

MULTI-TENANT NNN LEASED INVESTMENT

1630 SOUTH EAGLE ROAD, MERIDIAN, ID 83642



PRICE \$3,400,899 | CAP 5% | NOI \$170,044.96 | PRIMARY TERMS 5 & 10 YEARS

SIGNALIZED INTERSECTION OF EAGLE & OVERLAND ROADS



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OFFERING HIGHLIGHTS



SALE PRICE
\$3,400,899



CAP RATE | NOI
5% | \$170,044.96



LEASE TERMS

CAINES COLLECTIVE - 10 YEARS - TWO 5-YEAR OPTIONS
IDAHO TIPSy TRAILERS - 5 YEARS - ONE 2-YEAR OPTION



NNN LEASES

TENANTS PAY ALL TAXES, INSURANCE, UTILITIES,
& COMMON AREA MAINTENANCE - "CENTER EXPENSES"



BUILDING | BUILT | PARCEL #

4,167 SF | 2004 | R7909770093



LOT | ZONING | PARKING

0.871 ACRES | C-C ZONE | 30 STALLS - 7.2/1,000 SF &
CAINES COLLECTIVE DRIVE THROUGH LANE



LANDLORD RESPONSIBILITIES

LANDLORD IS RESPONSIBLE FOR MAINTAINING THE BUILDING'S STRUCTURAL COMPONENTS, FOUNDATIONS, EXTERIOR WALLS, & ROOF, INCLUDING ROOF REPLACEMENT WHEN NECESSARY, AS WELL AS STRUCTURAL CODE COMPLIANCE. LANDLORD PROVIDES A ONE-YEAR HVAC WARRANTY; AFTER THE FIRST YEAR, TENANT IS RESPONSIBLE FOR ONGOING HVAC MAINTENANCE, REPAIRS, & REPLACEMENT, ALONG WITH REPAIRS TO TENANT IMPROVEMENTS, FIXTURES, DOORS, GLASS, & TENANT-CAUSED DAMAGE.



TENANT RESPONSIBILITIES

TENANT RESPONSIBILITIES: TENANT IS RESPONSIBLE FOR MAINTAINING THE PREMISES IN A CLEAN, SAFE, & GOOD CONDITION, INCLUDING GLASS, PAINTING, & ANY REPAIRS REQUIRED BY LAW OR APPLICABLE INSURERS. FOLLOWING THE INITIAL ONE-YEAR HVAC WARRANTY, TENANT IS RESPONSIBLE FOR HVAC MAINTENANCE, REPAIRS, & REPLACEMENT, INCLUDING A REQUIRED PREVENTIVE MAINTENANCE CONTRACT. TENANT IS ALSO RESPONSIBLE FOR MAINTAINING & SERVICING ANY GREASE TRAP, INCLUDING ASSOCIATED MAINTENANCE CONTRACTS & COSTS RESULTING FROM FAILURE TO PROPERLY MAINTAIN IT.

OFFERING SUMMARY

This multi-tenant investment property presents an opportunity to acquire a recently renovated commercial asset leased to **Caines Collective – REV Collective**, a new coffee/café/market concept, and **Idaho Topsy Trailers**, a catering and event services company. The property is **currently undergoing renovations**, including **tenant improvements, exterior enhancements, and other capital upgrades** designed to improve the functionality and appearance of the asset. The site offers multiple dedicated tenant entrances, open sales areas, large storefront windows, two common-area restrooms, on-site parking, building and monument signage areas, a patio area, and convenient access from both Eagle and Overland Roads.

Strategically positioned at the signalized hard corner of **Eagle Road and Overland Road in Meridian, Idaho**, the property benefits from **excellent visibility, accessibility, and exposure**. Across from the **Eagle View Landing development** which will soon be home to a **new 60,000 SF medical office building**.

The property is also **strategically located near Interstate 84 Exit 46**, providing convenient connectivity between **Meridian Road and the Flying Y/I-184 connector to Downtown Boise**. The surrounding area offers a **strong employment base**, with approximately **56,037 employees within a three-mile radius** and **76,981 employees within a 10-minute drive time**, supporting the property's long-term commercial appeal.

