TOK COMMERCIAL

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 %

*Effective as of 6/1/2026

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THE OFFERING

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.

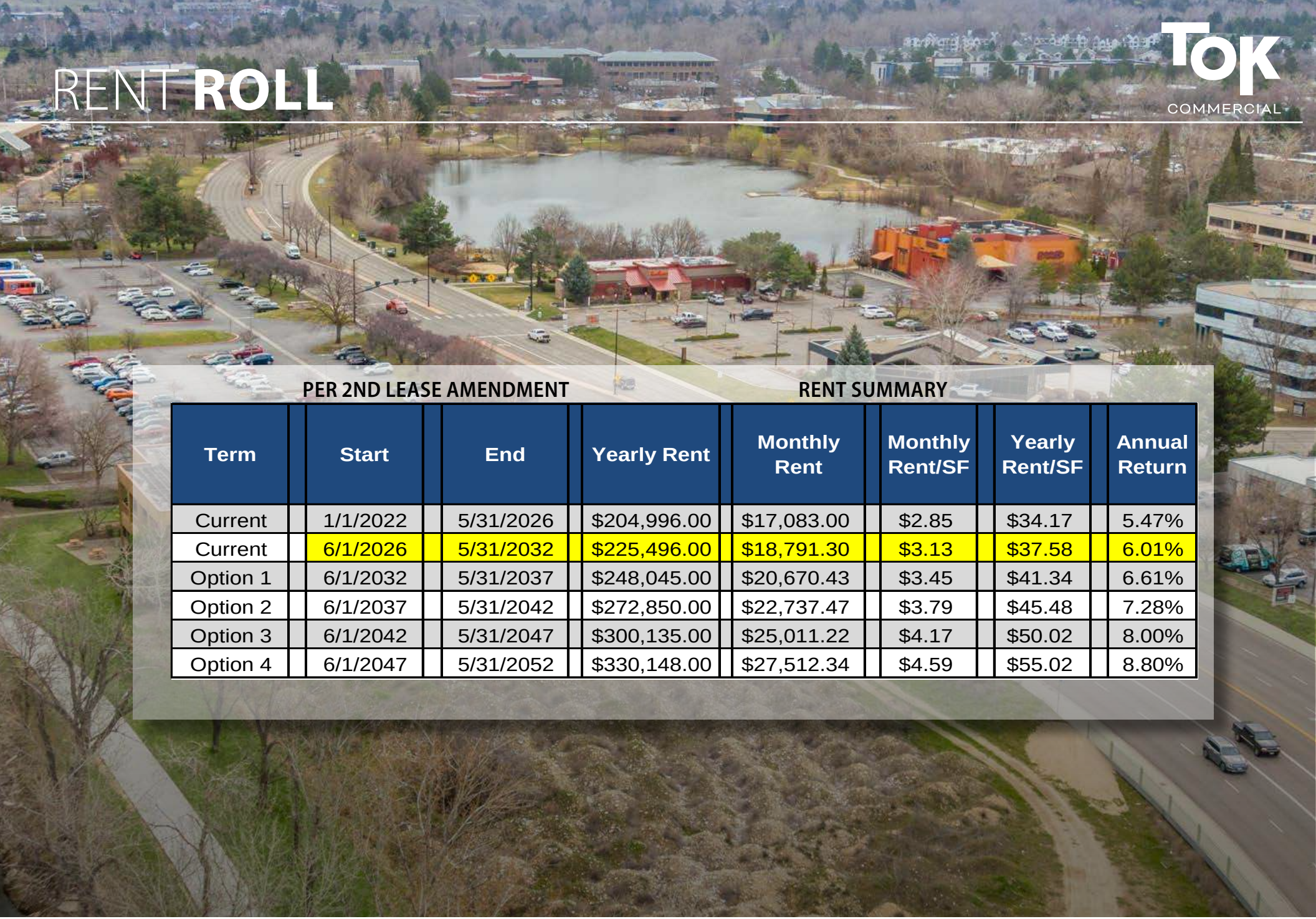
This Red Robin offering presents a tremendous opportunity for an investor or 1031 exchange buyer to achieve **healthy returns with no management involvement.** With some of the lowest rents across Red Robin locations nationwide, this offering ensures a stable tenancy. Rent was restructured in June 2020 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**
Capitalization Rate:	***6.01%**
Net Operating Income:	***$225,496**
Tenant:	**Red Robin International, Inc. A Nevada Corp.**
Current Occupancy:	**100%**
Lease Term:	**Expires 5/31/2032** 4, 5-year options
Rent:	***$225,496** annually • 10% increases each 5 year renewal • Tenant pays 8% of gross sales annually

