



**DOLLAR  
LOAN CENTER**  
dontbroke.com®

# DOLLAR LOAN CENTER FOR SALE

**421 N ORCHARD STREET, BOISE, ID 83706**

**SALE PRICE: \$1,590,000 | CAP RATE: 6.50%**

SINGLE TENANT NET LEASED

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# DOLLAR LOAN CENTER OVERVIEW



## INVESTMENT HIGHLIGHTS

- Building Size:** 3,814 SF
- Lot Size:** 0.46 Acre
- Zoning:** MX-2
- Year Built:** 1958
- 19 Parking Spaces**
- 3 Lane Drive-Thru**
- Roadside Pylon Sign**
- Walk-in Vault**

The Dollar Loan Center is a well-positioned free-standing retail/office building offering exceptional visibility along Orchard Street in Boise. Situated on a prominent corner with convenient access, the property benefits from strong traffic counts and exposure within an established commercial corridor. The building features a functional layout with an open customer service area, private offices, and support space, making it suitable for a variety of retail, office, or service-oriented users. Ample on-site parking and multiple signage opportunities, including a highly visible roadside pylon sign, enhance the property's presence. Surrounded by a strong mix of national and regional retailers, this location provides excellent accessibility and visibility in one of Boise's well-established commercial districts.

## OVERVIEW

- Lease Term:** 5 years from COE
  - Rent flat year 1-3
  - 3% year increases thereafter
- Options:** 2 x 5 years, 3% annual increases
- Absolute NNN Leases years 1-5 with Zero Landlord responsibility**
  - Landlord responsible for repairs to property, roof, structure, during option periods
- Guaranty:** 90+ location corporate guaranty for primary term

# DOLLAR LOAN CENTER RENT ROLL

## Dollar Loan Center - 421 N. Orchard Street, Boise, ID 83706

Address	Bldg SF	NNN Rent/SF/Yr.	NNN Annual Rent	Cap Rate	Price	\$/SF	Lot Acres	Built
421 N. Orchard St., Boise, ID	3,814	\$ 27.10	\$ 103,350	6.50%	\$ 1,590,000	\$ 417	0.46	1958



# INTERIOR PHOTOS

421 N. ORCHARD STREET, BOISE, ID 83706



# EXTERIOR PHOTOS

421 N. ORCHARD STREET, BOISE, ID 83706



# OVERVIEW

421 N. ORCHARD STREET, BOISE, ID 83706

## SITE DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION:	11,790	113,941	220,311
HOUSEHOLD INCOME	\$95,118	\$102,482	\$118,334
TOTAL EMPLOYEES	6,846	64,222	121,145

11,358 VPD



NORCHARD STREET



W/DENTON ST

W/MORRISHILL RD

W/BETHEL ST

# ABOUT DOLLAR LOAN CENTER

**Established in 1998, Dollar Loan Center has grown to be a leading short-term lending institution, offering a reliable alternative to traditional payday loans. With a commitment to transparent and fair financial solutions, we specialize in signature loans that provide quick access to funds without requiring collateral or a checking account.**

WE PRIDE OURSELVES ON OFFERING A STREAMLINED APPLICATION PROCESS, AIMING TO PROVIDE INSTANT LOAN APPROVALS AND FUNDING TO HELP IDAHO RESIDENTS GET THE CASH THEY NEED, WHEN THEY NEED IT MOST.



OUR BUSINESS MODEL FOCUSES ON SIMPLE INTEREST, ENSURING CUSTOMERS UNDERSTAND THEIR COSTS UPFRONT AND CAN MANAGE REPAYMENTS EFFECTIVELY, ULTIMATELY HELPING INDIVIDUALS NAVIGATE UNEXPECTED EXPENSES AND BRIDGE FINANCIAL GAPS.

- Quick & Easy Signature Loans: Fast access to funds without collateral.
- Transparent Simple Interest: Clear costs with no hidden fees.
- Convenient Idaho Locations: Serving communities across the state.
- Committed to Community: Supporting local non-profits and economic growth.

Beyond providing essential financial services, Dollar Loan Center is deeply invested in the well-being of the Idaho communities we serve. We actively support various local non-profit organizations, including the Idaho Foodbank, through regular donations and volunteer efforts, aiming to make a positive impact where it matters most. As a proud member of the Boise Metro Chamber of Commerce, we are committed to fostering strong community ties and contributing to the economic health of the Gem State.



