



SUMMIT
COMMERCIAL
REAL ESTATE GROUP

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

ANDREA NILSON

Executive Director
+1 208 890 4028
andrea@summitcreg.com

LEANN HUME, CCIM, CLS, CRRP

Executive Director
+1 208 890 1089
leann@summitcreg.com

JULIE KISSLER

Associate Director
+1 208 794 2746
julie@summitcreg.com

1517 WEST HAYS STREET

Boise, Idaho 83702
+1 208 975 4447
summitcreg.com

CONSTRUCTION UNDERWAY



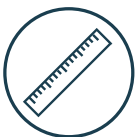
PARCEL # / BUILT / OPENING

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



SINGLE TENANT NNN LEASED INVESTMENT

1350 E DEER FLAT RD, KUNA, ID 83634

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 |



**SINGLE TENANT
NNN LEASED INVESTMENT**
1350 E DEER FLAT RD, KUNA, ID 83634

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](#)

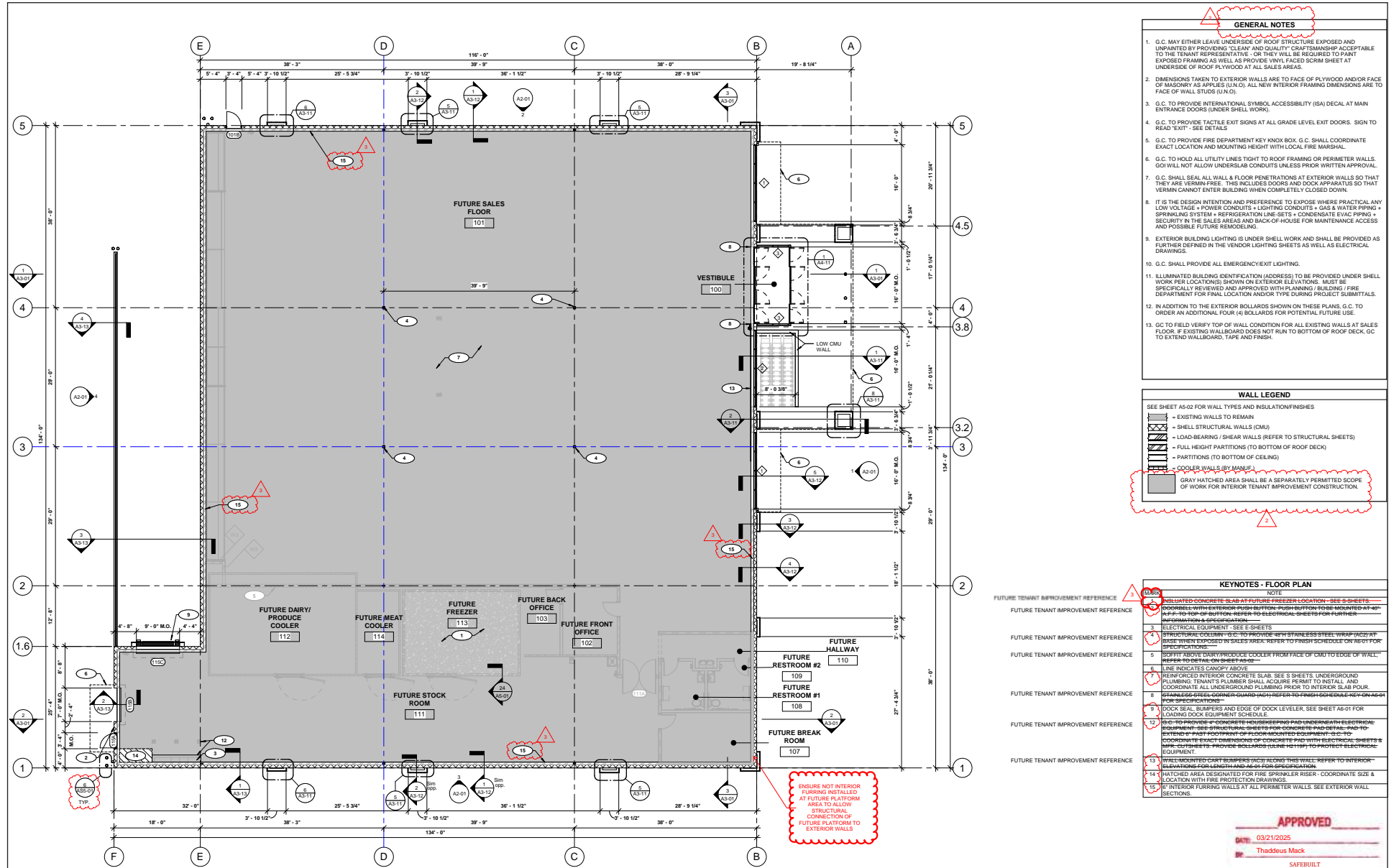
STOCK QUOTE - [Current Market Status Here](#)