*Effective as of 6/1/2026

RENT ROLL

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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%

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

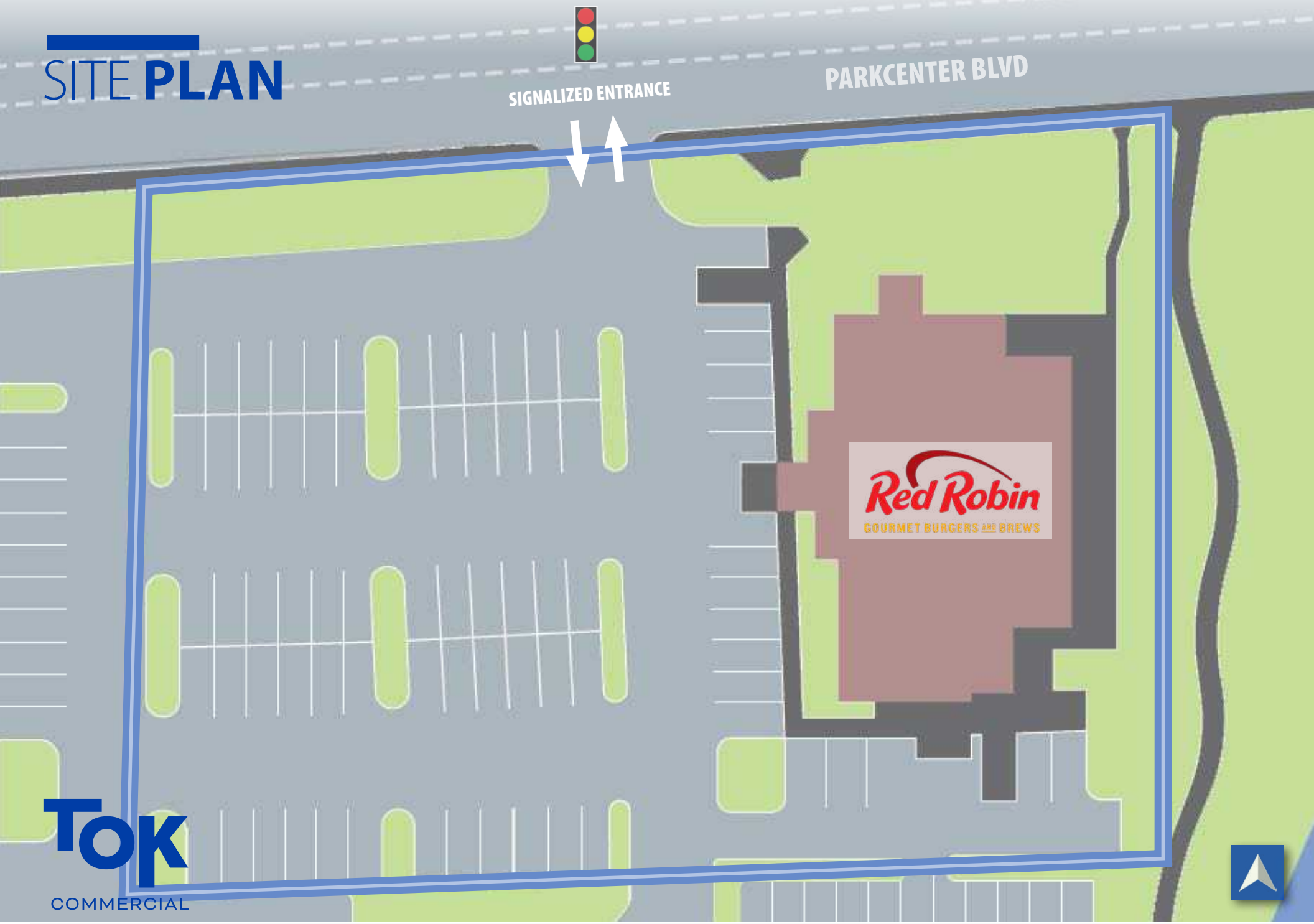
ZONING
MX-3

TENANT
Red Robin International, Inc.
A Nevada Corp.

