



1828 S. Millennium Way – NNN Medical Office

NNN Investment | Annual Rent Increases | New Long-Term Leases

1828 S Millennium Way Meridian, ID 83642





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PROPERTY SUMMARY

Net Operating Income:	\$257,326
CAP Rate:	6.00%
Purchase Price:	\$4,288,767
Lease Terms:	10 Years
Lease Type:	NNN
Annual Increases:	2.00%
Options to Renew:	2x 5 Years

Square Footage:	12,755 RSF
Lot Size:	1.26 acres
Year Built:	2007
Tax Parcels (Condominium)*:	
Unit 1 (Mountain View)	R5652530020
Unit 2 (Common Area)	R5652530030
Unit 3 (Summit)	R5652530040
Unit 4 (Basement)	R5652530050
Common Lot	R5652530010

*Condo association can be dissolved by future buyer if desired.

RENT ROLL

Tenant	USF	RSF	Rent/ SF	Annual Rent	Lease Commencement	Lease Expiration	Options	Annual Increases
Summit Family Health	4,874 SF	5,702 SF	\$23.00	\$131,146	June 5, 2026	June 30, 2036	2 X 5 Years	2.00%
Mountain View Surgery Center	3,959 SF	4,206 SF	\$30.00	\$126,180	June 5, 2026	June 30, 2036	2 X 5 Years	2.00%
Basement	2,867 SF	2,867 SF	\$0	\$0	-	-	-	-
TOTAL		12,775 SF		\$257,326				

NNN LEASE STRUCTURE

Landlord Responsibilities: Landlord is responsible for roof & structure.

Tenant Responsibilities: Tenant is responsible for the reimbursement of NNN expenses including property taxes, property insurance, and common area maintenance.

Capital Expenses: Other than roof and structure, Landlord may receive reimbursement from Tenant of capital expenses, as amortized over the useful life of the capital item.



BRAND NEW NNN LEASE

Stable, passive investment with newly executed long-term NNN leases providing predictable cash flow and limited landlord responsibilities.



STRONG MEDICAL TENANT MIX

Anchored by Mountain View Surgery Center, featuring multiple established physicians and specialists with reserved operating blocks, and Summit Family Health, a long-standing and respected high volume family practice with decades of operating history.



LOCATED IN ONE OF IDAHO'S FASTEST-GROWING MARKETS

Meridian continues to rank among the fastest-growing cities in Idaho driven by population growth, employment expansion, and sustained development. Located just off Overland Road which is a heavily traveled corridor with strong daily traffic counts and connectivity to Eagle Road and Interstate 84.