Located in the **Silverstone Business Park**, and east of the **El Dorado Business Park (both consisting of over 10,000 employees)** and the **Gramercy** mixed-use development, all of which include a mix of local retail shops, dining, offices, and professional services - [Google Map View](#)

Surrounding traffic generators and multi-family developments within 1 mile:

- *Courtyard by Marriott* ● *Hyatt Place* ● *Tru by Hilton*
- *WoodSpring Suites* ● *TownePlace Suites* ● *Candlewood Suites*
- *Hyatt Place* ● *Majestic Cinemas* ● *Aren - 396 units*
- *Gramercy - 276 units* ● *Sagecrest - 192 units* ● *Seasons - 360 units*
- *Cottonwood - 60 beds* ● *Mountain View High School - 2,462 students*

This building is in a **growing development corridor**, current surrounding retailers, restaurants, and business include:

- | | | | | |
|----------------------------------|-----------------------------|--------------------------------|---------------------------------|-------------------------|
| ● <i>Top Golf</i> | ● <i>First Federal Bank</i> | ● <i>First Interstate Bank</i> | ● <i>TruGrocer Credit Union</i> | ● <i>Happy Teriyaki</i> |
| ● <i>Chevron</i> | ● <i>D.L. Evans Bank</i> | ● <i>Westmark Credit Union</i> | ● <i>Zamzows</i> | ● <i>Domino's Pizza</i> |
| ● <i>Jack in the Box</i> | ● <i>KeyBank</i> | ● <i>QDOBA</i> | ● <i>Stella's Ice Cream</i> | ● <i>Marco's Pizza</i> |
| ● <i>Chicago Connection</i> | ● <i>Columbia Bank</i> | ● <i>Taco Bell</i> | ● <i>Human Bean</i> | ● <i>F45 Training</i> |
| ● <i>San Francisco Sourdough</i> | ● <i>Zions Bank</i> | ● <i>Jimmy John's</i> | ● <i>Dutch Bros Coffee</i> | ● <i>Pita Pit</i> |



TENANT SUMMARY

CAINES COLLECTIVE, LLC – REV COLLECTIVE

REV Collective - A New Kind of Gathering Place - occupies 2,945 square feet. Opening is scheduled for late summer. REV Collective isn't just another coffee shop. It's a multi-concept space designed to be a daily anchor for the surrounding neighborhoods: a coffeehouse, a local market, and an all-day food counter all under one roof.

Eagle and Overland sits at the crossroads of one of the most dynamic corridors in the Treasure Valley and REV Collective is being built for the community growing up around it.

At its core, REV Collective is a community space first. This area in the Treasure Valley especially, has been underserved when it comes to places to connect. REV Collective is changing that, with a welcoming lobby complete with a fireplace and surrounding seating, a back space available for events, classes and gatherings, and patio seating for Idaho's beautiful weather.

The coffee program centers on local roasting with an organic option, served by a full drive-thru for those days when you just need to keep moving. The all-day kitchen will turn out house-made breakfast burritos, sandwiches, salads, wraps and more. Always seed-oil free, always made with quality ingredients and organic and locally sourced whenever possible. The market section will carry locally sourced goods: pastries, eggs, milk, cheese, in-season fruits and vegetables – all supporting our local farmers.

REV Collective is locally owned and operated and the family's approach is simple: do things right, source well, and build something the community is proud to call its own. It's where real food meets real people.

In the meantime, you can follow along on Instagram for updates [@revcollective](https://www.instagram.com/revcollective)



**TENANT IMPROVEMENTS UNDERWAY
OPENING Q4 2026**



RSF / USE	INITIAL TERM - OPTIONS	BASE RENT
2,945 RSF Coffee, food, market and drive-thru	10 years - Two 5-year options	Months 1-12: \$10,550.63/mo 2% annual growth thereafter

TENANT SUMMARY

IDAHO TIPSY TRAILERS LLC

Idaho Tippy Trailers occupies 1,172 square feet in the eastern portion of the building. Founded in 2018, the business is an established Idaho mobile bar and beverage catering company. The premises will support their headquarters, logistics, event preparation, inventory, and related customer-facing operations.

Idaho Tippy Trailers is the Treasure Valley's premier mobile bar service. For nearly eight years, our fleet of traveling bars has delivered elevated, design-forward bar experiences directly to weddings, corporate events, and private celebrations throughout the state.

We specialize in carefully curated menus, custom craft cocktails, and stunning mobile bar installations — supported by a polished team of highly trained bartenders and event professionals. Every detail is intentional. Every menu is thoughtfully designed. Every event is executed with precision and creativity.