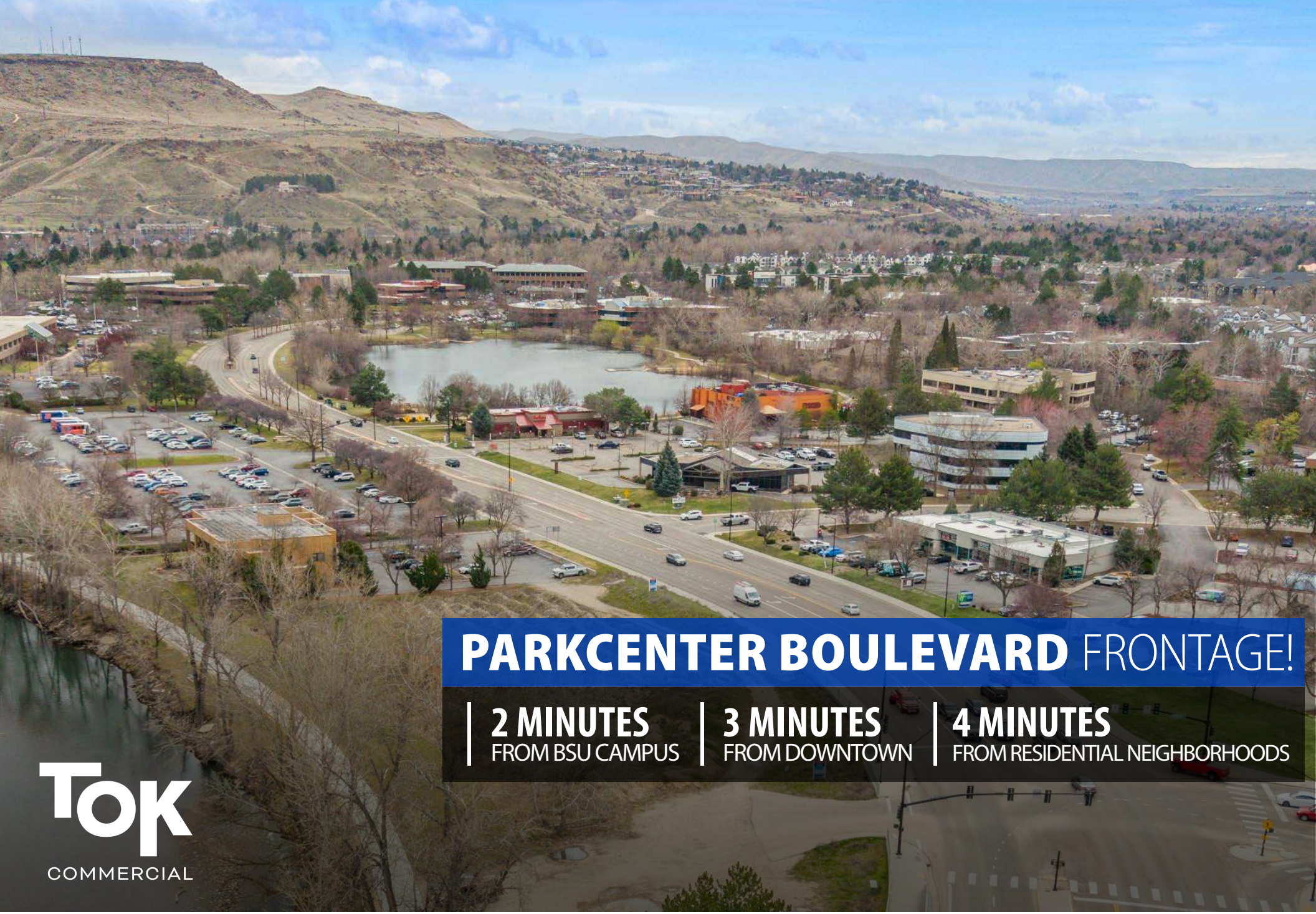
BUILT
1982



SITE PLAN



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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