MOUNTAIN VIEW SURGERY CENTER



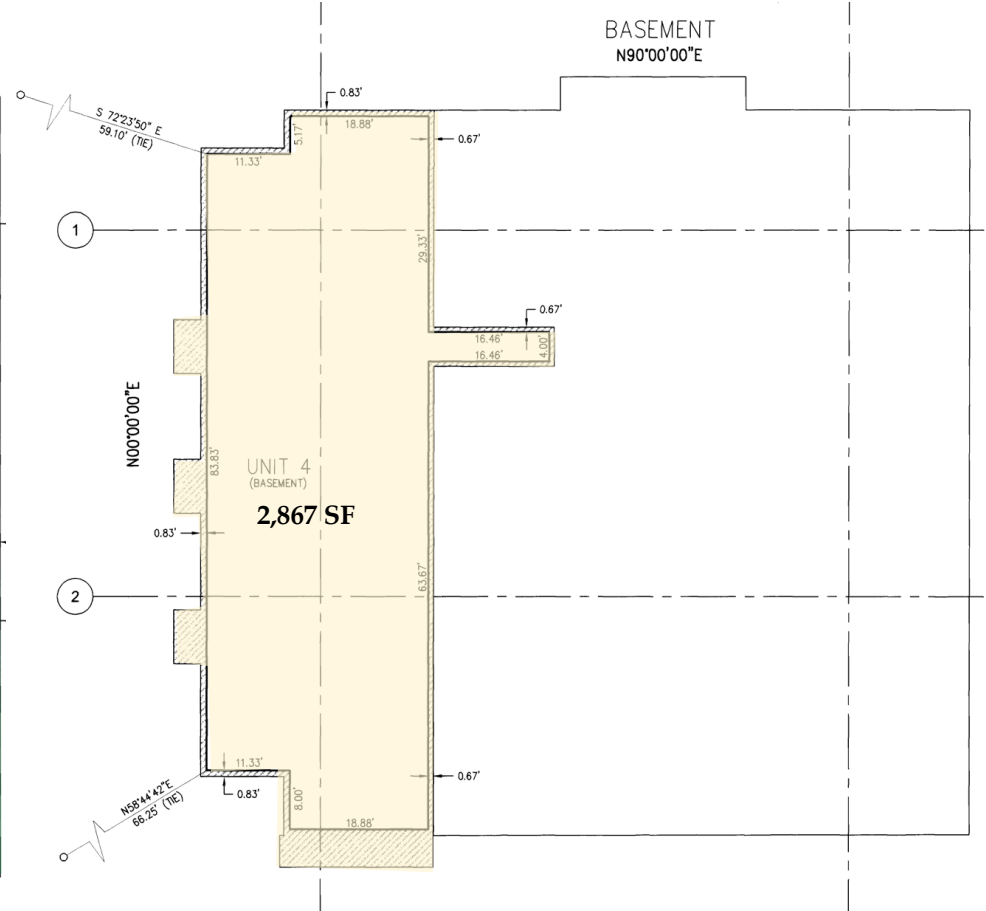
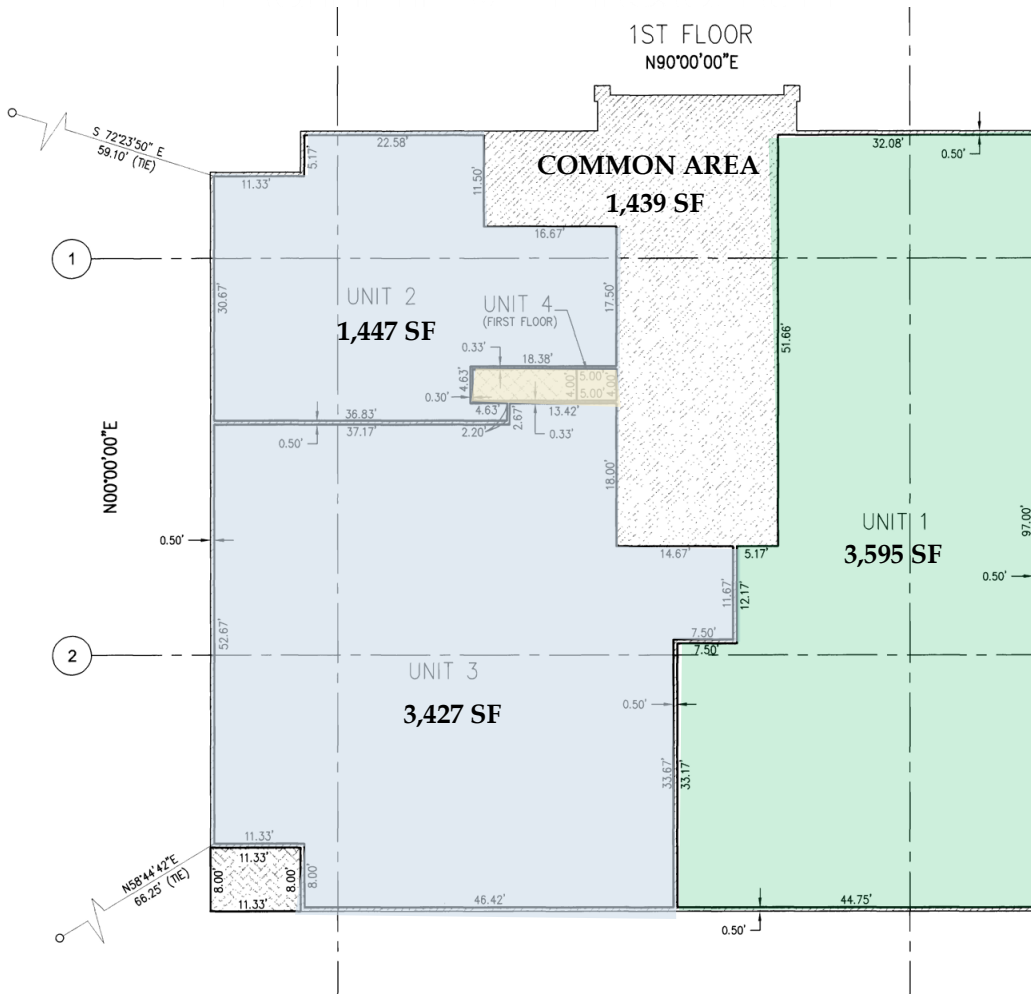


