAN





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CONSTRUCTION PHOTOS - FAÇADE UNDERWAY - OPENING IN MAY 2026





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REPRESENTATIVE PHOTOS





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SURROUNDING TENANTS INCLUDE BI-MART, D&B SUPPLY, & TRACTOR SUPPLY





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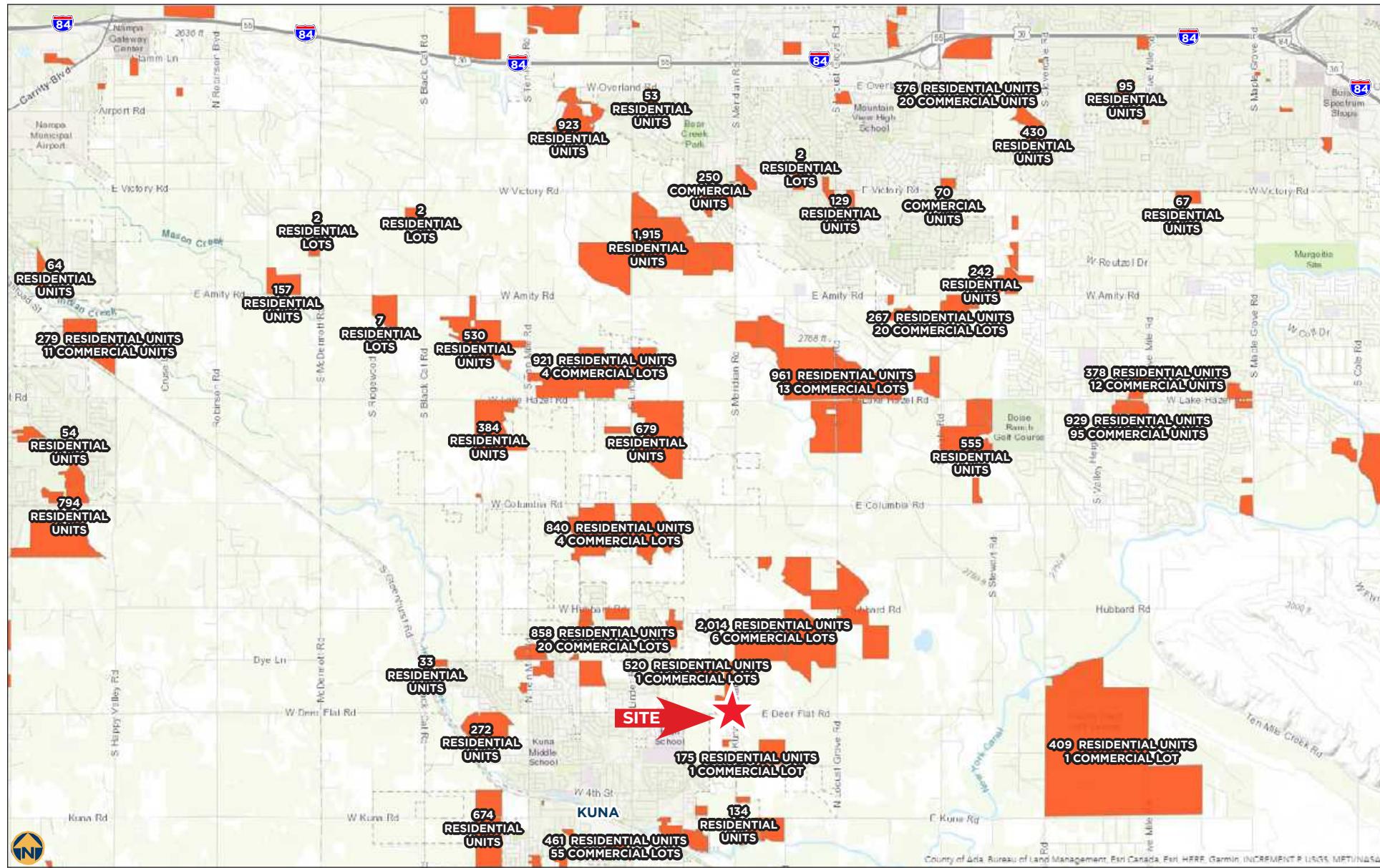
ENCOMPASSED BY NEW & RECENTLY PLATTED SUBDIVISIONS