**248,470**

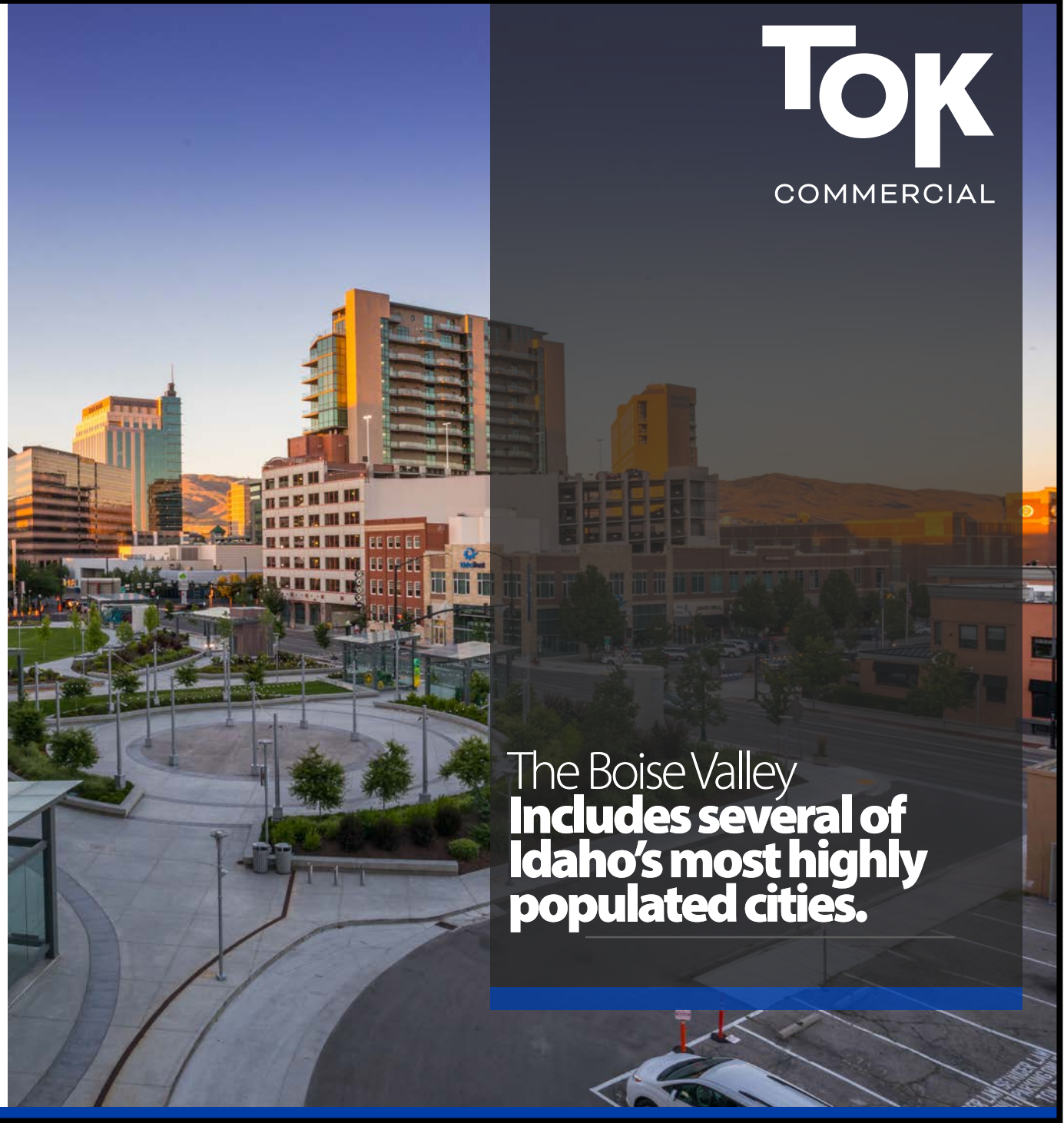
Population:  
**Boise** (2024)

**#1 & #3**

Best Run Cities in America:  
**Nampa & Boise**  
(WalletHub 2024)

**#3 & #5**

Best Place to Live Out West:  
**Meridian & Boise**  
(Livability 2024)



**TOK**  
COMMERCIAL

The Boise Valley  
**Includes several of  
Idaho's most highly  
populated cities.**

# TOK

COMMERCIAL

The Boise Valley  
**83% of the Boise Metro  
population is under the  
age of 65.**

# \$28.07

Metro Avg. Hourly Wage:  
**Business climate** (2023)

# 55%

+\$75K Household Income:  
**Income Distribution** (Boise, 2024)

# 70%

White Collar Workers  
**Employee profile** (REGIS, 2024)

**\$545,000**

Ada County Median:  
**Home Value** (IMLS July 2024)

**3.6%**

Boise MSA:  
**Unemployment Rate** (Aug 2024)

**\$128,213**

Ada County Average:  
**Household Income** (Regis 2024)



**TOK**  
COMMERCIAL

The Boise Valley  
**Boise Ranked #3 Best  
Performing Large City  
Economy by Milken  
Institute.**