



NNN-LEASED ASSET BACKED BY NATIONAL CREDIT TENANT

RETAIL BUILDING | 1491 S EAGLE RD | MERIDIAN, ID 83642



TOK COMMERCIAL REAL ESTATE

\$132,000
NOI

5.5%
CAP RATE

SALE PRICE
\$2,400,000

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THE OFFERING

This offering is a 100% leased, absolute NNN Valvoline Instant Oil Change property located at 1491 S Eagle Rd in Meridian, Idaho, offered at \$2,400,000 with \$132,000 NOI at a 5.50% cap rate. The asset consists of a 3,317 SF freestanding building constructed in 2019 on 0.47 acres and is leased to Valvoline Inc. (NYSE: VVV), a publicly traded automotive service operator with more than 1,800 locations nationwide and a 150+ year operating history. The absolute NNN lease structure provides passive ownership with no landlord responsibilities and includes scheduled rental increases and multiple extension options.

Strategically positioned along the high-traffic Eagle Road corridor (36,000+ VPD), the property benefits from strong retail visibility, solid surrounding demographics, and flexible C-G zoning, Meridian's most accommodating commercial designation. Supported by Boise MSA's continued population growth and a healthy retail market environment, the asset represents a stabilized, credit-backed net lease investment in one of Idaho's most desirable and growth-oriented markets.

3,317 SF
BUILDING SIZE

0.47 ACRES
LOT SIZE

2019
YEAR BUILT

100% NNN-LEASED
SINGLE-TENANT BUILDING

RETAIL
PROPERTY TYPE

C-G
ZONING

\$2,400,000
LIST PRICE

\$132,000
NOI

5.5%
CAP RATE



THE HIGHLIGHTS

LONG-TERM ABSOLUTE NNN LEASE - 100% LEASED TO VALVOLINE, LLC, PROVIDING STABLE, PASSIVE INCOME WITH NO LANDLORD RESPONSIBILITIES.

STRONG NATIONAL CREDIT TENANT - BACKED BY A NATIONALLY RECOGNIZED AUTOMOTIVE SERVICE OPERATOR WITH A PROVEN OPERATING HISTORY AND STRONG BRAND PRESENCE.

HIGH-QUALITY ASSET - WELL-MAINTAINED 3,317 SF FREESTANDING RETAIL BUILDING COMPLETED IN 2019, FEATURING MODERN CONSTRUCTION, STRONG CURB APPEAL, AND DURABLE MATERIALS DESIGNED FOR LONG-TERM PERFORMANCE AND MINIMAL CAPITAL NEEDS.

HIGH-EXPOSURE EAGLE RD LOCATION - STRATEGICALLY LOCATED ALONG S. EAGLE ROAD—ONE OF MERIDIAN'S BUSIEST COMMERCIAL CORRIDORS WITH OVER 46,000 VEHICLES PER DAY AT THE INTERSECTION—THIS PROPERTY OFFERS OUTSTANDING VISIBILITY, STRONG RETAIL SYNERGY, AND CONVENIENT ACCESS WITHIN ONE OF THE TREASURE VALLEY'S FASTEST-GROWING TRADE AREAS.

ATTRACTIVE 5.50% CAP RATE - OFFERED AT A COMPELLING 5.50% CAP RATE, PRESENTING AN OPPORTUNITY TO ACQUIRE A STABILIZED, LONG-TERM NNN INVESTMENT IN ONE OF IDAHO'S MOST DESIRABLE AND GROWTH-ORIENTED MARKETS.





Valvoline Instant Oil Change is a nationally recognized automotive service brand operating under Valvoline Inc. (NYSE: VVV), one of the most established names in vehicle maintenance. With more than 1,800 locations nationwide, the platform provides essential preventative services and serves millions of customers annually through its convenient stay-in-your-car model.

Headquartered in Lexington, Kentucky, Valvoline supports its retail network with centralized infrastructure and professional management, driving operational consistency and disciplined growth. Its focus on recurring vehicle maintenance creates durable, needs-based demand that supports long-term tenant stability.

VALVOLINE SNAPSHOT:

- Publicly traded parent company (NYSE: VVV)
 - 1,800+ locations nationwide
 - 150+ year operating history
- Essential, recurring automotive service model
- Centralized operational and marketing support
 - Strong national brand recognition

For investors, Valvoline represents a well-capitalized, nationally scaled net lease tenant with consistent traffic patterns and long-term operating stability.

LEARN MORE



RENT ROLL SUMMARY



[CLICK HERE TO ACCESS](#)



[5] VALVOLINE - 1491 S EAGLE RD

UPDATED: 2.26.2026

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ZONING INFORMATION

C-G

The C-G zoning district in Meridian, Idaho—short for General Retail and Service Commercial—represents the city’s most flexible and high-intensity commercial zone. Strategically located along major corridors and intersections, C-G parcels are designated for regional-scale commercial developments including retail centers, offices, restaurants, hotels, and even light industrial or tech/flex space.

This zoning offers an incredibly wide range of permitted uses, from shopping centers and drive-thru restaurants to medical clinics, entertainment venues, auto dealerships, and professional offices. Its broad allowances also include accessory uses like outdoor food trucks and limited storage, making the space adaptable to many commercial concepts. For developers and investors, C-G provides streamlined entitlements, reducing the need for rezoning or complex hearings—most typical uses are already pre-approved.