Rooted in a passion for exceptional hospitality, we blend superior service with fresh ingredients, distinctive presentation, and a seamless guest experience tailored entirely to your vision.

Our team is professionally trained and TIPS-certified in the state of Idaho. Each event is fully equipped with the tools, expertise, and preparation required to deliver a refined and memorable bar experience.

We also manage all required alcohol catering permits with your event's city, county, or municipality to ensure complete compliance. Idaho Tippy Trailers operates as a fully licensed and insured alcohol service provider under Capitol Bar, giving you confidence that your event is both elevated and legally sound.

Learn More Here: <https://idahotippytrailers.com/our-story>

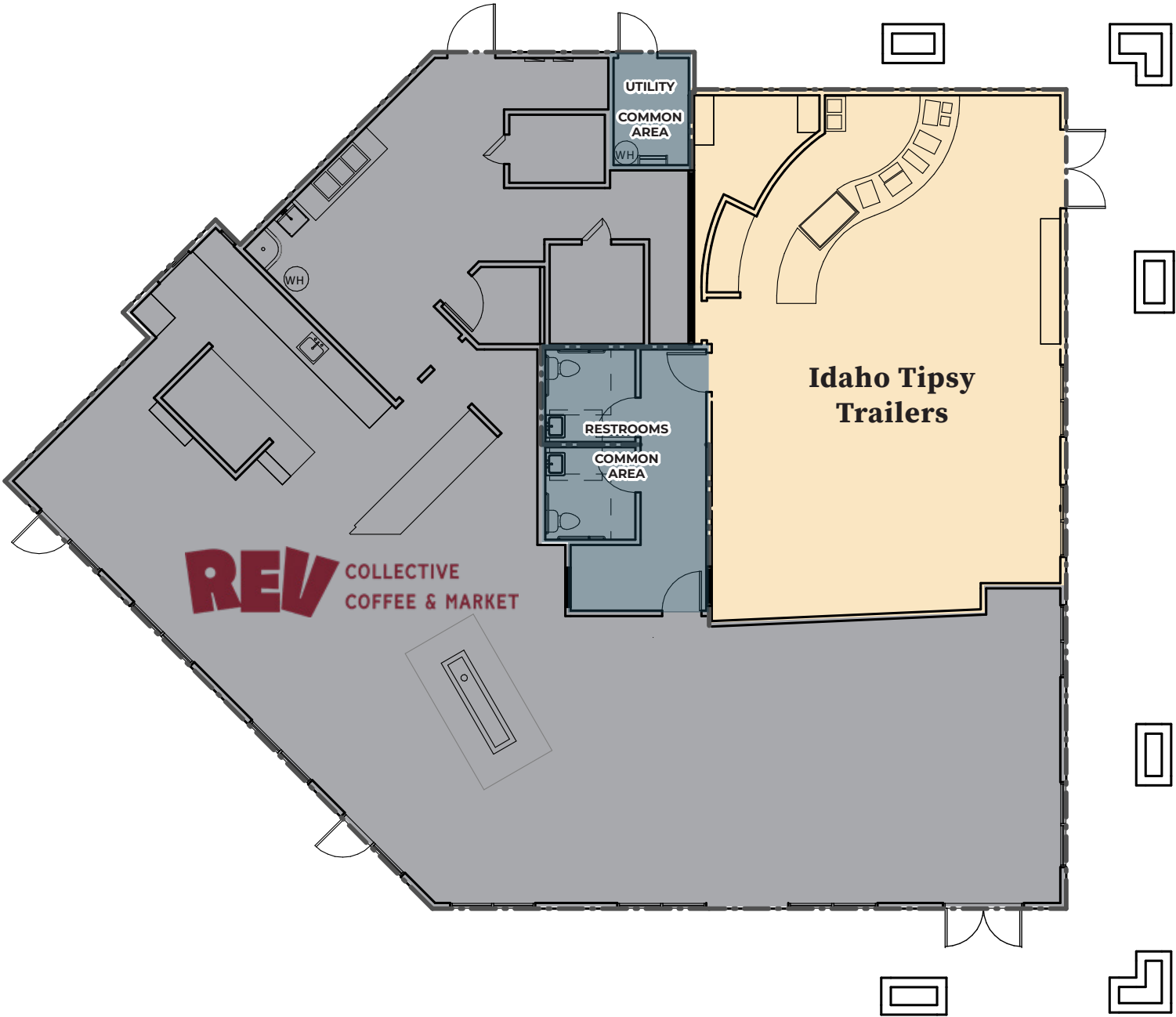
RSF / USE	INITIAL TERM - OPTIONS	BASE RENT
1,172 RSF Catering, food-service & related operations	5 years - One 2-year option	Year 1: \$3,619.83/mo Year 2: \$3,710.33/mo 2.5% annual growth



