FOR SALE

3040, 3062, 3076, & 3098 N. Five Mile Rd. | Boise, ID 83713

100% OCCUPIED TRIPLE NNN INVESTMENT

MULTI BUILDING MEDICAL OFFICE PORTFOLIO

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

MATT MAHONEY, SIOR
Managing Principal
208.340.9780
mattm@leeidaho.com

AUSTIN HOPKINS
Principal
208.995.5944
austinh@leeidaho.com

PROPERTY DETAILS

4 INDIVIDUAL PARCELS

VALUE PRICING

Priced below replacement cost, creating an attractive value opportunity.

RENTAL UPSIDE

Leased at below market lease rates, providing upside potential through future lease renewals.

CREDIT TENANT

Leased to a tenant with more than $150 million in annual revenue.

SALE PRICE	$5,077,432
SQUARE FEET	23,916
PRICE PSF	$212
SITE AREA	2.16 AC
REMODELED	2021
BUILT	1999
ZONING	MX-1
PARCELS	R5652180040, R5652180030, R5652180020, R5652180010

PROPERTY OVERVIEW

Lee & Associates is pleased to present the exclusive opportunity to acquire a premier four building, net leased investment located in the heart of Boise, Idaho. This institutional-quality offering provides investors with stable in place cash flow from a credit tenant operating in an essential, government funded industry while offering significant long-term value creation.

Priced substantially below today's replacement cost and leased at below market rates, the property represents an opportunity to acquire a strategically located asset at an attractive basis that provide potential for future income growth as leases expire.

Flexible ownership structure, with each building situated on its own legal parcel, allowing for future disposition, refinancing, or portfolio management strategies on an individual basis. Surrounded by dense established rooftops in one of Boise's most desirable infill locations, the property benefits from strong underlying real estate fundamentals, exceptional accessibility, and positioned in a low vacancy market.

Substantial Capital Improvements performed in the past five years such as roof and HVAC.

WEST BOISE

3040, 3062, 3076, & 3098 N. FIVE MILE RD.


DO NOT ENTER


RISE
RISE
B


RISE
D

AERIAL NW VIEW

I-84 INTERSTATE
3.6 MILES | 10 MINUTES

BOISE AIRPORT
8.8 MILES | 15 MINUTES

TENANT PROFILE

RISE

Rise Services, Inc.

Founded in 1987, Rise Services, Inc. is a nonprofit organization that provides residential, behavioral health, employment, and family support services for individuals with intellectual and developmental disabilities. Operating across multiple Western states, the organization partners with government agencies to deliver essential community-based care and has established a strong reputation through nearly four decades of service.

Highlights

- Founded in 1987
- Regional nonprofit serving multiple Western states
- Essential provider of disability and behavioral health services
- Government-funded industry with long-term demand
- Nearly 40 years of operating history

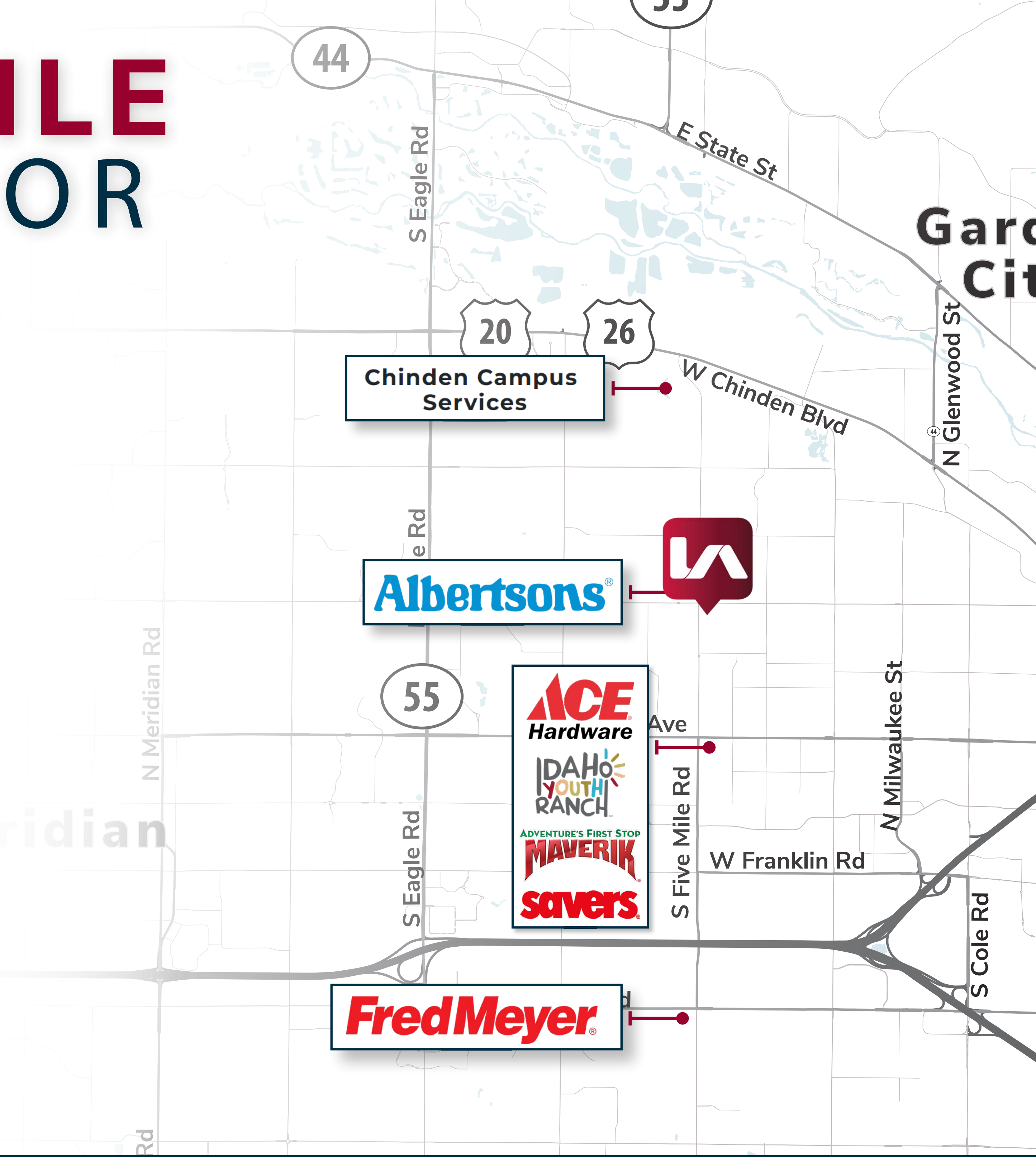
RISE
Creating Opportunities
For and With People

Creating Opportunities
For and With People

FIVE MILE CORRIDOR

The Five Mile corridor in Boise, Idaho, is a well established commercial and residential corridor that continues to benefit from strategic reinvestment, strong surrounding demographics, and planned infrastructure improvements.

Anchored by multiple community activity centers at Five Mile & Ustick and Five Mile & Overland, the corridor offers convenient access, a diverse mix of office, retail, and service businesses, and long-term stability for office investment.



DEMOGRAPHICS
BOISE, IDAHO

2025 POPULATION

1-MILE	3-MILE	5-MILE
28,200	67,726	100,422

2025 AVG. HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
$68,930	$80,314	$85,772

2025 HOUSEHOLDS

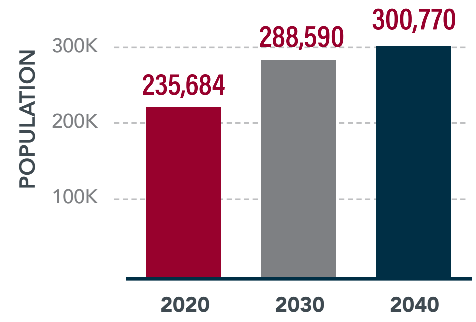
1-MILE	3-MILE	5-MILE
9,839	21,918	32,611

2025 CIVILIAN LABOR FORCE

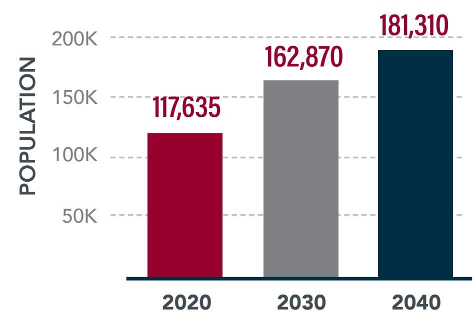
1-MILE	3-MILE	5-MILE
12,519	31,008	46,395

