

FOR SALE | HUGE TRAFFIC COUNTS | PASSIVE & SECURE INVESTMENT | BRAND NEW CONSTRUCTION

1460 E DEER FLAT RD, KUNA ID 83634



Brand New 20 Year Absolute NNN Lease
ZERO LANDLORD RESPONSIBILITIES

LEW GOLDMAN

208.867.0189

lew@goldmanryden.com

Licensed with Silvercreek Realty Group

MATT RYDEN

208.608.4089

matt@goldmanryden.com

Licensed with Silvercreek Realty Group

GOLDMAN || RYDEN

REAL ESTATE INVESTMENT SERVICES

Executive Summary

Goldman | Ryden is pleased to present the opportunity to acquire a brand-new, single-tenant Take 5 Oil Change located in Kuna, Idaho, within the rapidly growing Boise MSA. The asset is secured by a 20-year absolute NNN lease, offering a truly passive investment with zero landlord responsibilities. Take 5 Oil Change is a nationally recognized operator in the quick-lube sector, an essential-service use with strong recurring demand and a durable customer base. Strategically positioned along Meridian Rd, the property benefits from strong visibility and access within one of the fastest-growing areas in the region. Kuna continues to experience rapid residential growth, supported by major economic catalysts including Micron's multi-billion-dollar semiconductor expansion and the new Meta data center development in Kuna, both of which are driving job creation, population growth, and long-term demand across the market. This offering represents a long-term, passive investment opportunity in a high-growth market backed by an essential-service tenant.

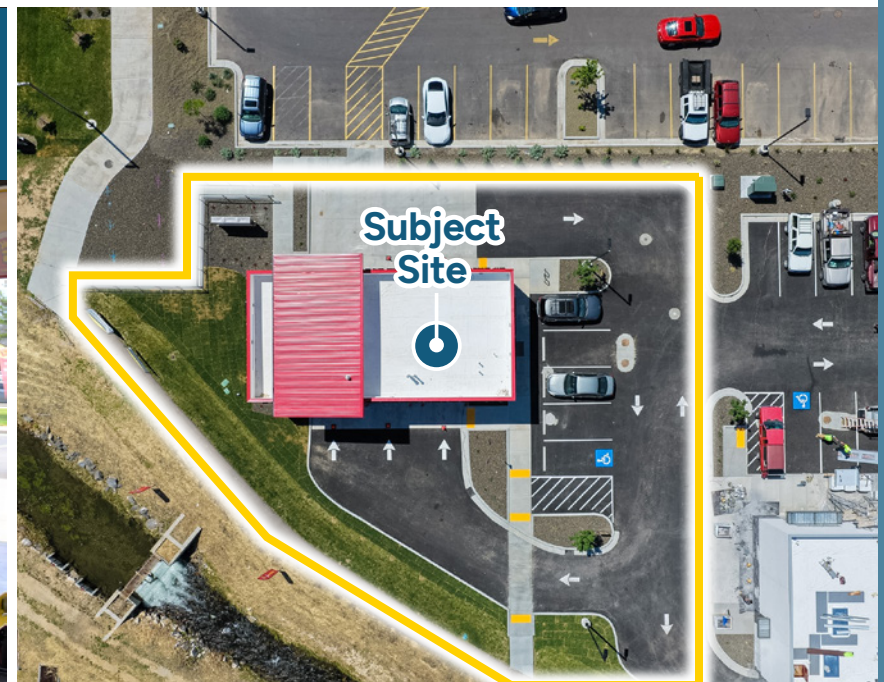
OFFERING SUMMARY

ADDRESS	1460 E Deer Flat Rd, Kuna ID 83634
NOI	\$125,000
PURCHASE PRICE	\$2,174,000
CAP RATE	5.75%
LEASE TERM	20 Years
LEASE TYPE	Zero Landlord Responsibilities
LEASE COMMENCEMENT DATE	July 1, 2026
LEASE EXPIRATION DATE	June 30, 2046
INCREASES	10% bumps every 5 years
SIZE OF PARCEL	0.5 +/- acre

\$ SALE PRICE: \$2,174,000



Representative Photo of Location



Property Highlights

◆ Long-Term Absolute NNN Lease

Brand new 20-year absolute NNN lease with Take 5 Oil Change, providing truly passive ownership with zero landlord responsibilities, including roof, structure, and all maintenance.

◆ Recession-Resistant Tenant

Take 5 Oil Change is a national operator in the quick-lube sector, an essential service with consistent demand across economic cycles and a sticky, repeat customer base.

◆ Strategic Location in High-Growth Kuna Submarket

Situated along Deer Flat Rd, one of Kuna's primary retail corridors, the property benefits from strong visibility and daily traffic driven by rapid residential expansion and retail development in the immediate trade area.