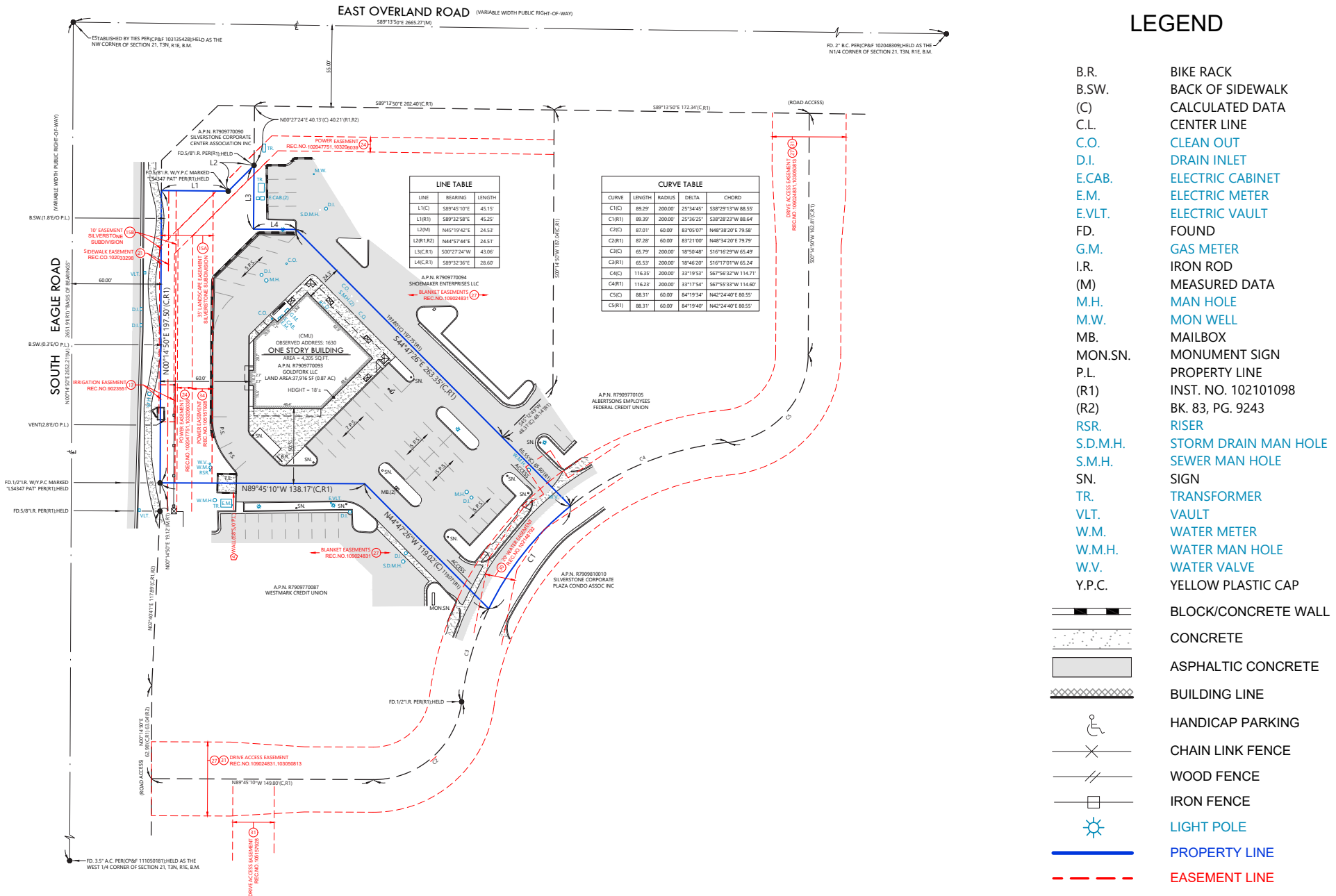
**TENANT IMPROVEMENTS UNDERWAY
OPENING SOON**



SPACE PLAN



SITE PLAN



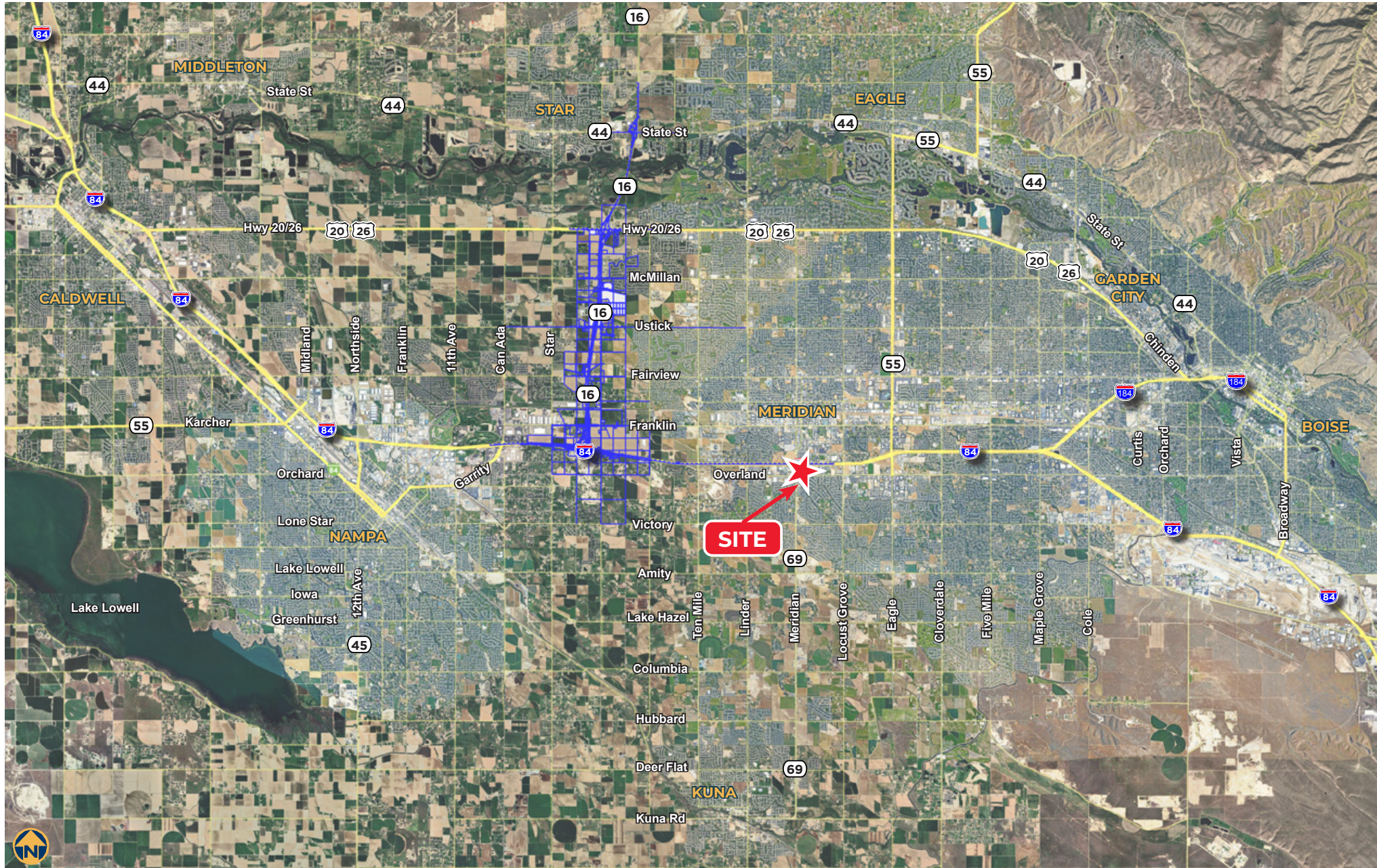
PARCEL OUTLINE



TRAFFIC GENERATORS



THE TREASURE VALLEY



DEMOGRAPHICS - RETAIL DEMAND

3 MILE SNAPSHOT - 2026

91,464
POPULATION

\$107,243
MEDIAN HH INCOME

56,037
DAYTIME POP

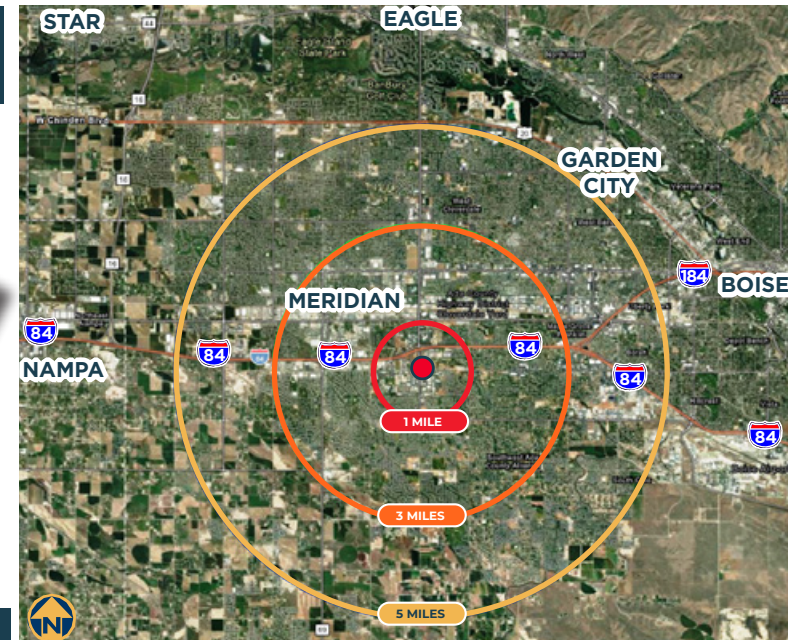
34,507
HOUSEHOLDS

\$143,868
AVERAGE HH INCOME

38
MEDIAN AGE

1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW



Source: U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

DRIVE TIME DEMOGRAPHICS

10 MINUTE SNAPSHOT - 2026

90,620
POPULATION

\$108,178
MEDIAN HH INCOME

76,981
DAYTIME POP

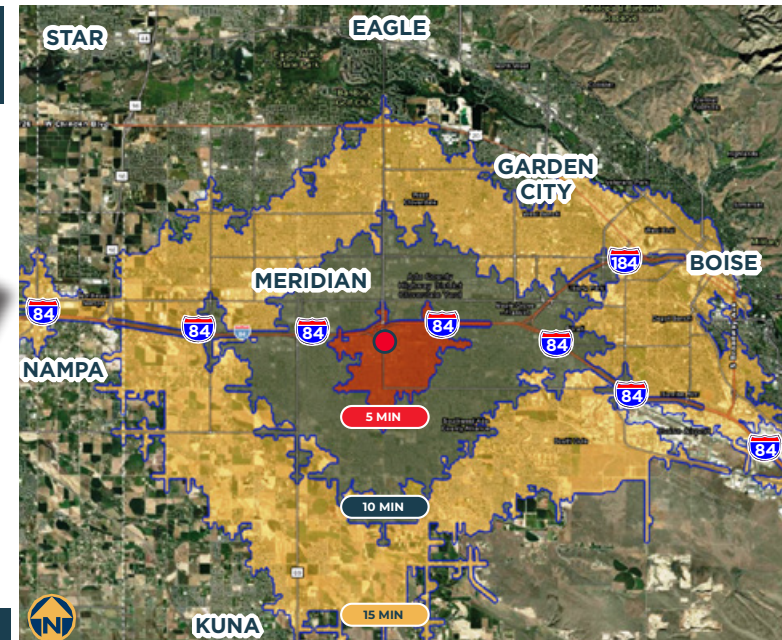
33,818
HOUSEHOLDS

\$144,434
AVERAGE HH INCOME

37
MEDIAN AGE

5, 10 & 15 MIN DEMOGRAPHICS
CLICK BELOW TO VIEW

COMMUNITY SUMMARY
CLICK BELOW TO VIEW



Source: U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

ABOUT MERIDIAN



THE HEART OF THE TREASURE VALLEY

Meridian is no longer the small dairy farming community it once was. Today, it's a charismatic and energetic city full of growth and opportunity. Due to Meridian's idyllic location, affordable cost of living, top-rated schools, and booming economy, it has been consistently recognized by national publications - such as Money magazine and USA Today - as one of the best cities to live in the United States.

