

WINGERS RESTAURANT

3150 FOOTHILLS AVENUE
MOUNTAIN HOME, ID 83647

ABSOLUTE NNN INVESTMENT
\$2,875,252 | 5.75% CAP
5 YEAR TERM - 5 YEAR OPTION



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



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PROPERTY HIGHLIGHTS

SALE PRICE	\$2,875,252
CURRENT NOI	\$165,327
CAP RATE	5.75%
OPTION 1 TERM	5 Year Term As-of 12/2025
REMAINING OPTION	1 - 5 Year Term
ANNUAL INCREASES	1.75%
TENANT OCCUPANCY	2015 (Original 10 Yr Term)
LEASE TYPE	Absolute Net Lease

RESPONSIBILITIES	Tenant - All Expenses
BUILDING SIZE	4,986 SF
PARCEL SIZE	0.942 Acres
PARKING	54 Stalls - 10/1,000 SF
YEAR BUILT	2010
ZONING	I-L - Light Industrial
PARCEL NUMBER	RPA3S07E197825
PROPERTY TOURS	Contact Agents

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INVESTMENT DETAILS

- **Absolute triple net leased Wingers** for sale in the rural community of Mountain Home, Idaho - [Google Map View](#)
- **Tenant responsible** for all expenses and maintenance of the property - **No Landlord Responsibilities**
- **Tenant recently exercised their first 5 year renewal option** in December of 2025
- **One 5 year renewal option remaining** under the original 10 year lease agreement - **Signed in 2015**
- **Renewal options include 1.75% annual increases** over the remaining terms
- **The property is located at the junction of Interstate 84 Exit 95 and Highway 20**, and is surrounded by other restaurants, retailers, hotels, & traffic generators including McDonald's, Wendy's, Jack in the Box, Taco Bell, Walmart Supercenter, Grocery Outlet, Hampton Inn & Suites, Best Western, Pioneer Federal Credit Union and the Mountain Home Auto Ranch
- **Close to the new proposed Sho-Ban Mountain Casino**, a \$311 million casino with 2,000 gaming machines, a hotel with 250 rooms, six food venues, a 15,000 square-foot event center, an 8-lane bowling alley, 2 movie theaters, and an entertainment arcade - [Click here to learn more](#)
- **Please do not disturb operating restaurant tenant**, contact agents for additional information and to schedule tours

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ABOUT WINGERS



Wingers is a regional sports-bar and casual dining chain. It started in 1993 in Bountiful Utah when founder Eric Slaymaker opened the first location around a signature chicken wing recipe. Over time, the brand expanded across the Intermountain West, particularly in Idaho, Utah, Nevada, and Oregon.

Corporate Info: [WINGERS Restaurant & Alehouse](#)

What They're Known For

- Chicken wings in a variety of sauces and heat levels
- “Sticky Fingers” (their boneless chicken strips/tenders)
- Burgers, tacos, salads, wraps, and other American comfort-food items
- A sports-bar atmosphere with TVs, beer, and family-friendly dining options
- House-brewed beers through their brewing operation, launched in 2010

Overall Reputation

Wingers has a loyal following in the Mountain West, particularly for its sauces, Sticky Fingers, and sports-bar atmosphere. The restaurant emphasizes a smaller lineup centered around house favorites such as Original Amazing, Thai Red Chili, Classic Buffalo, and Atomic Ghost.

Wingers locations feel like neighborhood restaurants rather than other wing chains that feel more like game-day destinations.

Locations by State

- **Utah:** 13 locations
- **Idaho:** 5 locations
- **Nevada:** 2 locations
- **Oregon:** 1 location



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[Google Map View - Click Here](#)



