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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 %**

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INVESTMENT OFFERING & SITE PLAN

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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.

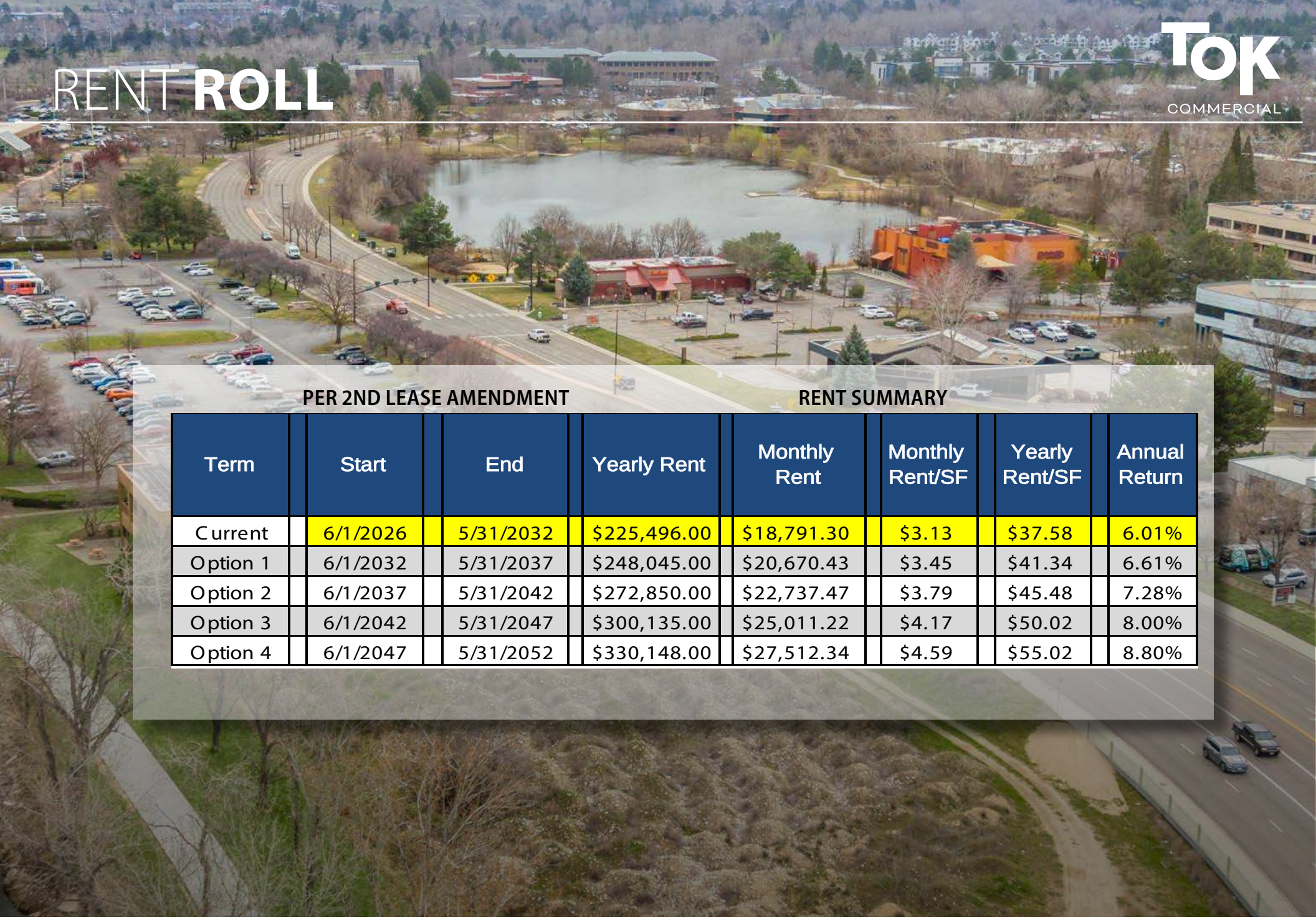
Located at 211 West Parkcenter Boulevard in Boise, Idaho the property is **prominently positioned with strong demographics as the only Red Robin in the downtown area**. The property is located near BSU Campus, high traffic Broadway Avenue and **surrounded by many major business parks** on Parkcenter 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**<br>4, 5-year options |
| Rent: | **$225,496** annually<br>• 10% increases each 5 year renewal<br>• Tenant pays 8% of gross sales annually |

# 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 | 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

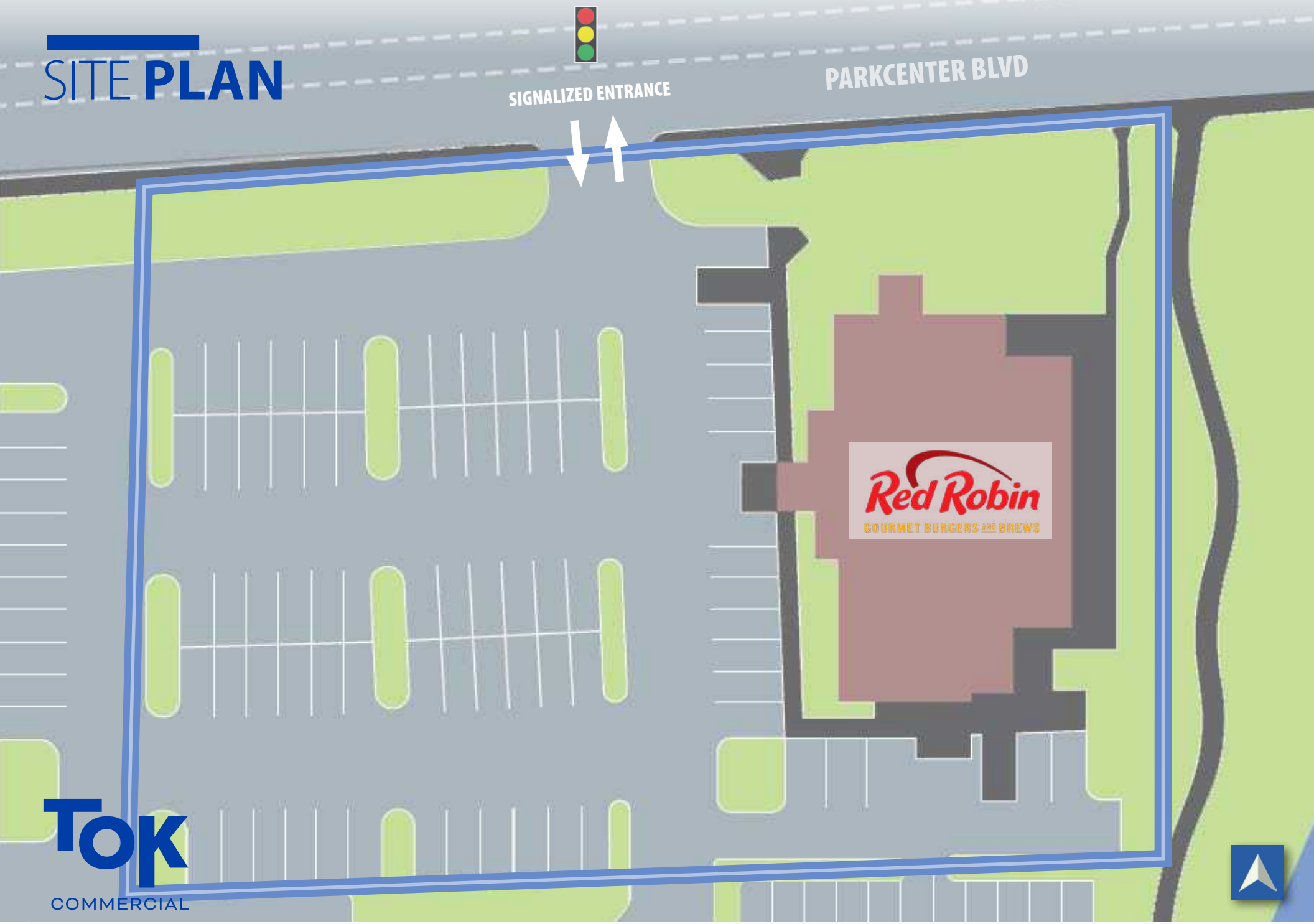
**ZONING**
MX-3

**TENANT**
Red Robin International, Inc.
A Nevada Corp.