COMMON AREA / BASEMENT



1ST FLOOR

BASEMENT



 **SUMMIT FAMILY HEALTH**

 **MOUNTAIN VIEW SURGERY CENTER**

 **BASEMENT**

AERIAL OVERVIEW





ABOUT MOUNTAIN VIEW SURGERY CENTER

Mountain View Surgery Center, a **QUAD-accredited** ambulatory surgery center, **opened in 2024** and was established by a group of physicians who previously owned and operated the surgery center formerly located at this site prior to its transition to Mountain View Surgery Center.

The facility is currently utilized by **13 practicing physicians**, with daily patient volumes ranging from **2-12 cases per day**. With the addition of a new operating room scheduled to open within the next six months, **patient volumes are projected to double**, further expanding the center’s capacity to serve the community.

OUR MISSION

We offer high-quality, compassionate, and affordable surgical care in a safe, inclusive environment and dedicated to excellence, transparency, and individualized patient care in the Treasure Valley area. Our mission is to provide exceptional, patient-centered care in a safe and nurturing environment. We deliver high-quality surgical services efficiently and compassionately, ensuring each patient feels valued and respected. We uphold the principles of nondiscrimination, embracing and serving all individuals regardless of race, religion, sexual orientation, gender identity, or any other characteristic. Our commitment to excellence in patient care is matched by our dedication to fostering a supportive and inclusive atmosphere for both our patients and our staff.

— KEY FACTS



13
PRACTICING
PHYSICIANS



2024
OPENED



QUAD
ACCREDITED



2-12
CASES
PER DAY

— WHAT WE DO



PODIATRY

Comprehensive foot and ankle care and surgery



PEDIATRIC DENTAL

Specialized dental care for children and teens



ENDOSCOPY

Advanced diagnostic and therapeutic procedures



PLASTICS

Reconstructive and cosmetic surgical services



ABOUT

Helping You Achieve Your Family’s Healthcare Goals

Summit Family Health is home to **4 physicians** and **3 physician assistants**, with 5-6 providers in clinic daily and an average patient volume of **80-110 visits per day**.

In addition to comprehensive family healthcare services, the facility also offers **two specialty clinics**, including a **Metabolic Clinic** led by two physician assistants certified through The Menopause Society, as well as specialized **Osteopathic Manipulative Treatment (OMT) services** provided by a Doctor of Osteopathic Medicine (DO).

Our providers believe practicing medicine to be a privilege and a duty. At Summit Family Health, we believe patients are not just a number. We strive to provide the same care we would want our own family members to receive. We work hard to provide the most up-to-date medical treatment in an environment where patients feel heard and respected.

SERVICES OFFERED

ACUTE ILLNESS	CHRONIC DISEASES	CHILD & NEWBORN CHECKUPS	PHYSICAL EXAMS	JOINT INJECTIONS	FRACTURES & SPRAINS	WOMEN'S HEALTH	METABOLIC CLINIC	X-RAY, LABS, & PROCEDURES



KEY FACTS

4 PHYSICIANS	3 PHYSICIANS ASSISTANTS	80 - 100 VISITS PER DAY	5 - 6 PROVIDERS IN CLINIC DAILY
APPOINTMENTS Monday - Thursday: 7:00 AM - 4:00 PM Friday: 7:00 AM - 3:30 PM			

