

FOR SALE

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

323 E. Riverside Dr., Ste 108, Eagle, ID, 83616

4,397 SF | \$2,800,000

**PREMIER MEDICAL IMAGING
INVESTMENT OPPORTUNITY**

MICHAEL L. BERGMANN, SIOR
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KEY DETAILS



323 E. RIVERSIDE DR, STE 108

SALE PRICE \$2,800,000
CONDO SIZE 4,391 SF
UNIT Suite 108

YEAR BUILT 2007
PARKING Ample
CLASS B

ZONING MU/DA
PARCEL R0119160030
SUBMARKET Central Eagle

CONTACT AGENT FOR RENT ROLL AND ADDITIONAL INFORMATION

PROPERTY OVERVIEW

An aerial photograph of a modern medical imaging facility. The building is a single-story structure with a light-colored facade and a flat roof. It is surrounded by a large, paved parking lot filled with numerous cars. The property is landscaped with many green trees and shrubs. In the foreground, there is a road intersection with a street sign. The background shows a suburban neighborhood and distant mountains under a clear blue sky.

Lee & Associates Idaho is pleased to present a unique opportunity to acquire a premier medical imaging investment property located in the heart of Eagle, Idaho. This purpose-built healthcare facility serves as a critical component of the region's outpatient medical infrastructure and benefits from the growing demand for advanced diagnostic services.

Situated within one of the Treasure Valley's most affluent and rapidly growing communities, the property offers investors stable income, specialized tenant improvements, and exposure to the highly sought-after healthcare real estate sector. The combination of strong demographics, strategic location, and the essential nature of medical imaging services creates a compelling investment opportunity with long-term growth potential.

**PREMIER MEDICAL IMAGING
INVESTMENT OPPORTUNITY**

PROPERTY OVERVIEW

MEDICAL OFFICE

- Purpose-built medical imaging facility with specialized improvements and infrastructure.
- Mission-critical healthcare location serving the growing Eagle and Northwest Boise trade area.
- Long-term investment opportunity within one of Idaho's most desirable and affluent communities.
- Opportunity to acquire a healthcare asset positioned for long-term stability and income generation.



**CENTRAL EAGLE
LOCATION**



**AMPLE
PARKING**



**AFFLUENT
COMMUNITY**



**LONG-TERM
STABILITY AND
INCOME GENERATION**

TENANT PROFILE



INTERMOUNTAIN
MEDICAL IMAGING

Intermountain Medical Imaging (IMI) is one of the Treasure Valley's leading providers of outpatient diagnostic imaging services. Since its founding in 1999, IMI has earned a strong reputation for delivering high-quality, physician-directed imaging services in a convenient outpatient setting.

With three outpatient imaging centers, IMI offers a comprehensive range of advanced diagnostic imaging, including Magnetic Resonance Imaging (MRI), Computed Tomography (CT), Ultrasound, X-ray, Mammography, and DEXA. These services provide physicians with detailed images of the body's internal structures, helping diagnose disease, evaluate injuries, guide treatment decisions, and monitor patient outcomes.

As an outpatient imaging provider, IMI plays an essential role in the regional healthcare system by offering patients a cost-effective alternative to hospital-based imaging while maintaining exceptional quality, advanced technology, and timely access to care. The practice serves thousands of patients annually and maintains long-standing relationships with referring physicians and healthcare providers throughout the Treasure Valley.

With more than 26 years of serving the community, Intermountain Medical Imaging has established itself as a trusted healthcare provider and a cornerstone medical tenant, making it an attractive occupant within this investment opportunity.

NORTH MERIDIAN

323 E. RIVERSIDE DR. | EAGLE, ID 83616

E SHORE DR

E RIVERSIDE DR





CONDO ON THE ST. ALS EAGLE MEDICAL CAMPUS



AERIAL NW VIEW

HWY 44

HWY 55 / N EAGLE RD



HWY 55



I-84 INTERSTATE
6.6 MILES | 21 MINUTES



BOISE AIRPORT
15 MILES | 30 MINUTES

EAGLE ROAD CORRIDOR

The Eagle Road corridor is the Treasure Valley's premier commercial powerhouse and most heavily traveled retail destination. This intersection offers exceptional access to the surrounding high-income residential neighborhoods.

Anchored in the south by the massive Village at Meridian, luxury lifestyle centers, and major medical and tech campuses, the corridor offers unmatched regional traffic counts, affluent consumer demographics, and exceptional density for premier retail and commercial real estate investment.



DEMOGRAPHICS

EAGLE, ID

2025 POPULATION

1-MILE	3-MILE	5-MILE
5,356	44,633	147,430

2025 AVG. HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
\$125,850	\$154,281	\$129,326

2025 HOUSEHOLDS

1-MILE	3-MILE	5-MILE
2,372	17,274	55,545

2025 CIVILIAN LABOR FORCE

1-MILE	3-MILE	5-MILE
2,468	21,436	72,025

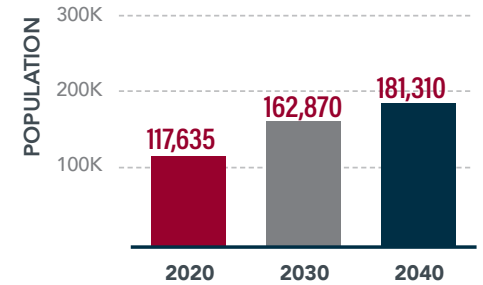
KEY EMPLOYERS

OF EMPLOYEES

West Ada School District	±5,000
St. Lukes Health System	±3,000
Scentsy	±2,000
Blue Cross of Idaho	±1,000
CitiBank	±1,000

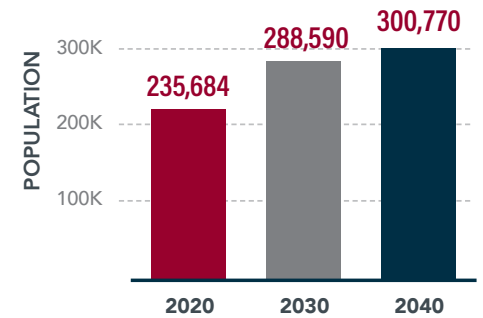
EAGLE

GROWTH PROJECTION



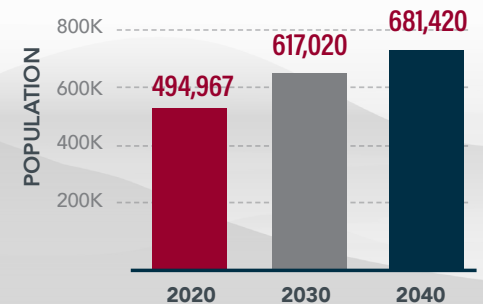
BOISE

GROWTH PROJECTION



ADA COUNTY

GROWTH PROJECTION



EAGLE IN THE NEWS

NEW DEVELOPMENT EXPANDS EAGLE'S COMMERCIAL BASE



New projects along the State Highway 44 corridor are bringing additional office, retail, restaurant, and residential space to Eagle. Recent approvals include Riverbend Commons and a 14-building commercial development near Linder Road, signaling continued investment across the city.

BoiseDev

EAGLE'S AFFLUENT MARKET SUPPORTS STRONG DEMAND



Eagle remains one of the Treasure Valley's premier residential markets, with its median home price reaching \$1.05 million in November 2025. The area's affluent demographics, strong purchasing power, and concentration of high-value housing create an attractive market for medical providers, professional offices, and service-oriented businesses.

Idaho Statesman

EAGLE CONTINUES ITS UPWARD TRAJECTORY



Eagle added an estimated 1,280 residents between 2024 and 2025, representing 3.4% annual growth. This continued population increase reinforces Eagle's position as a growing and increasingly prominent community within the Treasure Valley.

BoiseDev

EAGLE IDAHO

Eagle has emerged as one of the Treasure Valley's most desirable communities, combining steady residential growth with an expanding commercial base and an exceptional quality of life. Located northwest of Boise along the Boise River and foothills, Eagle offers convenient access to the region through Eagle Road and State Highway 44. The city features an active downtown, locally owned shops and restaurants, established residential neighborhoods, and year-round recreation at Eagle Island State Park and along the Boise River Greenbelt.

Supported by an affluent residential market and continued population growth, Eagle is attracting new office, retail, restaurant, and service-oriented development. Investment along the State Highway 44 corridor is expanding the city's commercial offerings while preserving convenient access to Boise and Meridian. With high-value housing, outdoor amenities, and a growing business environment, Eagle offers a strong setting for medical providers, professional offices, and companies serving the surrounding community.

38,800+ RESIDENTS in 2025, reflecting 3.4% annual population growth

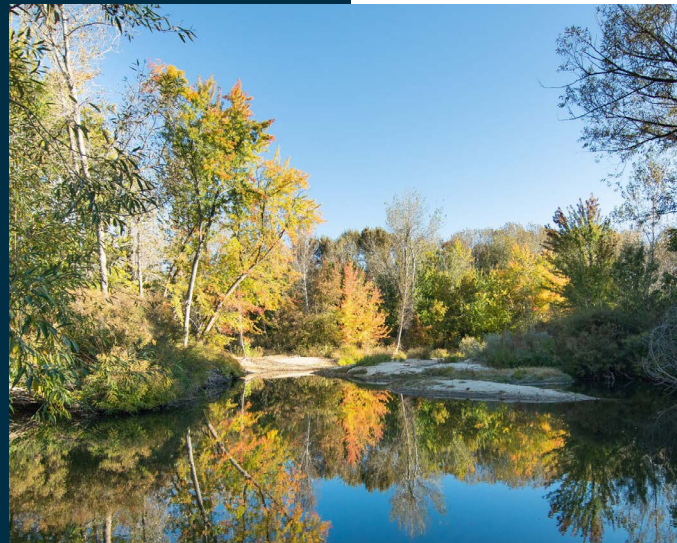
545 ACRES OF RECREATION at Eagle Island State Park and access to Eagle's Greenbelt pathways along the Boise River

16,800+ JOBS located within Meridian, supporting a growing local employment base



DOWNTOWN EAGLE

Downtown Eagle features locally owned boutiques, restaurants, coffee shops, and community gathering spaces, while the seasonal Eagle Saturday Market brings local produce, handmade goods, specialty foods, and live music to Heritage Park.



EAGLE ISLAND STATE PARK

A 545-acre park along the south side of the Boise River, offering a swimming beach, more than five miles of trails, paddling, fishing, and disc golf.



EAGLE ROAD SHOPPING CORRIDOR

A major commercial corridor offering major retail, grocery stores, restaurants, healthcare providers, and everyday services with convenient access throughout Eagle.

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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