SOCIAL MEDIA FEEDS



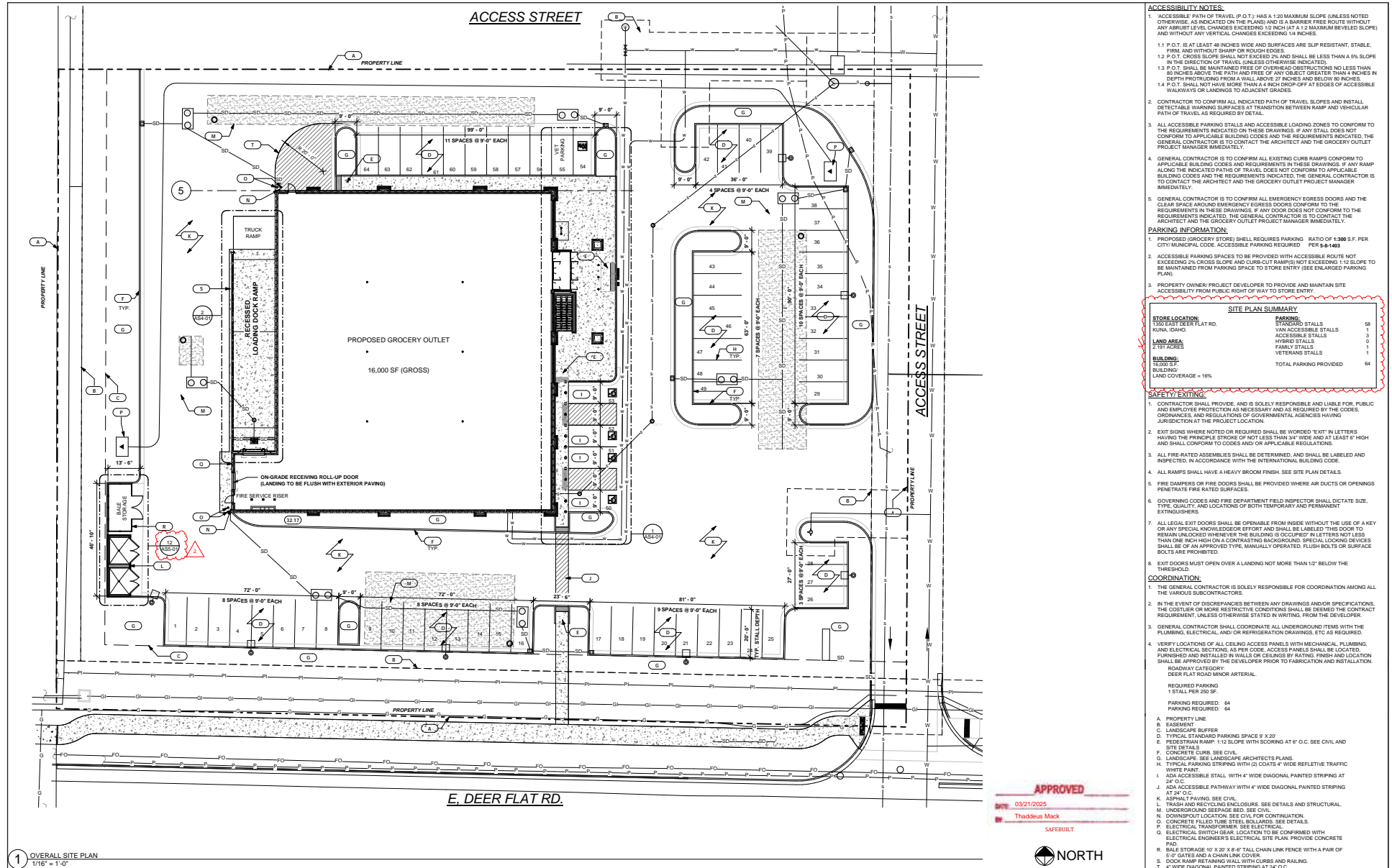


SHELL PLAN





SITE PLAN





SUMMIT
COMMERCIAL
REAL ESTATE GROUP

**SINGLE TENANT
NNN LEASED INVESTMENT**

1350 E DEER FLAT RD, KUNA, ID 83634

PAUL BUNYAN PLAZA OVER-ALL DEVELOPMENT PLAN



CONSTRUCTION PHOTOS - FAÇADE UNDERWAY - OPENING IN MAY 2026



REPRESENTATIVE PHOTOS





SUMMIT
COMMERCIAL
REAL ESTATE GROUP

**SINGLE TENANT
NNN LEASED INVESTMENT**

1350 E DEER FLAT RD, KUNA, ID 83634

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



ENCOMPASSED BY NEW & RECENTLY PLATTED SUBDIVISIONS





1350 E DEER FLAT RD, KUNA, ID 83634

Map of Kuna, Idaho, showing residential and commercial unit counts by area.

