

AVAILABLE FOR SALE



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FOR SALE



OFFERING SUMMARY

ADDRESS	3131 Lanark Meridian, ID 83642
SF	12,557 SF
TYPE	Retail/Flex
PRICE	\$3,283,000
CAP RATE	6.5%
ZONING	C-G

PROPERTY HIGHLIGHTS

- Eagle Road frontage with high visibility and traffic counts
- Onsite parking for tenant and guest convenience
- Proximity to major transportation arteries for easy access
- Prime location offering exceptional business presence opportunities
- 100% occupied, low maintenance investment opportunity
- Freestanding retail/flex building on approximately 0.79 acres

TENANTS

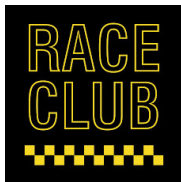
TENANT PROFILE



VR1 is a next generation virtual reality gaming and entertainment venue located in Meridian. The global virtual reality market is projected to exceed 100 billion dollars within the next several years, driven by rapid consumer adoption and experiential entertainment demand. VR1 generates revenue through hourly gameplay, memberships, birthday parties, and corporate events, creating diversified and recurring income streams that drive consistent traffic to the center.



TENANT PROFILE



RACE CLUB BOISE is a premium indoor racing simulator venue delivering a highly realistic motorsports experience for enthusiasts, leagues, and corporate groups. The global sim racing market continues to expand at a double-digit annual growth rate, fueled by esports growth and increasing demand for immersive competitive entertainment. Customers typically spending one to three hours per visit. Revenue is supported by simulator rentals, league play, private events, memberships, and corporate team building, positioning The Race Club as a destination entertainment anchor within the Treasure Valley.

CURRENT RENT ROLL

	VR 1	RACE CLUB BOISE	TOTALS
Unit	100	140	
Total Sq Ft	9,072	3,485	12,557
Lease Term	5 yrs, 1 mth	5 yrs, 3 mth	
Commence Date	10/30/2024	6/1/2025	
Expire Date	11/30/2029	8/31/2030	
Sq Ft Rent	\$17.00	\$17.00	
Monthly Rent	\$12,848.22	\$4,937.08	\$17,785.30
Annual Rent	\$154,179	\$59,245	\$213,424
Option to Renew	1-5 yr	1-3 yr	
Annual Rent Increases	3%	3%	
Notice Date	6/3/2029	3/3/2030	