◆ Explosive Population Growth in Kuna & Boise MSA

Kuna is one of the fastest-growing cities in Idaho, fueled by affordability and proximity to Boise. The broader Boise MSA continues to see significant in-migration, supporting long-term retail demand and tenant performance.

◆ Major Economic Drivers Supporting the Market

The region is anchored by major investments including Micron's multi-billion-dollar semiconductor expansion, and the new Meta data center development in Kuna. These projects are driving job growth, housing demand, and sustained economic expansion across the market.

◆ Strong Retail Fundamentals & Nearby Anchors

The site is surrounded by expanding residential rooftops and national/regional retail, creating a strong consumer base and consistent traffic flow supporting tenant sales performance.

High Visibility with Strong Traffic Counts

- ◆ Located on a primary east-west arterial with strong daily traffic counts, providing excellent exposure and convenient access for customers.

Fee Simple Ownership with Long-Term Security

- ◆ Ownership of the underlying land with a long-term lease in place offers a bond-like income stream backed by a durable real estate position in a rapidly growing market.





BI-MART

GROCERY OUTLET
bargain market

E Deer Flat Rd - (15,183 VPD)

Subject Site

G | R





MO'BEITANS
HAWAIIAN STYLE FOOD

TAKE
5
OIL CHANGE

GROCERY OUTLET
bargain market

BURGER
KING

Panera
BREAD

E Deer Flat Rd (15,183 VPD)

KO'S
SUPER STORES

Great Clips

Ridley's
FAMILY MARKETS

BI-MART

U-HAUL

Idaho
Central
CREDIT UNION

DELUXE
DENTAL

NARA
BARBER

McDonald's

Primary
Health
Medical Group

Jersey
Mikes
SUBS

PANDA EXPRESS
CHINESE KITCHEN

SHERWIN
WILLIAMS

marco's
PIZZA

DEL TACO

JJ
JOHN'S
RESTAURANT

NAPA

COMMERCIAL
TIRE

Smoky Mountain
PIZZERIA GRILL

TSC TRACTOR
SUPPLY CO

TACO
BELL

DOLLAR TREE

O'Reilly
AUTO PARTS

Wendy's

G | R







About Take 5 Oil Change



Take 5 Oil Change is “The Fastest Oil Change on the Planet”. Take 5’s services include changing the car’s oil and filter, checking and topping off the car’s vital fluids and adjusting its tire pressure. Take 5 offers quality services such as the Multi-Point Full Service Oil Change, Air Filter Replacement, Automatic Transmission Flush, Coolant Exchange and Wiper Blade Replacement. All the services meet and exceeds warranty requirement. Take 5 started in Metairie in 1984, it celebrated over 30 years of the highest customer satisfaction. Take 5 has over 1,300 company-owned and franchised service centers throughout the United States and Canada.

take5oilchange.com

Company Type: Subsidiary

Location: 1,300+

Parent: Driven Brands, Inc.

2022 Employees: 11,000

2022 Revenue: \$2.03 Billion

2022 Net Income: \$43.19 Million

2022 Assets: \$6.50 Billion

2022 Equity: \$1.65 Billion

Credit Rating (S&P): BBB-



FOR SALE | HUGE TRAFFIC COUNTS | PASSIVE & SECURE INVESTMENT | BRAND NEW CONSTRUCTION

**1460 E DEER FLAT RD,
KUNA ID 83201**

Brand New 20 Year Absolute NNN Lease
ZERO LANDLORD RESPONSIBILITIES

FOR MORE INFORMATION, PLEASE CONTACT:



LEW GOLDMAN

208.867.0189

lew@goldmanryden.com

Licensed with Silvercreek Realty Group



MATT RYDEN

208.608.4089

matt@goldmanryden.com

Licensed with Silvercreek Realty Group



The information contained in this Marketing Brochure is proprietary and confidential and is intended solely for review by the party receiving it from Goldman | Ryden Real Estate Investment Services of Silvercreek Realty Group. This brochure may not be reproduced, distributed, or disclosed to any other person or entity without the prior written consent of Goldman | Ryden Real Estate Investment Services of Silvercreek Realty Group. This Marketing Brochure has been prepared to provide summary information for the purpose of establishing preliminary interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. All information has been obtained from sources believed to be reliable; however, Goldman | Ryden Real Estate Investment Services of Silvercreek Realty Group has not verified and does not guarantee the accuracy or completeness of such information. Goldman | Ryden Real Estate Investment Services of Silvercreek Realty Group makes no representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to information regarding income, expenses, projected financial performance, tenant credit, lease terms, square footage, physical condition, environmental matters, zoning, or compliance with applicable laws and regulations. References to square footage, age, and other measurements are approximate. Prospective purchasers are responsible for conducting their own independent investigation and analysis of the property, including verification of all information contained herein, and shall rely solely on their own due diligence and professional advisors. The recipient of this brochure assumes all risk related to any inaccuracies or omissions.