KEY EMPLOYERS	# OF EMPLOYEES
St. Luke's Health Systems	±7,000
Micron Technology	±6,000
St. Alphonsus Health Systems	±6,000
West Ada School District	±5,000
Boise State University	±4,000

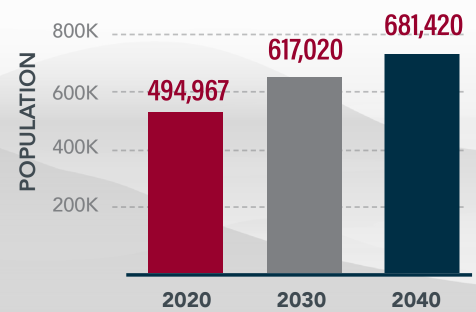
BOISE
GROWTH PROJECTION



MERIDIAN
GROWTH PROJECTION

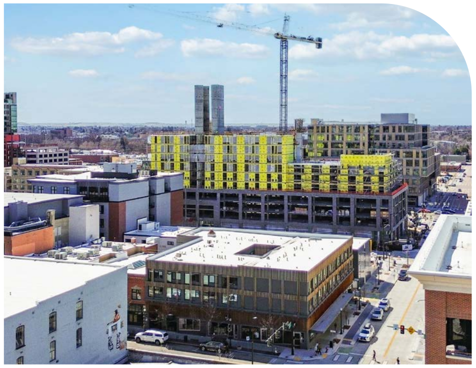


ADA COUNTY
GROWTH PROJECTION



BOISE, ID
IN THE NEWS

NEW DOWNTOWN BOISE HIGH-RISES RISING



Two new high-rise developments are taking shape in Downtown Boise, bringing new residential units, office space, and retail activity to the urban core. The projects continue a wave of downtown investment driven by demand for housing, walkability, and mixed-use development.

Idaho News 6

BOISE GROWTH FUELED BY MAJOR INVESTMENT

Boise continues to see strong residential and commercial growth supported by Micron's expansion, new mixed-use developments, and sustained inbound migration. Regional analysts say the Treasure Valley remains one of the most closely watched growth markets in the Western U.S.

Waypoint Idaho

RESTAURANT GROWTH CONTINUES

Downtown Boise continues attracting new restaurant concepts and national operators, including major expansions into the BoDo district. The growing dining and entertainment scene reflects strong consumer demand and continued momentum throughout Downtown Boise.

Idaho Statesman

BOISE, IDAHO

Boise has emerged as one of the Mountain West's most attractive growth markets, combining a vibrant urban core with immediate access to outdoor recreation and a highly livable lifestyle. As Idaho's capital and largest metro area, Boise anchors the rapidly expanding Treasure Valley and continues to attract residents, employers, and investment from across the Western U.S. The city offers a walkable downtown, diverse economic base, and access to more than 190 miles of trails, the 25-mile Boise River Greenbelt, and year-round recreation just minutes from the city center.

Supported by strong population growth, workforce retention, and a business-friendly environment, Boise continues to gain momentum as a destination for both companies and talent. With average commute times under 20 minutes, over 200 days of sunshine annually, and a cost structure that remains competitive relative to many major Western markets, Boise offers a unique balance of economic opportunity and quality of life.

90+ PUBLIC PARKS within the Boise park system

50,000+ HIGHER EDUCATION students across regional colleges and universities

BOISE CONTINUES TO ATTRACT INBOUND MIGRATION due to its combination of affordability, lifestyle access, and business-friendly environment

BOISE STATE UNIVERSITY

Caldwell, Idaho, is a thriving city in the Treasure Valley, approximately 25 miles west of Boise.

DOWNTOWN BOISE

Caldwell, Idaho, is a thriving city in the Treasure Valley, approximately 25 miles west of Boise.

BOISE RIVER & GREENBELT

Caldwell, Idaho, is a thriving city in the Treasure Valley, approximately 25 miles west of Boise.

CONFIDENTIALITY & DISCLOSURES

CONFIDENTIALITY & DUE DILIGENCE

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property. The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site. This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

DOCUMENT REVIEW & PURCHASER RESPONSIBILITY

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

RIGHTS OF OWNER & BROKER

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

MEMORANDUM OWNERSHIP & TERMS

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

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