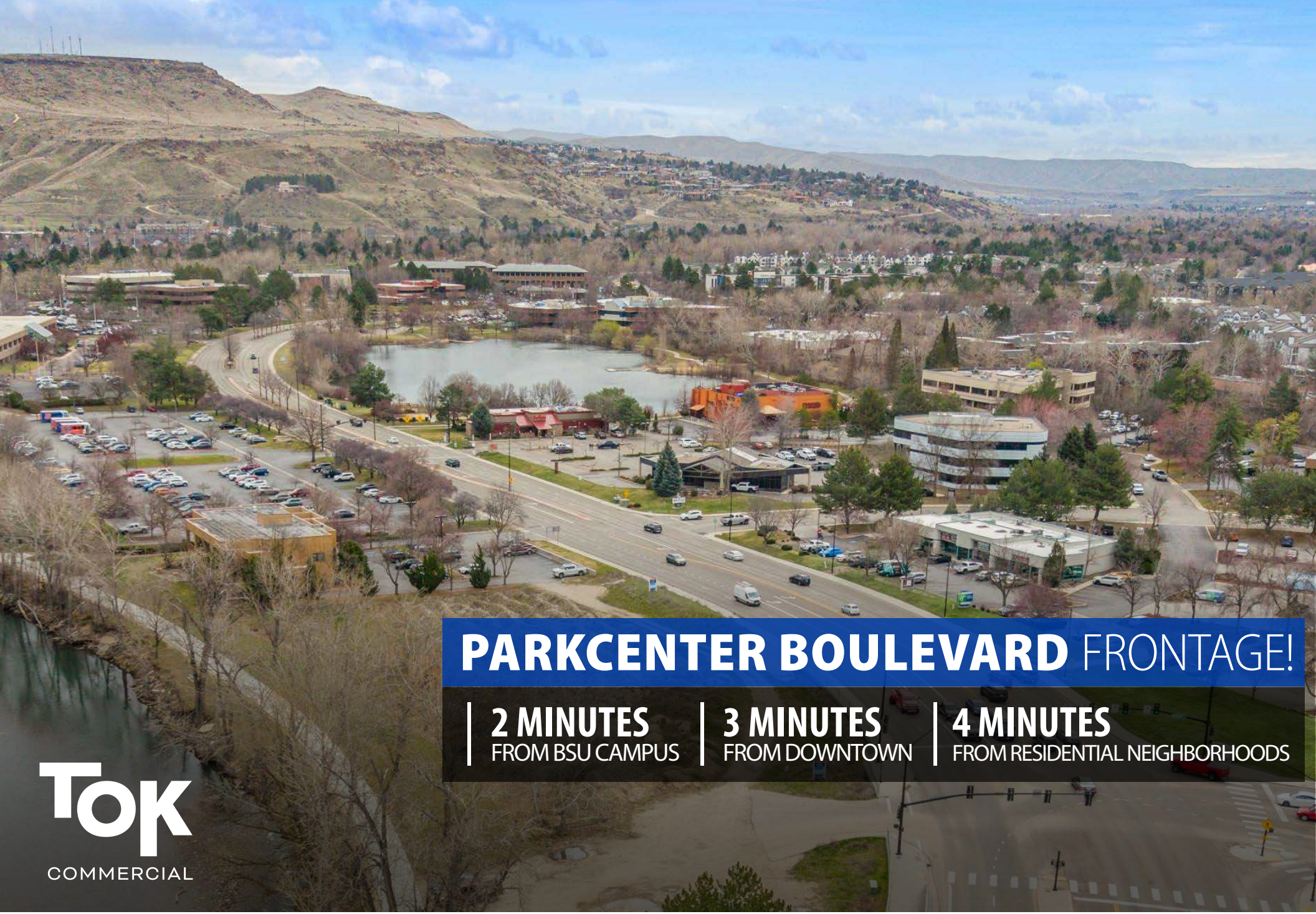
**BUILT**
1982



# 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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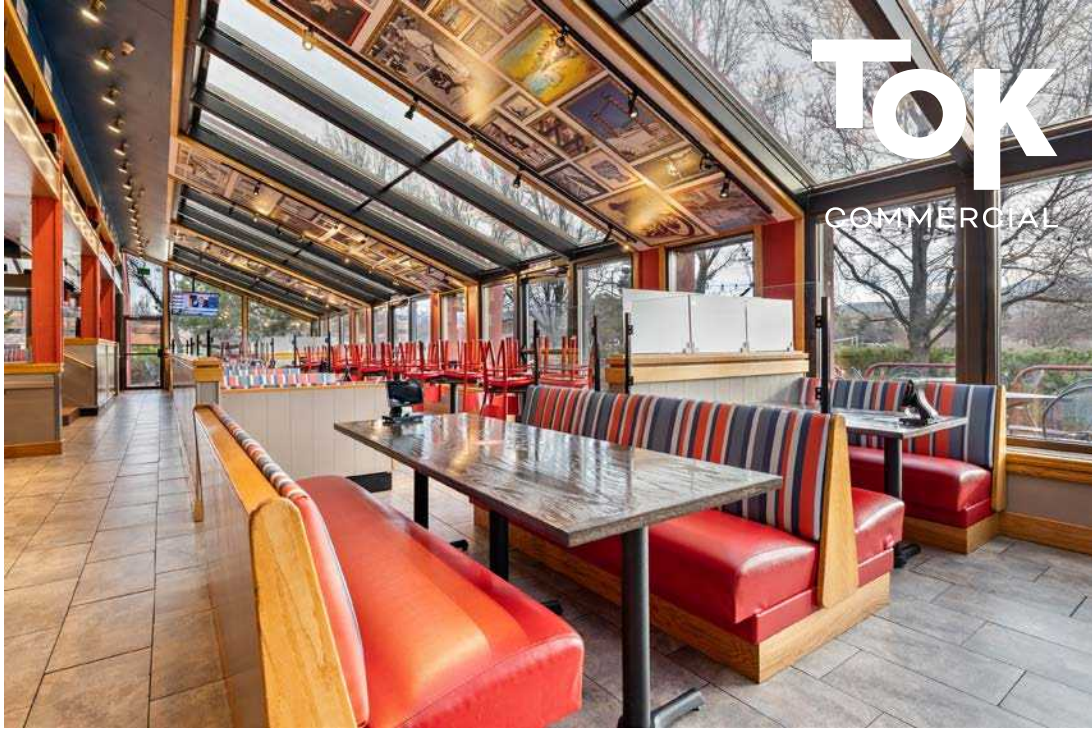









YUMM
Red Robin










YUMM

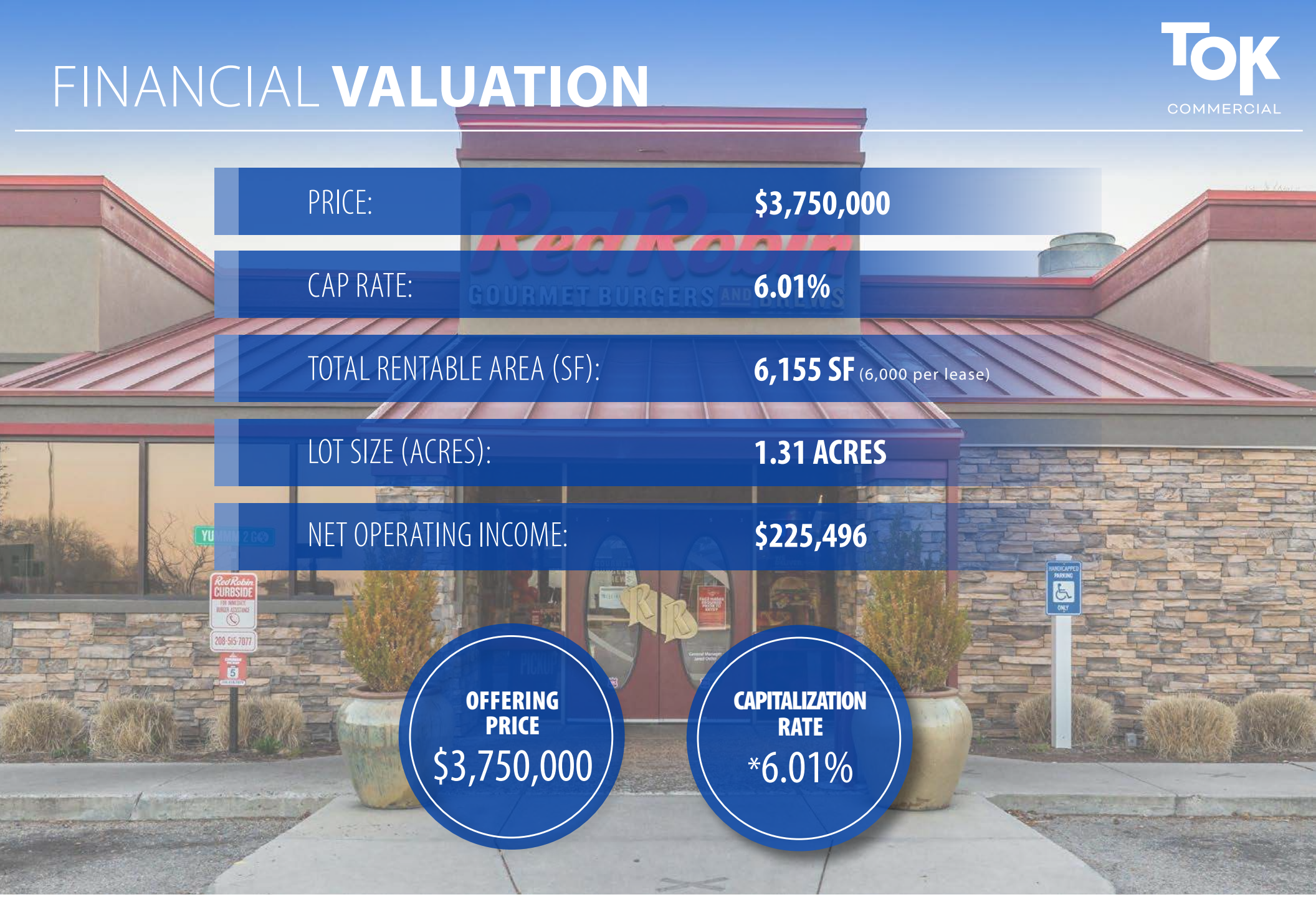

TIKI BAR
NOT AN EXIT
NOT AN EXIT


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%




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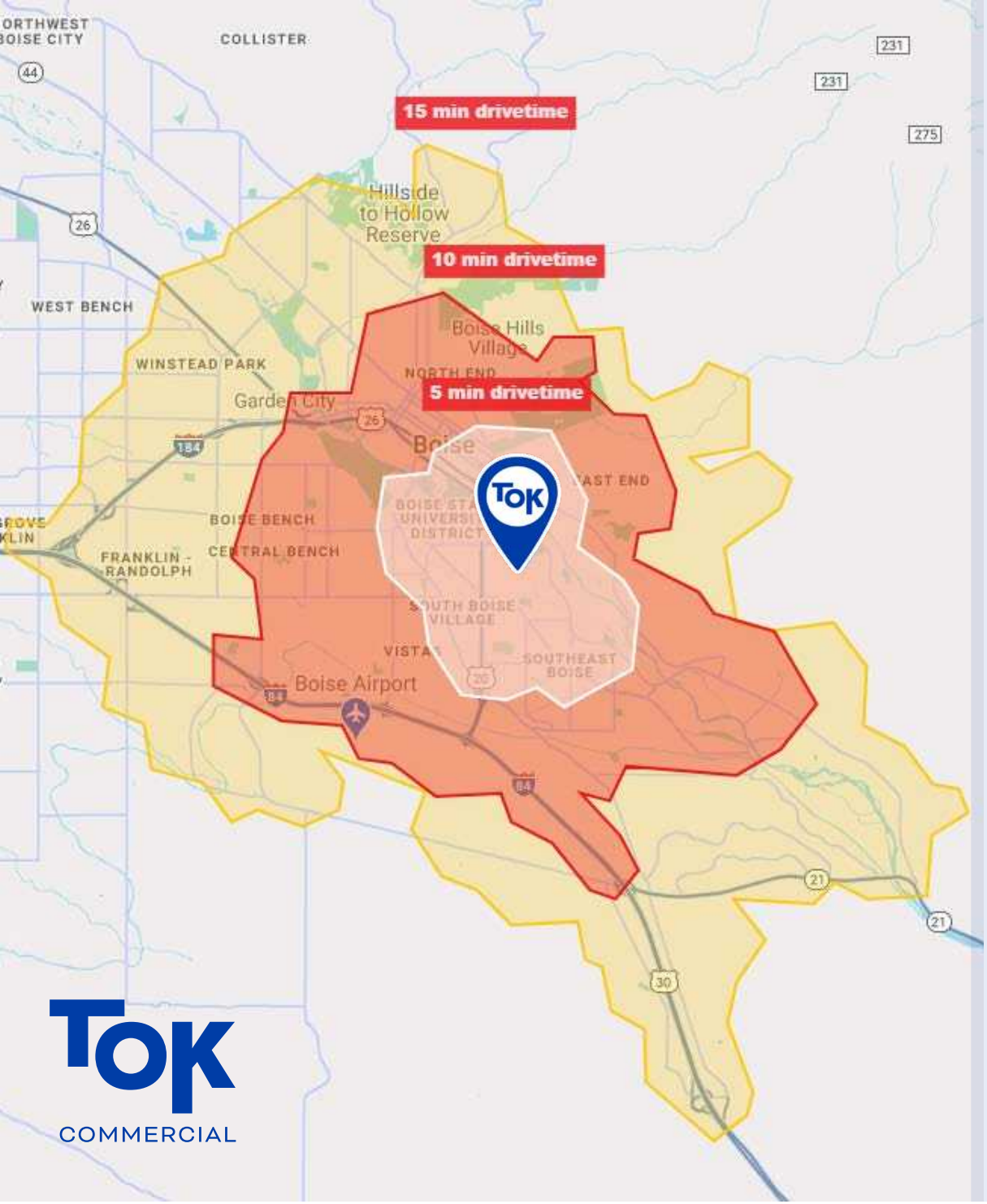
# Red Robin