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10,276
AVG MONTHLY VISITS

20,166
VEHICLES PER DAY

44,643
AREA EMPLOYEES

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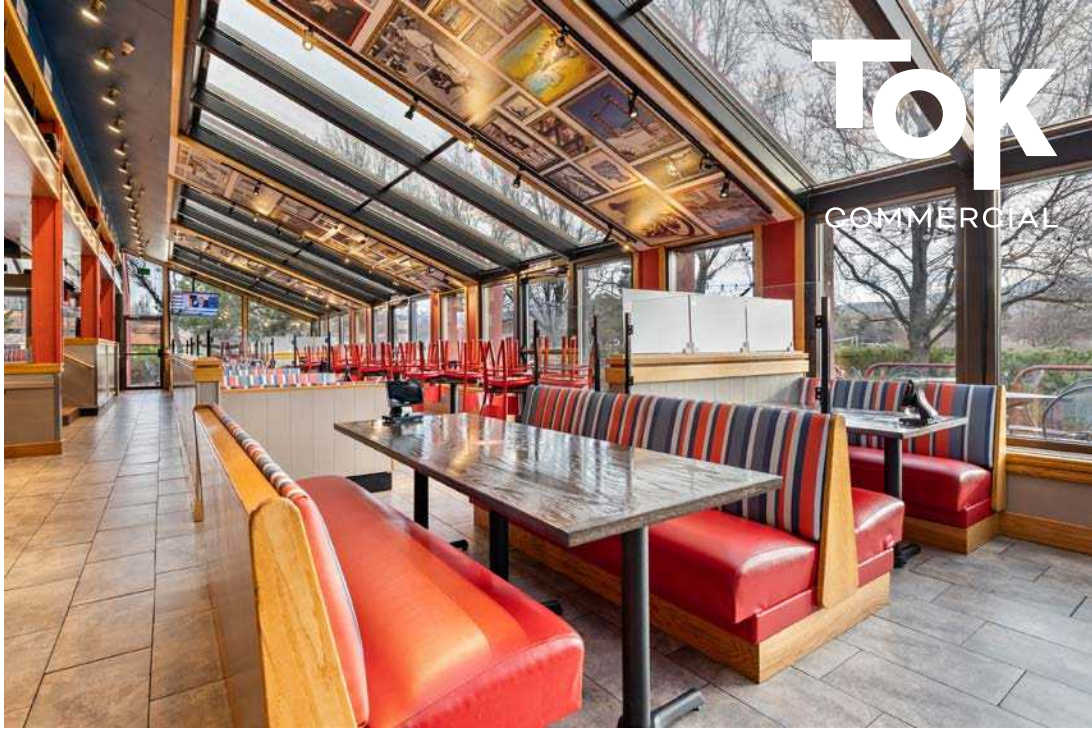









