FOR SALE: 13,000SF GYM – 12 UNIT OPERATOR | NEW CONSTRUCTION

10-YEAR ABSOLUTE NNN LEASE

MERIDIAN, ID

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GOLDMAN | RYDEN
REAL ESTATE INVESTMENT SERVICES

Executive Summary

Goldman Ryden is pleased to present the opportunity to acquire Idaho Fitness Factory, a brand-new, single-tenant net leased investment located on high-traffic Ten Mile Road in Meridian, Idaho, one of the fastest-growing cities in the U.S.

The property features new construction and a 10-year corporate-guaranteed lease with annual 3% increases, offering secure, long-term income. The Lease is Absolute NNN, with Zero Landlord Responsibilities.

Strategically positioned in a dense residential area and surrounded by strong national retailers, the site benefits from excellent visibility, steady consumer demand, and durable market fundamentals. With strong corporate credit backing the lease, this asset provides a low-risk, passive investment in a rapidly expanding submarket.

$ SALE PRICE: **$7,857,000**

OFFERING SUMMARY	
ADDRESS	3171 Quintale, Meridian, ID 83646
TENANT	Idaho Fitness Factory
SIZE OF BLDG	13,000 SF
LOT SIZE	1.61 acres
NOI	$550,000
LEASE TERM	10 Years
LEASE TYPE	Absolute NNN
LEASE COMMENCEMENT DATE	January 22, 2026
LEASE EXPIRATION DATE	January 21, 2036
ANNUAL INCREASE	3%
CAP RATE	7%
CREDIT	Corporate, Contact Agent
LOCATIONS	12

Property Highlights

- 10-year NNN lease commencing January 2026 with 3% annual rent increases.
- Idaho Fitness Factory is a proven 12-location regional operator founded in 2011.
- Strong membership growth and established brand across the Boise MSA.
- Newly constructed, institutional-quality building with modern design.
- Absolute NNN Lease, Zero Landlord Responsibilities
- Direct frontage on Ten Mile Road, a primary Meridian retail corridor.
- Located directly across from Walmart and surrounded by national retailers.
- Dense residential population drives consistent daily traffic and demand.
- Meridian is one of the fastest-growing markets in the U.S.
- Rare combination of new construction, strong tenant, and inflation protection.

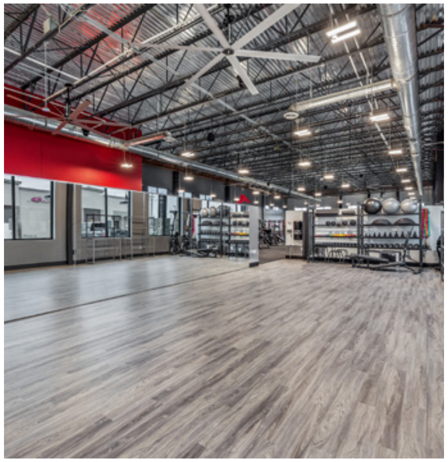
Lease Summary

TENANT	Idaho Fitness Factory	**USE**	Fitness
BASE RENT	~ $550,000	**PROPERTY TAXES**	Tenant’s Responsibility
INITIAL TERM	10 Years	**INSURANCE**	Tenant’s Responsibility
LEASE COMMENCEMENT DATE	January 22, 2026	**COMMON AREA MAINTENANCE**	Tenant’s Responsibility
LEASE EXPIRATION DATE	January 21, 2036	**ROOF & STRUCTURE**	Tenant’s Responsibility
RENEWAL OPTIONS	2 x 5 Years	**PARKING LOT**	Tenant’s Responsibility
ANNUAL INCREASES	3%	**HVAC**	Tenant’s Responsibility
LEASE TYPE	Absolute NNN	**GUARANTY**	Tenant’s Corporate Entity

COSTCO WHOLESALE
SUBWAY
Walmart
HORIZON CREDIT UNION
PANDA EXPRESS CHINESE KITCHEN
verizon
Broken Yolk Cafe
EXTRAMILE
Tires LES SCHWAB
Papa Murphy's TAKE 'N' BAKE PIZZA
TAKE 5 OIL CHANGE
Wienerschnitzel
Westmark CREDIT UNION
Ada West Dermatology
N Vincenta Way
JIMMY JOHN'S SANDWICHES
KINYA RAMEN · BAR
menchie's frozen yogurt
N Ten Mile Rd
Subject Site
IDAHO FITNESS FACTORY


Downtown Boise
Subject Site
JIMMY JOHN'S
SANDWICHES
KINYA
RAMEN · BAR
N Ten Mile Rd

About Idaho Fitness Factory



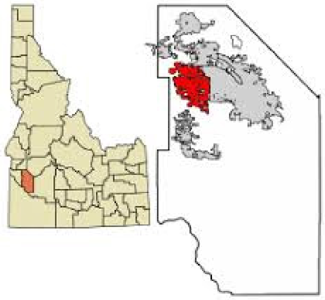
Idaho Fitness Factory is a locally owned and operated gym chain serving the Treasure Valley, with convenient locations in Boise, Meridian, Nampa, Caldwell, and beyond. Open 24/7 with no contracts or hidden fees, the gym offers a welcoming, no-pressure environment focused on affordability and accessibility. Each facility is equipped with a full range of cardio and strength equipment, free weights, circuit machines, dry saunas, tanning, locker rooms, and more. Members enjoy clean, well-maintained spaces, helpful staff, and the flexibility to work out on their own schedule, making IFF a favorite among beginners and experienced gym-goers alike.

To learn more, visit: **https://idahofitnessfactory.com/**

Company Type: Private

3171 QUINTALE, MERIDIAN, ID 83646

About Meridian, ID



Meridian, Idaho continues to rank as one of the Treasure Valley's strongest growth markets, supported by sustained population inflows, job creation, and a high quality of life. The city has benefited from consistent in-migration from higher-cost West Coast metros, driving long-term demand for housing, retail, and services. Meridian's family-oriented demographics, above-average household incomes, and relatively low cost of living compared to peer markets have reinforced its position as a stable and attractive destination for both residents and investors.

The real estate market in Meridian remains healthy and well-balanced, with steady buyer demand supporting home values and new development activity. While pricing has moderated from peak levels, this normalization has created a more sustainable environment for long-term ownership and investment. Residential absorption remains strong across both owner-occupied and rental segments, with rental demand bolstered by workforce growth and limited supply in well-located submarkets. These conditions continue to support favorable fundamentals for multifamily and single-family rental strategies.

From an economic standpoint, Meridian benefits from its proximity to Boise while maintaining its own expanding employment base and commercial footprint. Ongoing infrastructure investments, retail expansion, and business development initiatives continue to enhance the city's appeal as a regional hub within Ada County. Combined with Idaho's business-friendly tax environment and relatively low regulatory burden, Meridian is well positioned for continued growth, making it a compelling market for long-term real estate investment and development.

BRAND NEW 10 YEAR LEASE | NEW CONSTRUCTION | A+ LOCATION | HUGE TRAFFIC COUNTS

FOR SALE – 13,000SF GYM – 12 UNIT OPERATOR

HIGHLY DESIRABLE SINGLE TENANT NET LEASED INVESTMENT

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FOR MORE INFORMATION, PLEASE CONTACT:

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