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**

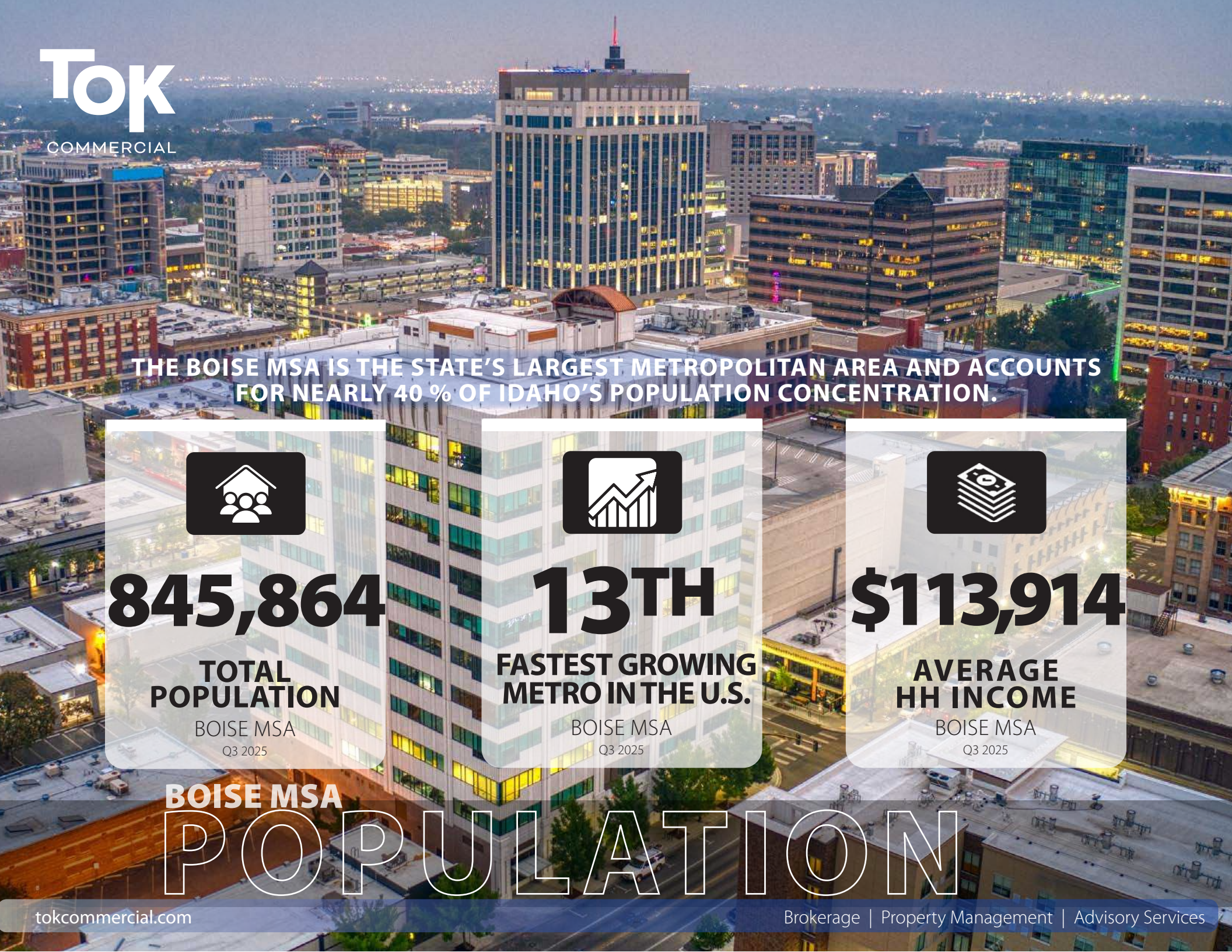
**NON-STOP DESTINATIONS**

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**