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ANNEXED INTO THE CITY OF KUNA & SURROUNDED BY NEW GROWTH



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

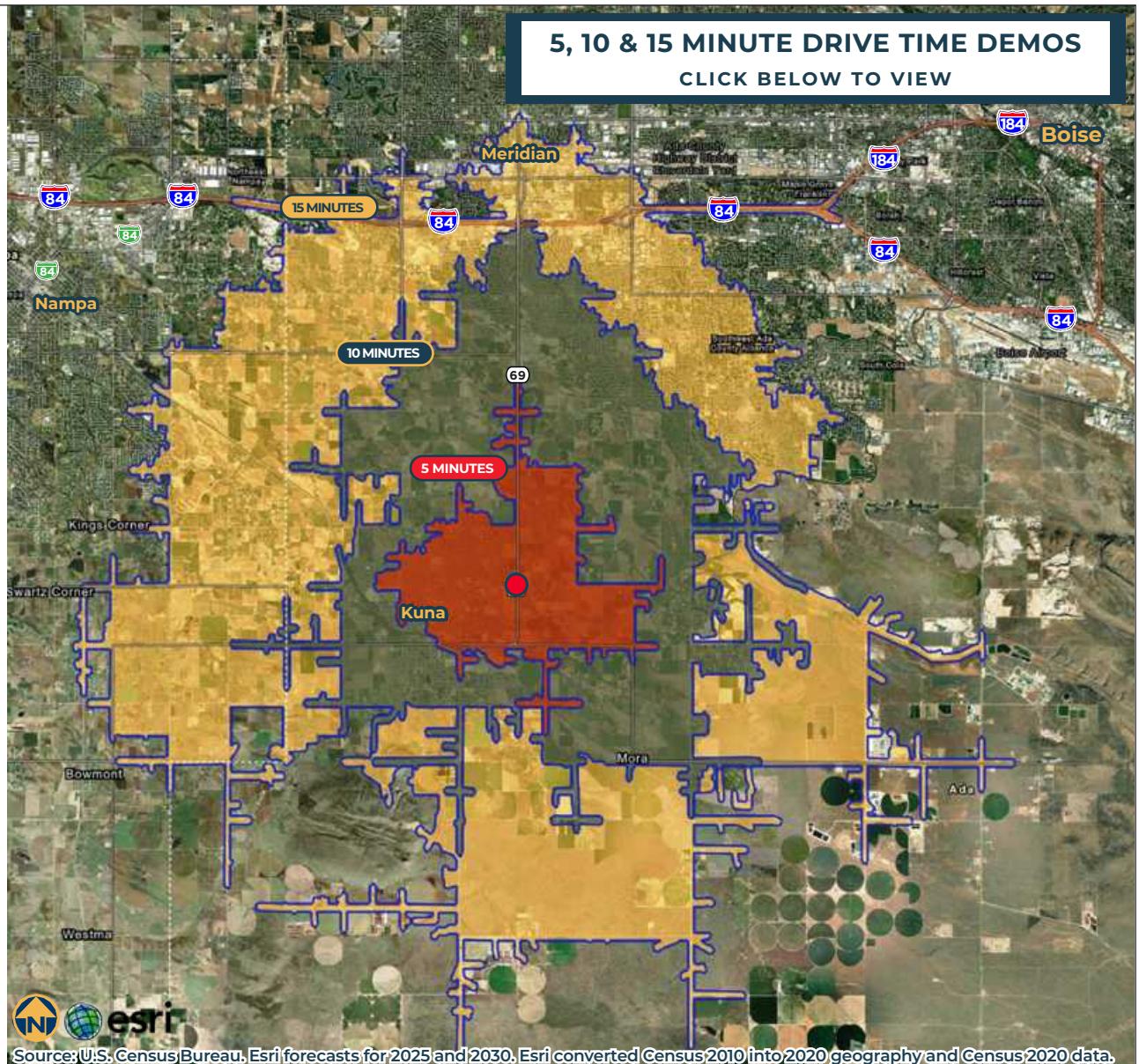
117,776
POPULATION

41,501
HOUSEHOLDS

\$105,312
MEDIAN HH INCOME

\$139,599
AVERAGE HH INCOME

32,305
DAYTIME POPULATION



BOISE METROPOLITAN & REGIONAL INFORMATION & BROCHURE

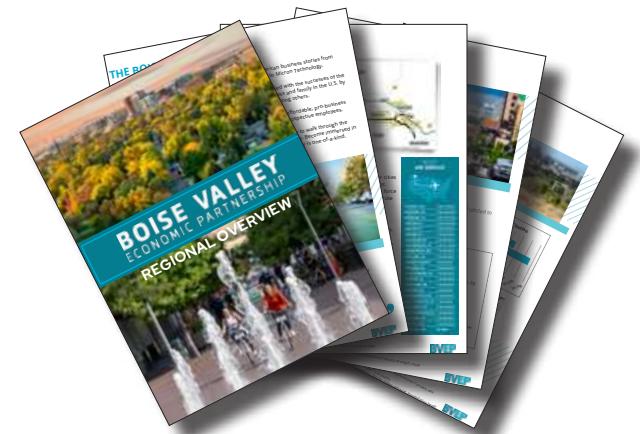


OPPORTUNITY, MEET AMBITION

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/45eyYg1>*



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