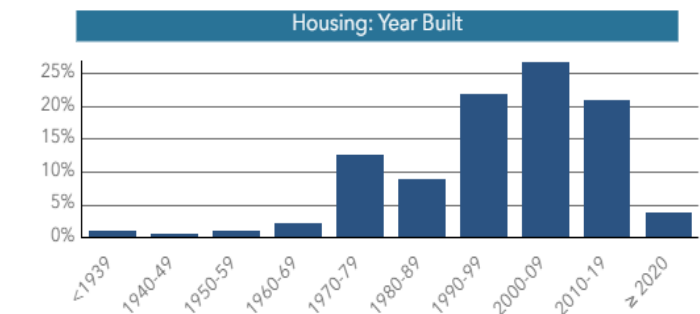
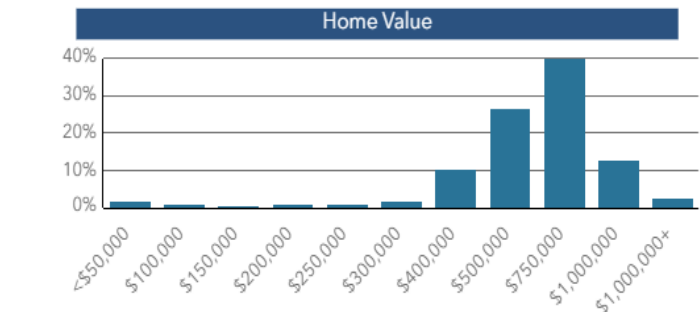
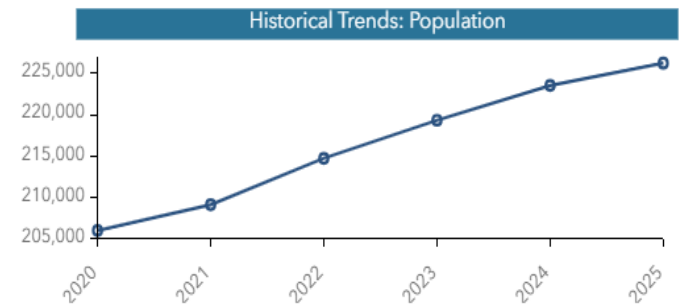
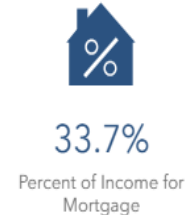
Population Trends and Key Indicators

1828 S Millennium Way, Meridian, Idaho, 83642
Ring of 5 miles

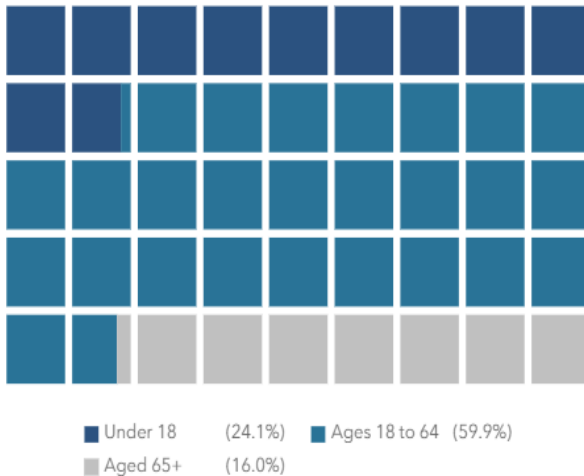


226,239	83,834	2.68	37.7	\$100,299	\$539,612	111	74	47
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

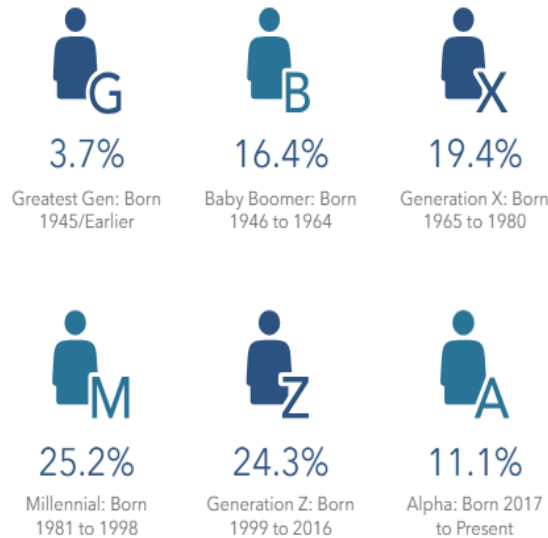
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri