



**FOR SALE**  
**GROCERY OUTLET**  
**SINGLE TENANT**  
**NNN LEASED**  
**INVESTMENT**

**NEW CONSTRUCTION**  
**OPENED IN MAY 2026**



**PRICE: \$6,521,739**



**PRIMARY TERM: 15 YEARS**



**NOI: \$375,000**



**RENEWALS: 4-5 YEAR OPTIONS**



**CAP RATE: 5.75%**



**BUILDING SIZE: 16,000 SF**

**ANDREA NILSON**

Executive Director  
+1 208 890 4028  
andrea@summitcreg.com

**LEANN HUME, CCIM, CLS, CRRP**

Executive Director  
+1 208 890 1089  
leann@summitcreg.com

**JULIE KISSLER**

Associate Director  
+1 208 794 2746  
julie@summitcreg.com

**1517 WEST HAYS STREET**

Boise, Idaho 83702  
+1 208 975 4447  
summitcreg.com

## NOW OPEN AND OPERATING



### PARCEL # / BUILT / OPENED

R6949011000 / 2025-2026 / MAY 2026



### LEASE TYPE

NNN - CORPORATE GUARANTEED LEASE



### LOT / ZONING / PARKING

2.19 ACRES / C2 ZONE / 58 STALLS & CROSS PARKED  
WITH THE REMAINDER OF THE DEVELOPMENT



### LANDLORD RESPONSIBILITIES

ROOF, STRUCTURE, FOUNDATION, UTILITY LINES  
OUTSIDE THE PREMISES



**SINGLE TENANT  
NNN LEASED INVESTMENT**  
1350 E DEER FLAT RD, KUNA, ID 83634

## OFFERING SUMMARY

**Summit Commercial Real Estate Group** has been retained as the exclusive agent in the sale of a 16,000 square foot single tenant retail building. Construction of the building has been completed, and the tenant has been open and operating as of May 21st, 2026.

The property is located in a growing area in Kuna, Idaho, and surrounded by new and existing residential and commercial developments.

The city of Kuna has seen massive growth over the past several years, and their comprehensive plan indicates an expectation to more than double the population by 2040.

This location has easy and direct access to Interstate 84 and is situated in a high traffic and high visibility area. [Google Map View](#)

- Current traffic counts exceed 22,943 cars per day on Meridian Road, and 15,183 on Deer Flat Road at a signalized intersection.
- The property is surrounded by a current 2025 - 5 mile population of 66,584, with a projected 2030 population of 75,000 - a current household count of 22,707, a median household income of \$105,957, and an average household income of \$142,064
- Lease Information - *15 Year Primary Term - 4 - 5 Year Renewal Options*
- Access to the property is simplified by a signalized intersection off one of the Treasure Valley's main thoroughfares - Meridian Road / Highway 69
- This building is in growing commercial development corridor, current surrounding retailers, restaurants and business include:
  - Bi-Mart
  - CapEd
  - Little Caesars
  - Del Taco
  - Tractor Supply
  - ICCU
  - Burger King
  - Taco Bell
  - D&B Supply
  - Dollar Tree
  - MoBettah's
  - McDonald's
  - Pac Dental
  - Commercial Tire
  - Jersey Mike's
  - Jacksons
  - Panera
  - Frontier
  - Cafe Rio
  - Smoky Mountain
  - Primary Health
  - Circle K
  - Marco's Pizza
  - Arby's
  - O'Reilly Auto
  - Sherwin-Williams
  - Wendy's
  - Panda Express
- Landlord responsible for roof, structure, foundation, utility lines outside the premises

### INITIAL 15 YEAR LEASE TERM

Lease Year	Base Rent PSF	Annual Base Rent	Monthly Base Rent
1 - 5	\$23.44	\$375,000.00	\$31,250.00
6-10	\$25.78	\$412,500.00	\$34,375.00
11-15	\$28.36	\$453,750.00	\$37,812.50

### 4 - 5 YEAR RENEWAL OPTIONS

Lease Year	Base Rent PSF	Annual Base Rent	Monthly Base Rent
16-20	\$31.20	\$499,125.00	\$41,593.75
21-25	\$34.31	\$549,037.50	\$45,753.13
26-30	\$37.75	\$603,941.25	\$50,328.44
31-35	\$41.52	\$664,335.38	\$55,361.28

## TENANT SUMMARY

### **GROCERY OUTLET - OVER 440 STORES - NASDAQ: GO**

We are a high-growth, extreme value retailer of quality, name-brand consumables and fresh products sold through a network of independently owned and operated stores. Each of our stores offers a fun, treasure hunt shopping experience in an easy-to-navigate, small-box format. An ever-changing assortment of "WOW!" deals, complemented by everyday staple products, generates customer excitement and encourages frequent visits from bargain-minded shoppers. Our flexible buying model allows us to offer quality, name-brand opportunistic products at prices significantly below those of conventional retailers. Entrepreneurial independent owner-operators (IOs) run our stores and generally live in the community that they serve, creating a neighborhood-feel through personalized customer service and a localized product offering.

Our founder, Jim Read, pioneered our opportunistic buying model in 1946 and subsequently developed the IO selling approach, which harnesses individual entrepreneurship and local decision-making to better serve customers in their communities. Underlying this differentiated model was a mission that still guides us today: "Touching Lives for the Better." Since 2006, the third generation of Read family leadership, Eric Lindberg, Jr., Chairman of our Board of Directors (and former Chief Executive Officer), has continued to advance this mission and accelerated growth by strengthening our supplier relationships, introducing new product categories and expanding the store base from 128 stores in 2006 to more than 440 stores in 2023. Our passionate, founding family-led team remains a driving force behind our growth-oriented culture.

Our differentiated model for buying and selling drives us to "WOW!" our customers every day, generating customer excitement, inspiring loyalty and supporting profitable sales growth.

### **NEWS RELEASES**

**November 28, 2025**

[Grocery Outlet to Present at Morgan Stanley Global Consumer & Retail Conference](#)

**November 12, 2025**

[Grocery Outlet Partners with Feeding America® with the Goal to Provide Three Million Meals to People Facing Hunger This Holiday Season](#)

**November 5, 2025**

[Unwrap Unbeatable Deals This Season at Grocery Outlet, Your Xtreme Value™ Holiday Headquarters](#)

**November 4, 2025**

[Grocery Outlet Holding Corp. Announces Third Quarter Fiscal 2025 Financial Results](#)

**October 21, 2025**

[Grocery Outlet Holding Corp. Announces Third Quarter Fiscal 2025 Earnings Release and Conference Call Date](#)

**August 5, 2025**

[Grocery Outlet Holding Corp. Announces Second Quarter Fiscal 2025 Financial Results](#)

**SEC FILINGS** - [Click Here](#)

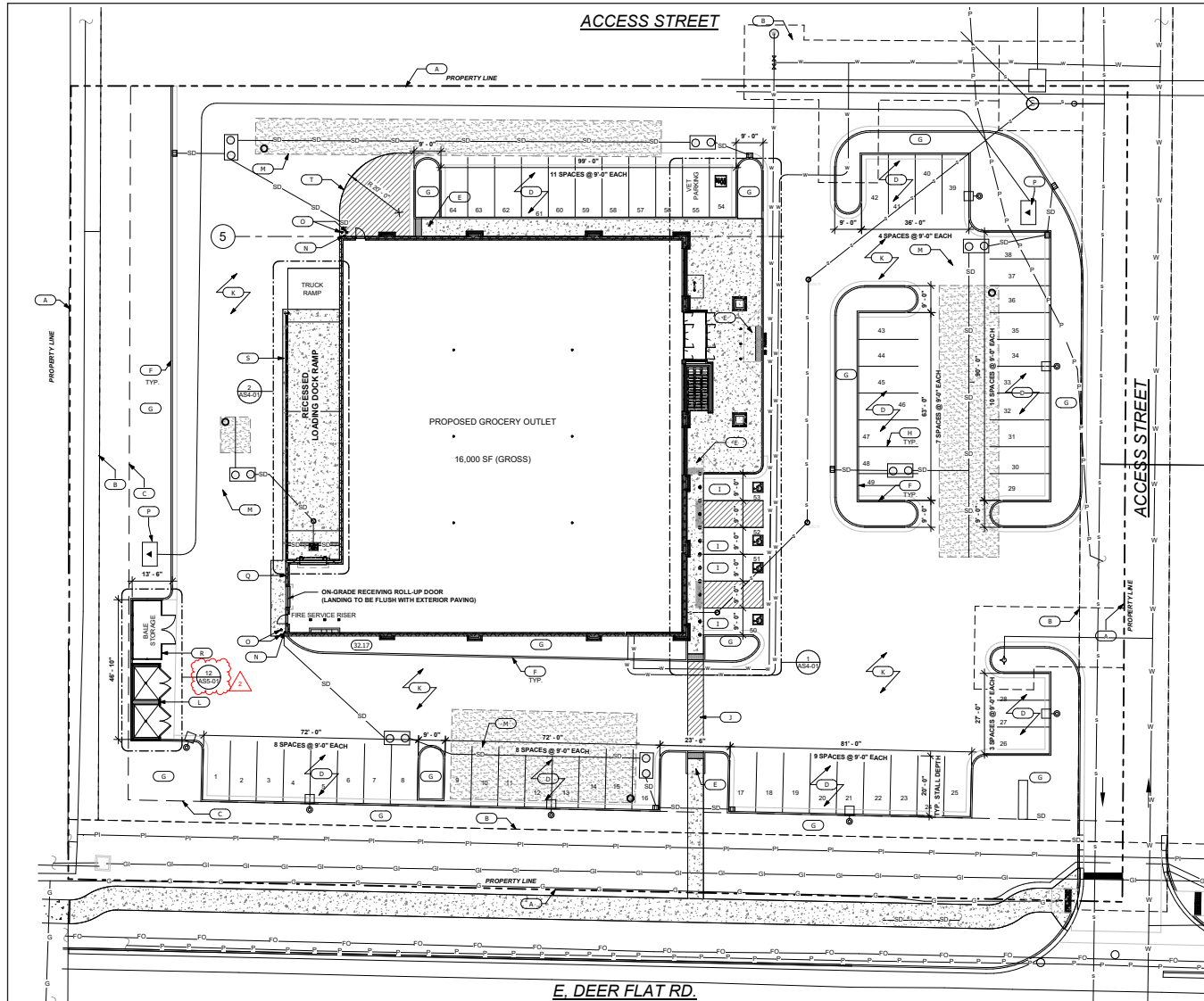
**STOCK QUOTE** - [Current Market Status Here](#)