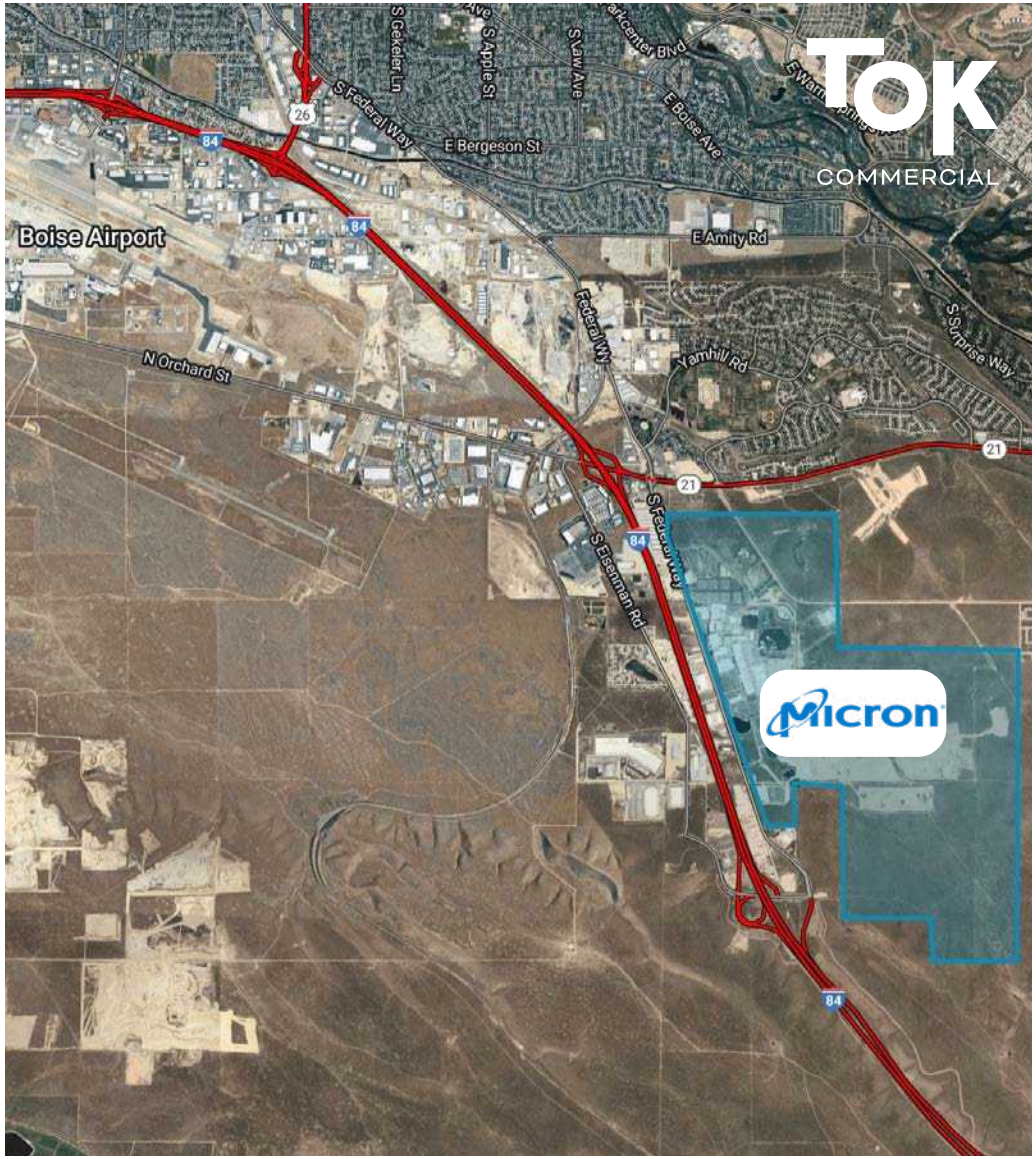
**NEWS ARTICLES:**

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




tokcommercial.com

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