Key Locations and Unit Counts:

- Northwest:** 64 Residential Units, 279 Residential Units, 11 Commercial Units, 54 Residential Units, 794 Residential Units.
- West:** 2 Residential Lots, 157 Residential Units, 7 Residential Lots, 530 Residential Units, 384 Residential Units, 33 Residential Units, 272 Residential Units, 674 Residential Units, 461 Residential Units, 55 Commercial Lots.
- Central:** 923 Residential Units, 53 Residential Units, 250 Commercial Units, 1,915 Residential Units, 921 Residential Units, 4 Commercial Lots, 679 Residential Units, 840 Residential Units, 4 Commercial Lots, 588 Residential Units, 20 Commercial Lots, 520 Residential Units, 1 Commercial Lot, 175 Residential Units, 1 Commercial Lot, 134 Residential Units.
- East:** 376 Residential Units, 20 Commercial Units, 95 Residential Units, 430 Residential Units, 70 Commercial Units, 242 Residential Units, 267 Residential Units, 20 Commercial Lots, 961 Residential Units, 13 Commercial Lots, 378 Residential Units, 12 Commercial Units, 929 Residential Units, 95 Commercial Units, 555 Residential Units, 409 Residential Units, 1 Commercial Lot.

Other Features:

- Site:** Indicated by a red star and arrow near the intersection of E Deer Flat Rd and N 4th St.
- Major Roads:** I-84, I-20, E Victory Rd, W Victory Rd, E Amity Rd, W Amity Rd, E Columbia Rd, W Columbia Rd, E Deer Flat Rd, W 4th St, Kuna Rd, W Kuna Rd, S Happy Valley Rd, S Stewart Rd, S Maple Grove Rd, S 10th St, S 9th St, S 8th St, S 7th St, S 6th St, S 5th St, S 4th St, S 3rd St, S 2nd St, S 1st St, S Main St, S Center St, S Broadway St, S 10th St, S 9th St, S 8th St, S 7th St, S 6th St, S 5th St, S 4th St, S 3rd St, S 2nd St, S 1st St, S Main St, S Center St, S Broadway St.
- Landmarks:** Kuna Municipal Airport, Kuna Middle School, Kuna Elementary School, Kuna High School, Kuna Junior High School, Kuna Senior High School, Kuna Community Center, Kuna Library, Kuna Police Station, Kuna Fire Station, Kuna Cemetery, Kuna Golf Course, Kuna Park, Kuna Lake, Kuna Reservoir, Kuna Canal, Kuna River, Kuna Creek, Kuna Pond, Kuna Lake, Kuna Reservoir, Kuna Canal, Kuna River, Kuna Creek, Kuna Pond.