YUMM
Red Robin










YUMM

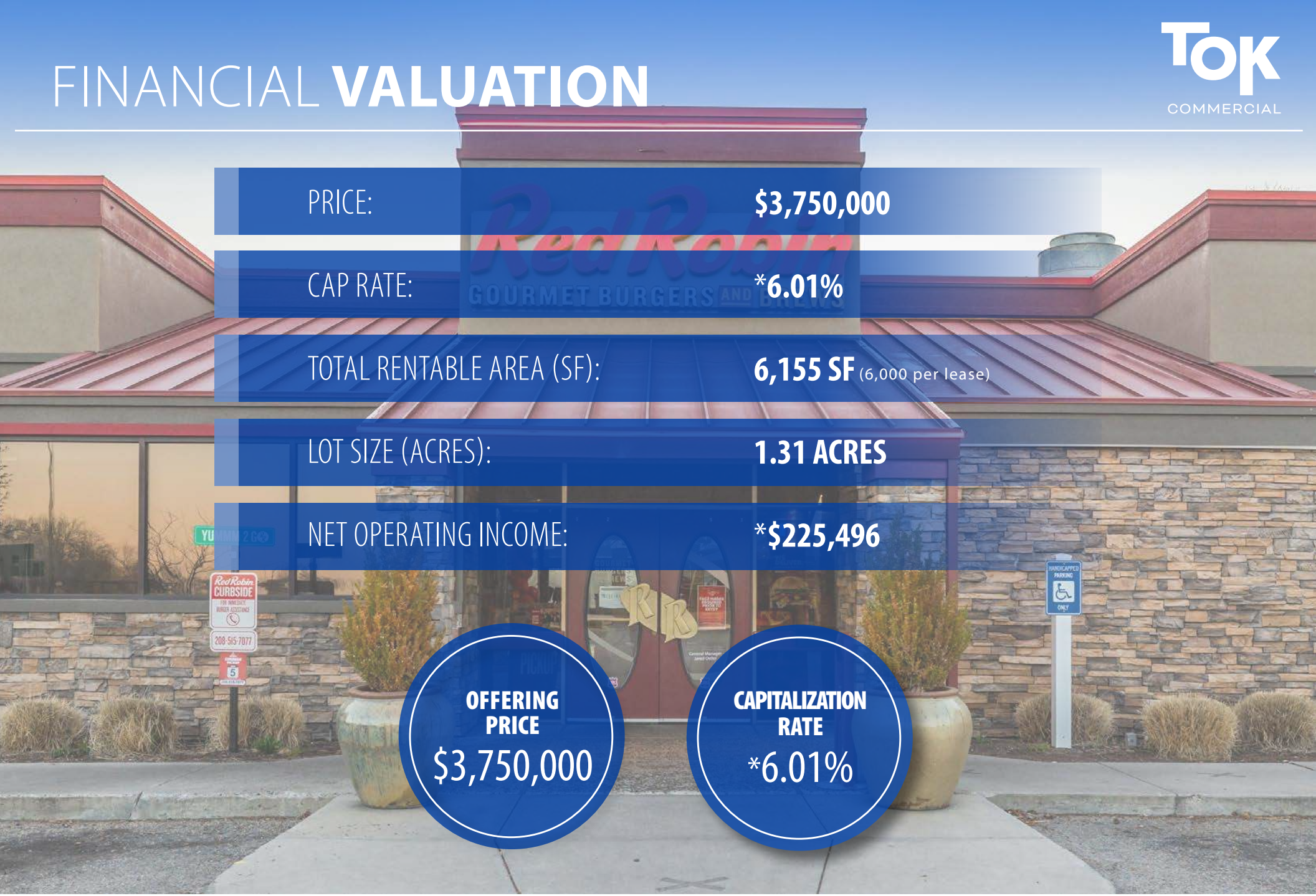

TIKI BAR
NOT AN EXIT
NOT AN EXIT


Royal

FINANCIAL **VALUATION**

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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:	***$225,496**



