

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

1460 E DEER FLAT RD, KUNA ID 83634



E Deer Flat Rd (15,183 VPD)



Subject
Site

N Meridian Rd (22,943 VPD)



Brand New 20 Year Absolute NNN Lease
ZERO LANDLORD RESPONSIBILITIES

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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.

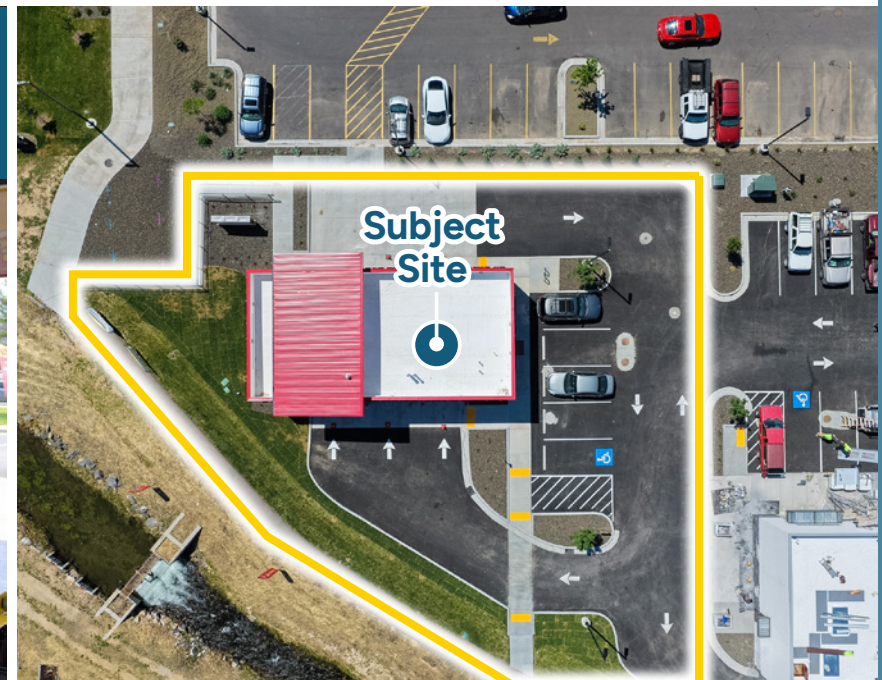
OFFERING SUMMARY

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.

◆ Full Access from Meridian Road

The property benefits from full-access ingress and egress directly onto Meridian Road, a rare feature along this heavily traveled corridor that provides superior accessibility, convenience, and customer visibility.



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Great Clips NARA COMMERCIAL TIRE

McDonald's ACE Hardware Idaho Central Credit Union TSC TRACTOR SUPPLY CO

U-HAUL DELUXE DENTAL DOLLAR TREE

EST. 1959 D-B SUPPLY

SHERWIN WILLIAMS

Primary Health Medical Group

DEL TACO

PANDA EXPRESS CHINESE KITCHEN

MARCO'S PIZZA

CapEd CREDIT UNION

Wendy's

Ridley's FAMILY MARKETS

PHILLIPS 66

KR'S SUPER STORES

E Deer Flat Rd (15,183 VPD)

N Meridian Rd (22,943 VPD)

Full Access to Site
off Meridian Road

Panera

PACIFIC DENTAL SERVICES

BURGER KING

GROCERY OUTLET bargain market

Subject Site

G | R



Kuna High School

E Deer Flat Rd (15,183 VPD)

N Meridian Rd (22,943 VPD)

Full Access to Site

G | R



MO'BETANS
HAWAIIAN STYLE FOOD

GROCERY OUTLET
bargain market

Primary Health Medical Group

DELUXE DENTAL

NARA

Ridley's FAMILY MARKETS

BI-MART

McDonald's

SHERWIN WILLIAMS

CapEd

Jersey Mike's

Arby's

PANDA EXPRESS

JJ

NAPA

U-HAUL

MARCO'S PIZZA

DEL TACO

D-B SUPPLY

Idaho Central CREDIT UNION

Nendy's

TACO BELL

O'Reilly AUTO PARTS

Great Clips

COMMERCIAL TIRE

Panera Bread

TSC

TRACTOR SUPPLY CO

Albertsons

FUEL

Auto Zone

Arctic Circle

FIESTA

IDAHO LIQUOR

LAVA

UNITED STATES POSTAL SERVICE

Tires LES SCHWAB

SUBWAY

DUTCH BROS

S Locust Grove Rd

N Locust Grove Rd

N Meridian Rd (22,943 VPD)

E Deer Flat Rd (15,183 VPD)

E Kuna Rd



Full Access
to Site



1460 E DEER FLAT RD, KUNA, ID 83634



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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-



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

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FOR MORE INFORMATION, PLEASE CONTACT:



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