Highway 20 - 13,500 ADT



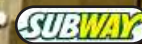
SAVORY LAYNE
STEAKHOUSE



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Foothills Ave



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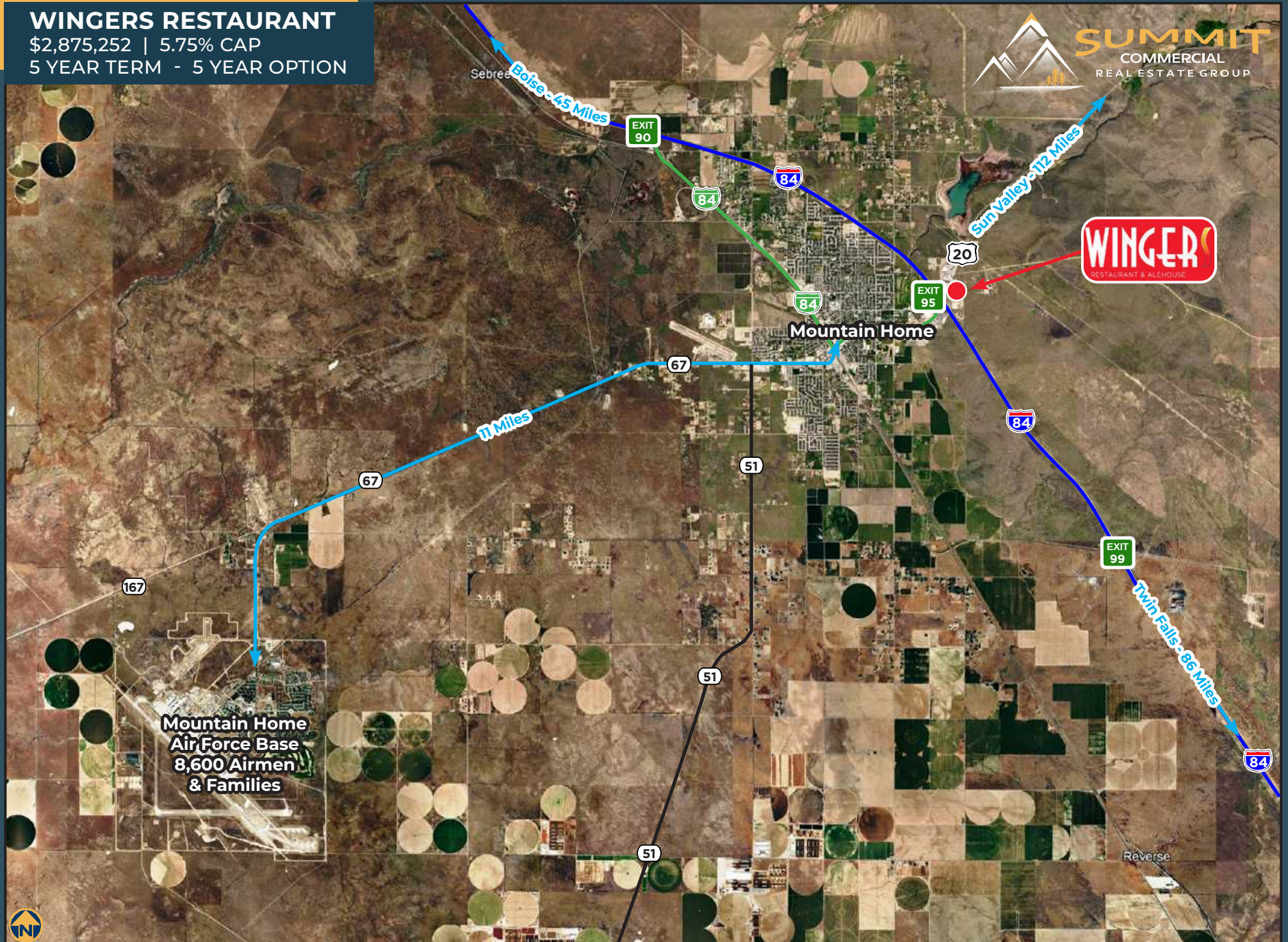
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1, 3 & 5 MILE DEMOGRAPHICS & COMMUNITY SUMMARY

3 MILE SNAPSHOT - 2025

19,467
POPULATION

\$60,623
MEDIAN HH INCOME

5,857
DAYTIME POP

7,668
HOUSEHOLDS

\$75,271
AVERAGE HH INCOME

35
MEDIAN AGE

1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

COMMUNITY SUMMARY
CLICK BELOW TO VIEW



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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MOUNTAIN HOME COMMUNITY PROFILE

Mountain Home is a great place to live, work, and play.

Our thriving community, stable economy, diverse geology and population, and exceptional recreational opportunities are a few of the many things we can brag about. Our unique mix of urban and agricultural areas makes Mountain Home an excellent place to work, live, and raise a family. You will find our workforce to be highly trained and of exceptional quality.

Mountain Home Air Force Base, with approximately 4,500 assigned military personnel, provides a nearly a billion-dollar impact to the surrounding area. There are over 7,000 military retirees, age 38 and older, living throughout the area.

We have a huge, broad-based agri-business economy. In 2007, Marathon Cheese opened its new packaging facility and currently employs over 430 people. They continue to expand their Mountain Home operations and will eventually provide good jobs to nearly 500 people.



We invite you to take a look at Mountain Home. We will work diligently and efficiently with you to show you the advantages of making Mountain Home the right choice for your business.

Here is a testimonial from the Senior Vice President of Marathon Cheese about the ease of doing business with the City of Mountain Home:

"As you know, there are often differences between the courtship and actual building and expansion phase. We did not see that with Mountain Home when we decided to expand out west; the entire process went smoothly, and there was no long, drawn-out bureaucratic process. The City of Mountain Home and the State of Idaho have done everything they promised and more. We were very pleased with the entire process!"

Gary Peterson, Senior Vice President of Marathon Cheese

Click the following link to learn more about the City of Mountain Home, Idaho - <https://www.mountain-home.us/>

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1517 WEST HAYS ST

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