OFFERING PRICE
$3,750,000

CAPITALIZATION RATE
*6.01%

***Effective as of 6/1/2026**



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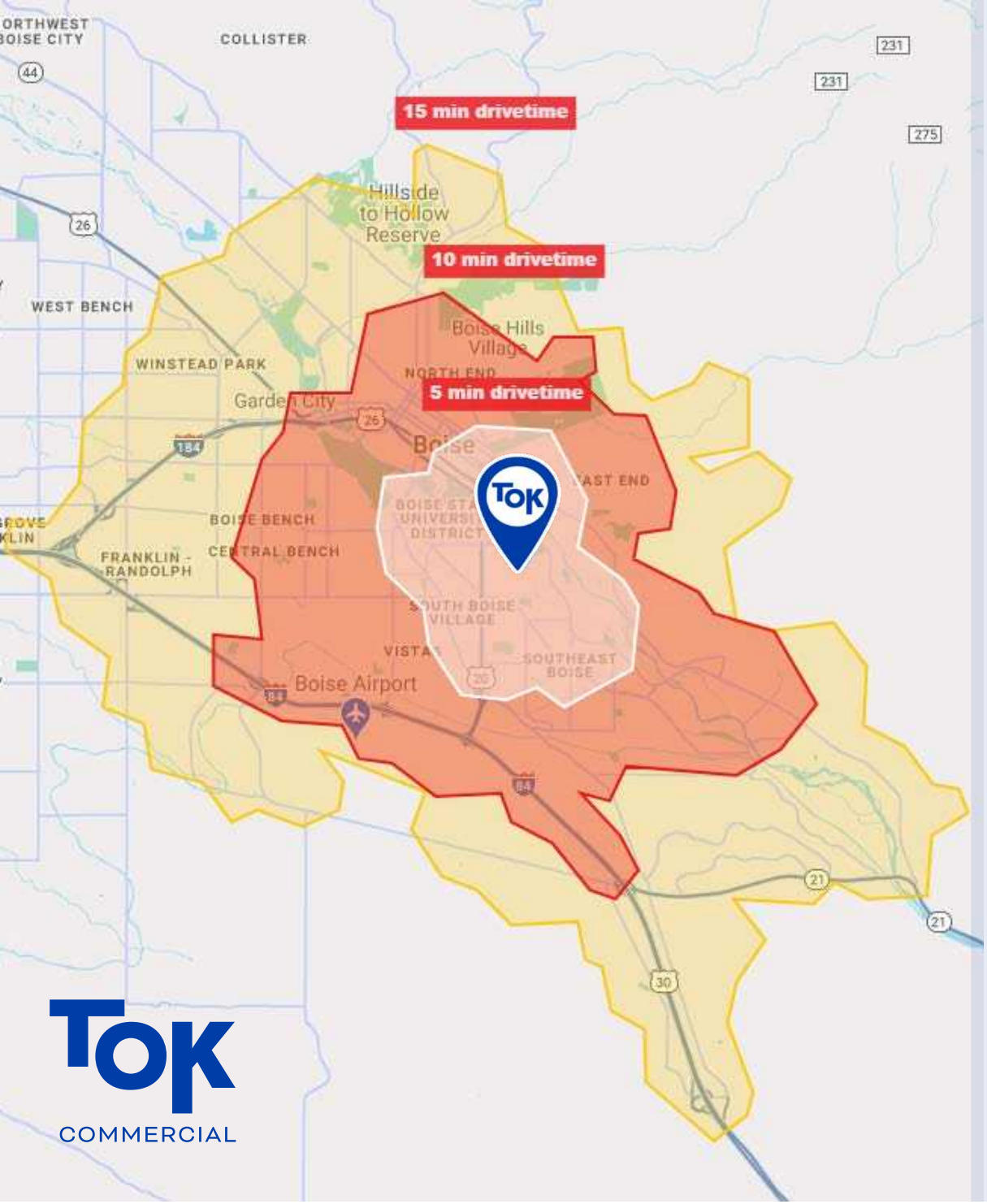
Red Robin

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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TRANSPORTATION INFRASTRUCTURE IN THE BOISE MSA INCLUDES DIRECT AIR SERVICE TO MANY U.S. HUBS, A NETWORK OF KEY HIGHWAYS, +1,600 MILES OF FREIGHT RAIL, AND A REGIONAL TRANSIT AGENCY OFFERING ON-DEMAND, AND SPECIALIZED TRANSIT.

15M

I-84 TRAFFIC (ANNUAL)