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



DRIVE-TIME DEMOGRAPHICS INFORMATION

15 MINUTE SNAPSHOT

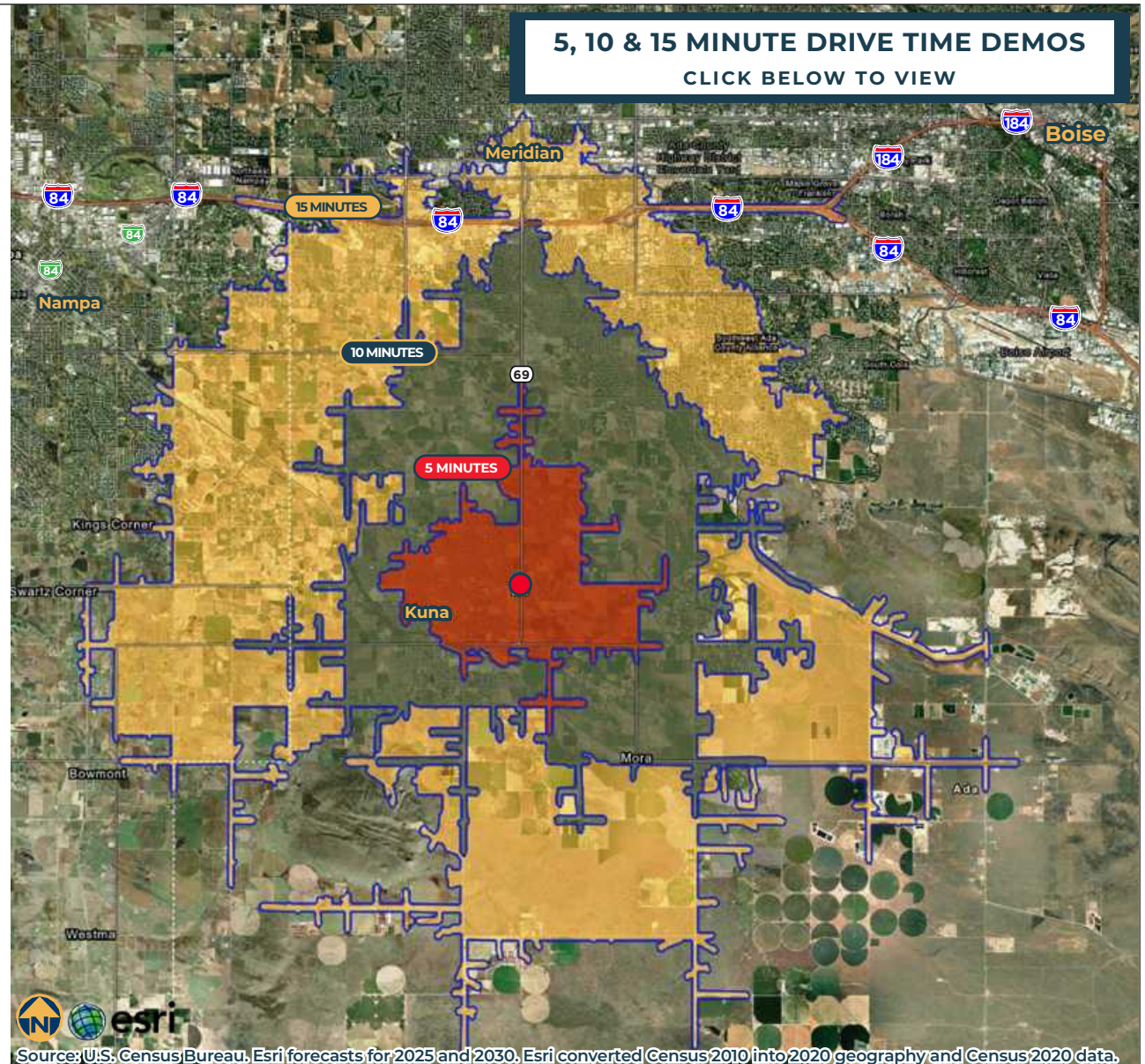
117,776
POPULATION

41,501
HOUSEHOLDS

\$105,312
MEDIAN HH INCOME

\$139,599
AVERAGE HH INCOME

32,305
DAYTIME POPULATION



BOISE METROPOLITAN & REGIONAL INFORMATION & BROCHURE

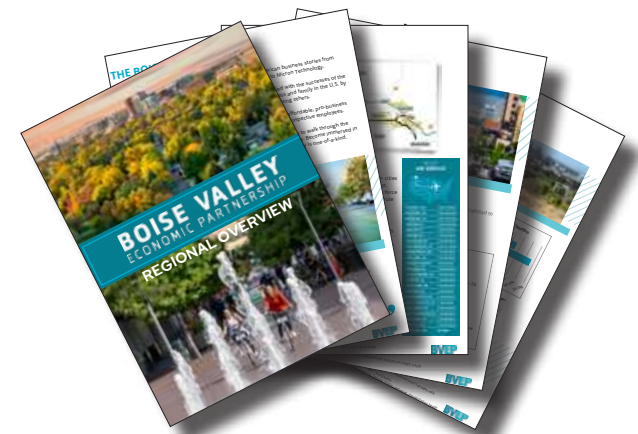


OPPORTUNITY, MEET AMBITION

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>



SUMMIT
COMMERCIAL
REAL ESTATE GROUP

SINGLE TENANT NNN LEASED INVESTMENT

1350 E DEER FLAT RD, KUNA, ID 83634



Representative Photo



CONTACT

ANDREA NILSON

Executive Director
+1 208 890 4028
andrea@summitcreg.com

LEANN HUME, CCIM, CLS, CRRP

Executive Director
+1 208 890 1089
leann@summitcreg.com

JULIE KISSLER

Associate Director
+1 208 794 2746
julie@summitcreg.com

1517 WEST HAYS STREET

Boise, Idaho 83702
+1 208 975 4447
summitcreg.com

©2026 Summit Commercial Real Estate Group All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Summit Commercial Real Estate Group's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Summit Commercial Real Estate Group. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND SUMMIT COMMERCIAL REAL ESTATE GROUP IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.