

prime NNN retail investment property for sale



*****do not disturb tenant. contact agent for showings.*****

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property details

**4091 w state st
boise, id 83702**

- great opportunity to acquire a well-established restaurant property w/ excellent tenant: The Lift
- great building access & visibility w/ corner location
- traffic counts ~38,200vpd
- recent 5-year lease renewal through 10/31/2026
- 3% annual rent bumps & true NNN lease
- plentiful off-street parking & newer roof (2013)
- 2,500sf building
- 0.76 acres zoned C-2D

for sale

\$875,000

cap rate = 6%

**(NOI ~\$52,500/yr w/
current rent @\$21/sf/yr)**

financials

Annual Property Operating Data		
4091 W State Street, Boise, ID 83702		
Income	Square Feet	Annual Rent
Location	Square Feet	
The Lift	2,500	\$ 52,500
Total	2,500	\$ 52,500
Vacancy (new 5 year lease)		\$ -
Effective Gross Income		\$ 52,500
Other Income		\$ -
Gross Operating Income		\$ 52,500
Annual Operating Expenses Estimated (true NNN lease)		
Fixed Expenses		
Property Taxes		\$ -
Insurance		\$ -
	Total Fixed Expenses:	\$ -
Variable Expenses		
Maintenance & Repairs		\$ -
Utilities		\$ -
	Total Variable Expenses:	\$ -
TOTAL ANNUAL EXPENSES		\$ -
NET OPERATING INCOME		\$ 52,500

demographics

Summary	1 mile	2 mile	3 mile
Population	13,655	40,633	85,008
Households	5,897	18,285	38,470
Families	2,998	9,377	19,396
Average Household Size	2.29	2.20	2.15
Owner Occupied Housing Units	2,834	9,984	20,556
Renter Occupied Housing Units	3,063	8,301	17,914
Median Age	36.8	38.3	38.3
Median Household Income	\$44,538	\$51,525	\$49,742
Average Household Income	\$61,532	\$72,053	\$69,679

*Provided by ESRI.

vicinity map