BOISE MSA

Q3 2025

5M

TRAVELERS PER YEAR

BOISE AIRPORT

Q3 2025

26

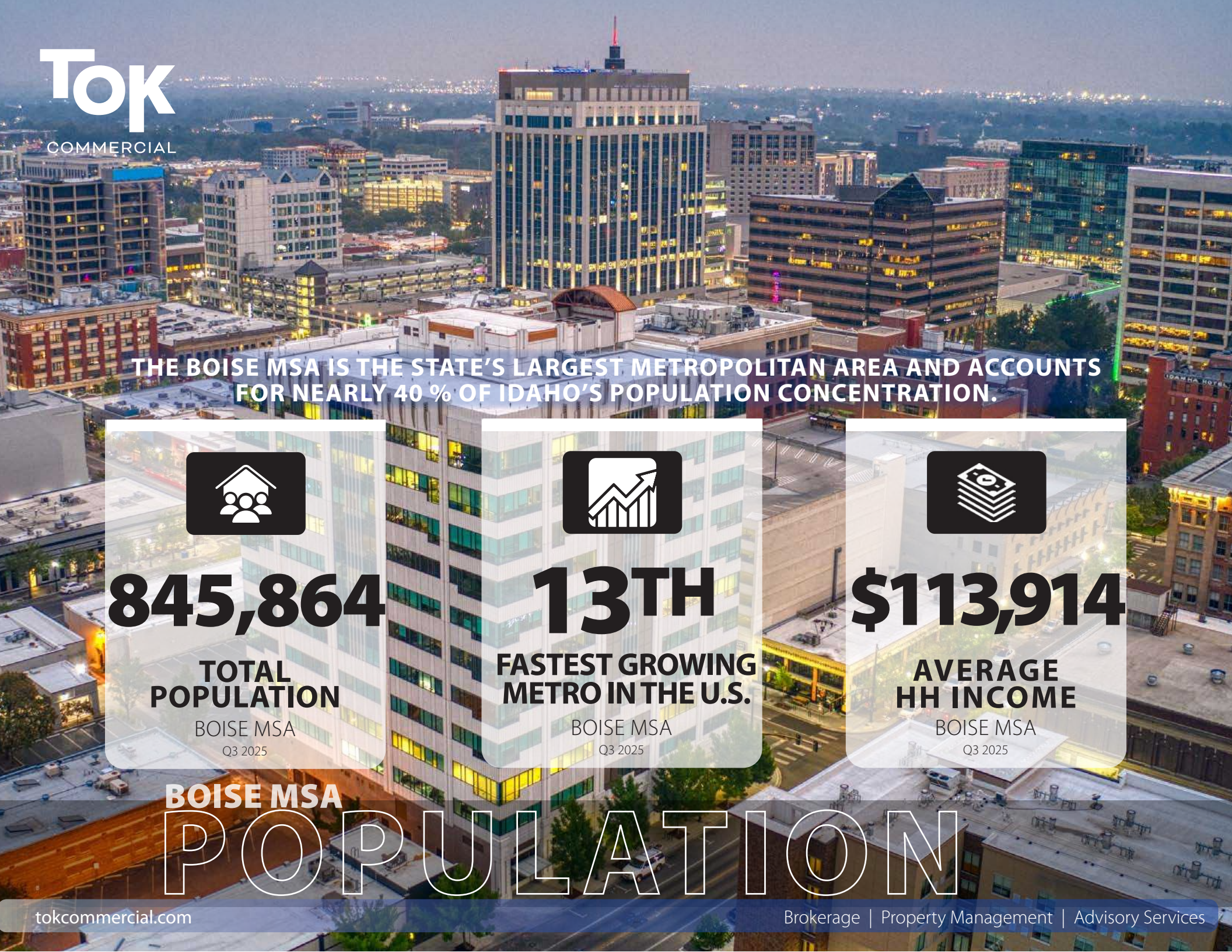
NON-STOP DESTINATIONS

BOISE AIRPORT

Q3 2025

BOISE MSA TRANSPORTATION

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THE BOISE MSA IS THE STATE'S LARGEST METROPOLITAN AREA AND ACCOUNTS FOR NEARLY 40 % OF IDAHO'S POPULATION CONCENTRATION.

845,864

TOTAL POPULATION

BOISE MSA

Q3 2025

13TH

FASTEST GROWING METRO IN THE U.S.