Meridian is centrally located in the heart of Treasure Valley, and is a short 15-minute drive from the Boise Airport. Sitting at a population of about 119,000 people, Meridian offers a plethora of amenities to include beautiful city parks, locally owned and operated restaurants, shopping, and entertainment options. Whether you want to enjoy dinner and a movie at the Village at Meridian, escape the heat at the Roaring Springs Water Park, catch a race at the Meridian Speedway, or have a picnic at one of the many city parks, the opportunities to create lasting memories are endless.

Should you find yourself wanting to explore nearby urban life, just hop in your car for a quick trip East or West. In Downtown Boise, you can enjoy dinner at a trendy restaurant, catch a sports game, explore the Capital City Public Market, or discover your new favorite brewery. In neighboring Canyon County, you can catch a rodeo or concert at the Ford Idaho Center, explore the wine country, visit the Warhawk Air Museum, or go antique shopping.



LEARN MORE ABOUT MERIDIAN HERE:

<https://meridianscity.org/>



REGIONAL INFORMATION



BOISE METRO: A SMART MOVE FOR BUSINESS & LIFE

A company's greatest asset is its people—and the same holds true for regions. In the Boise Metro, you'll find an educated, ambitious workforce that, in 2019, grew nearly 2.5 times faster than the national average. This region also led the West in net migration, drawing talent from across the country.

Business here benefits from more than just numbers. Boise offers unique advantages: accessible decisionmakers, a collaborative business culture, and an enviable quality of life. The cost of doing business is nearly one-third lower than in neighboring California and Washington, making it both strategic and costeffective.

Leading corporations like Simplot, Albertsons, and Micron recognized the Boise Metro's potential early on. Today, companies of all sizes are discovering the same compelling reasons to make the move.

Ranked consistently among the top 10 U.S. metros for net migration, Boise is more than a smart place to do business—it's a great place to live. Whether you're a new graduate, a young family, or a retiree, you'll find the good life here.

Looking for customized data to support your relocation or expansion plans? Contact The Boise Valley Economic Partnership (BVEP): <https://bvep.org/>



Click here to download the complete Boise Valley Regional Overview:
<https://bit.ly/45eyYg1>

NATIONAL ACCOLADES

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. View All Accolades Here: <https://bvep.org/>

**Top U.S Cities for
Job Growth**

NewHomeSource
July, 2025

**#5 Best City for
Work Life Balance**

Coworking Cafe
July 2025

**Top 20 Mid-Sized
Cities on the Rise**

LinkedIn News
July 2025

**Idaho Ranked
#2 in Top Job
Growth**

**U.S Bureau of
Labor Statistics**
July 2025

**Nampa, ID Top 100
Best Places to Live
in the U.S**

Livability
July 2025

**Top 25 U-Haul
Growth Metros**

U-HAUL
January 25

**#1 Best City for
Working Families**

ELEVATE
February 2025

**#23 Fastest
Growing Place in
the U.S. 2024-2025**

U.S. News
February 2025

**#20 Most Dynamic
Metropolitan City**

Heartland Foward
January 2025

**Best U.S. Cities
for a Weekend Trip**

Thrillist
November 2024

**#2 Best Places
to Live in the U.S.
in 2024-2025**

US World & News
May 2024

**#1 Nampa &
#7 Meridian Top
Cities for Economic
Growth under 250K**

Coworking Cafe
July 2024

**#3 Meridian,
#5 Boise, #16 Nampa
Best Places To Live
Out West**

Livability
July 2024

**Top 15 Cities
for Young
Professionals**

Pheabs
May 2024

**Tech Workers
Ditching big city
for Boise**

Wired
January 2024

**#3 Best
Performing
Cities**

Milken Institute
2024

**Top 25 Metro for
Economic Growth**

Area Development
Q4 2023

**#4 Overall On
Talent Attraction
Card**

Lightcast
2023

**#7 Overall
Cutting Edge Cities
Boise**

WSJ
October 2023

**Top 20 Best
Mid Size City
in US**

HGTV
September 2023

**Top 20
Safest Cities**

WalletHub
October 2023

**#5 Best
Performing
Cities**

Milken Institute
2023

**Blue Turf Biggest
Attraction for
Sport's Fans**

USA Today
2023

**#6 Best Large
Cities to Start a
Business**

WalletHub
April 2023

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