The C-G district is also backed by solid infrastructure, robust design standards, and high visibility, especially in fast-growing corridors like Eagle Road or near I-84. Whether your buyer is a national retailer, a hotel group, a medical user, or an office developer, a C-G parcel offers the flexibility to meet changing market needs—a rare and valuable attribute in today’s market.

**MAXIMUM
FLEXIBILITY FOR
DEVELOPMENT**

**HIGH VISIBILITY AND
PRIME LOCATION**

**STRONG MARKET
DEMAND FOR
INVESTMENT SECURITY**

LEARN MORE





104,466 VPD



36,661 VPD

TOWNEPLACE SUITESSM MARRIOTT



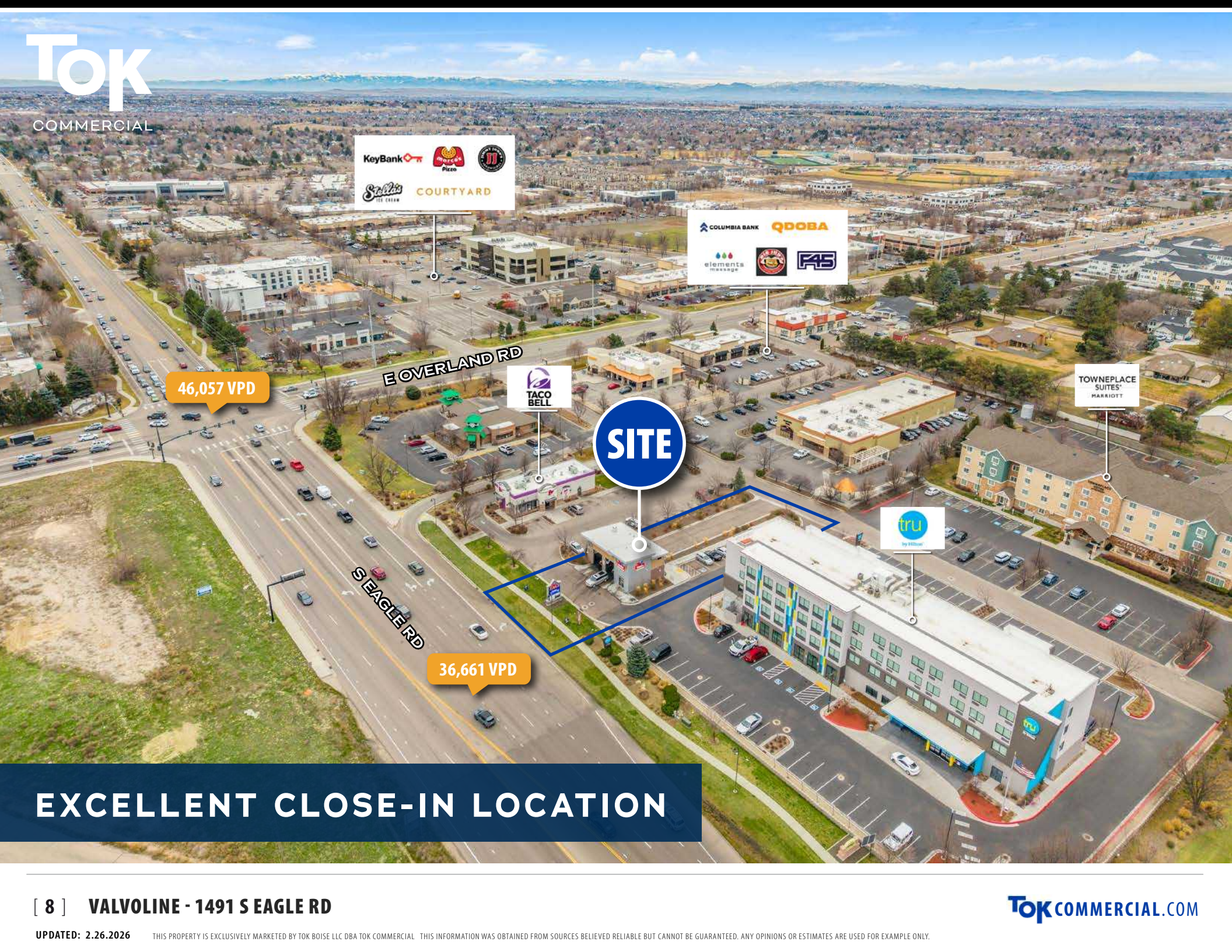
SITE

S EAGLE RD



EXCELLENT CLOSE-IN LOCATION

[7] VALVOLINE - 1491 S EAGLE RD



46,057 VPD

E OVERLAND RD

SITE

TACO BELL

TOWNEPLACE SUITES MARRIOTT

S EAGLE RD

36,661 VPD

tru by Hilton

EXCELLENT CLOSE-IN LOCATION



1 MILE RADIUS		
POPULATION 9,154	HOUSEHOLDS 3,943	AVG. HOUSEHOLD INC. \$141,396

3 MILE RADIUS		
POPULATION 90,704	HOUSEHOLDS 35,161	AVG. HOUSEHOLD INC. \$133,980

5 MILE RADIUS		
POPULATION 238,117	HOUSEHOLDS 91,493	AVG. HOUSEHOLD INC. \$125,381

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BOISE, IDAHO

AREA OVERVIEW

The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.



#3

BEST PERFORMING CITY
*Milken Institute



845,864

POPULATION



\$128,006

AVERAGE HOUSEHOLD
INCOME



3.6%

UNEMPLOYMENT
RATE



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