BOISE MSA

Q3 2025

$113,914

AVERAGE HH INCOME

BOISE MSA

Q3 2025

BOISE MSA POPULATION

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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**

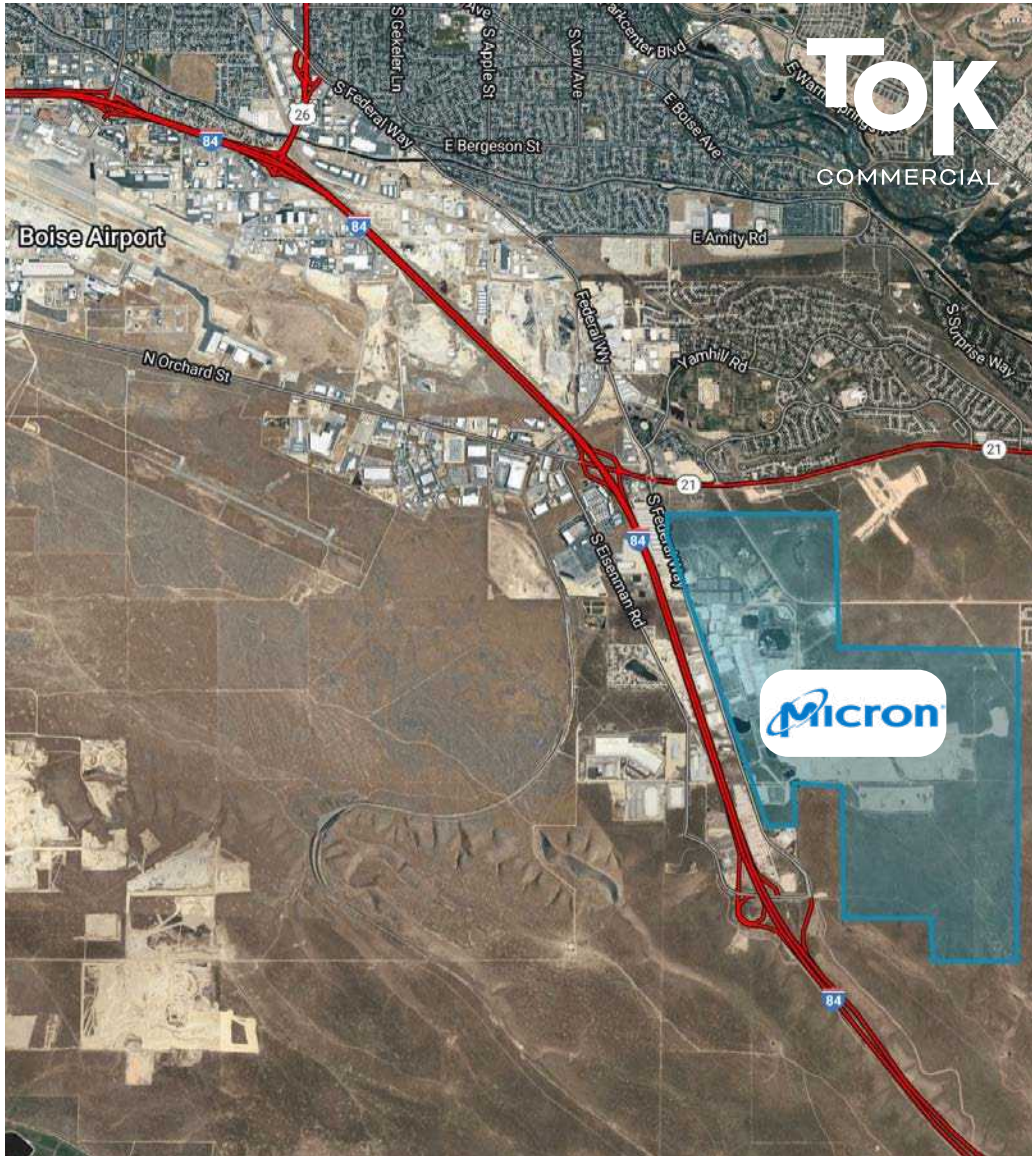
NEWS ARTICLES:

JUNE 2025
Micron expands its investments in Idaho, adding **$30 billion** to build its second **leading-edge fab in Boise**

APRIL 2024
Micron to get **$6.1 billion** for Boise site with **2nd fab possible**

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



INVESTMENT CAPITAL COMMITTED
$15B
2022 - 2027

NEW JOBS CREATED [DIRECT & INDIRECT]
21.5K
2022 - 2027

MICRON CAMPUS EXPANSION
5 MSF
ESTIMATED COMPLETION 2026

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RED ROBIN RESTAURANT

FULLY LEASED FREESTANDING RESTAURANT | FOR SALE



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