### **SOCIAL MEDIA FEEDS**





**SITE PLAN**



- ACCESSIBILITY NOTES:**
1. ACCESSIBLE PATH OF TRAVEL (P.O.T.) HAS A 1:20 MAXIMUM SLOPE (UNLESS NOTED OTHERWISE AS INDICATED ON THE PLAN) AND IS A BARRIER FREE ROUTE WITHOUT ANY SLOPE LEVEL CHANGES EXCEEDING 1/4 INCH AT A 12 INCH MAXIMUM BEVELED SLOPE) AND WITHOUT ANY VERTICAL CHANGES EXCEEDING 1/4 INCHES.
  - 11 P.O.T. IS AT LEAST 48 INCHES WIDE AND SURFACES ARE SLIP RESISTANT, STABLE, FIRMLY AND WITHOUT SHARP OR ROUND EDGES.
  - 12 P.O.T. CROSS SLOPE SHALL NOT EXCEED 2% AND SHALL BE LESS THAN A 5% SLOPE IN THE DIRECTION OF TRAVEL (UNLESS OTHERWISE INDICATED).
  - 13 P.O.T. SHALL BE MAINTAINED FREE OF OVERHEAD OBSTRUCTIONS NO LESS THAN 80 INCHES ABOVE THE PATH AND FREE OF ANY OBJECT GREATER THAN 4 INCHES IN DEPTH PROTRUDING FROM A WALL ABOVE 27 INCHES AND BELOW 80 INCHES.
  - 14 P.O.T. SHALL NOT HAVE MORE THAN A 4 INCH DROP-OFF AT EDGES OF ACCESSIBLE WALKWAYS OR LANDINGS TO ADJACENT GRADES.
2. CONTRACTOR TO CONFIRM ALL INDICATED PATH OF TRAVEL SLOPES AND INSTALL DETECTABLE WARNING SURFACES AT TRANSITION BETWEEN RAMP AND VEHICULAR PATH OF TRAVEL AS REQUIRED BY DETAIL.
  3. ALL ACCESSIBLE PARKING STALLS AND ACCESSIBLE LOADING ZONES TO CONFORM TO THE REQUIREMENTS INDICATED ON THESE DRAWINGS IF ANY STALL DOES NOT CONFORM TO APPLICABLE BUILDING CODES AND THE REQUIREMENTS INDICATED, THE GENERAL CONTRACTOR IS TO CONTACT THE ARCHITECT AND THE GROCERY OUTLET PROJECT MANAGER IMMEDIATELY.
  4. GENERAL CONTRACTOR IS TO CONFIRM ALL EXISTING CURB RAMPS CONFORM TO APPLICABLE BUILDING CODES AND REQUIREMENTS IN THESE DRAWINGS IF ANY RAMP ALONG THE INDICATED PATHS OF TRAVEL DOES NOT CONFORM TO APPLICABLE BUILDING CODES AND THE REQUIREMENTS INDICATED, THE GENERAL CONTRACTOR IS TO CONTACT THE ARCHITECT AND THE GROCERY OUTLET PROJECT MANAGER IMMEDIATELY.
  5. GENERAL CONTRACTOR IS TO CONFIRM ALL EMERGENCY EGRESS DOORS AND THE CLEAR SPACE AROUND EMERGENCY EGRESS DOORS CONFORM TO THE REQUIREMENTS IN THESE DRAWINGS IF ANY DOOR DOES NOT CONFORM TO THE REQUIREMENTS INDICATED, THE GENERAL CONTRACTOR IS TO CONTACT THE ARCHITECT AND THE GROCERY OUTLET PROJECT MANAGER IMMEDIATELY.

- PARKING INFORMATION:**
1. PROPOSED (GROCERY STORE) SHALL REQUIRE PARKING RATIO OF 1:300 S.F. PER CITY MUNICIPAL CODE ACCESSIBLE PARKING PER 5-8-403
  2. ACCESSIBLE PARKING SPACES TO BE PROVIDED WITH ACCESSIBLE ROUTE NOT EXCEEDING 2% CROSS SLOPE AND CURB-CUT RAMPS NOT EXCEEDING 1:12 SLOPE TO BE MAINTAINED FROM PARKING SPACE TO STORE ENTRY (SEE ENLARGED PARKING PLAN).
  3. PROPERTY OWNER/PROJECT DEVELOPER TO PROVIDE AND MAINTAIN SITE ACCESSIBILITY FROM PUBLIC TO ACCESSIBLE PARKING.

SITE PLAN SUMMARY	
<b>STORE LOCATION:</b> 1350 EAST DEER FLAT RD. KUNA, IDAHO	<b>PARKING:</b> STANDARD STALLS 58 VAN ACCESSIBLE STALLS 3 ACCESSIBLE STALLS 3
<b>LAND AREA:</b> 2,187 ACRES	HYBRID STALLS 0 FAMILY STALLS 1 VETERANS STALLS 1
<b>BUILDING:</b> 16,000 S.F.	<b>TOTAL PARKING PROVIDED:</b> 64
<b>BUILDING:</b> LAND COVERAGE = 10%	

- SAFETY EXISTING:**
1. CONTRACTOR SHALL PROVIDE, AND IS SOLELY RESPONSIBLE AND LIABLE FOR PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, ORDINANCES, AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.
  2. EXIT SIGNS WHERE NOTED OR REQUIRED SHALL BE WORDED "EXIT" IN LETTERS HAVING THE PRINCIPLE STROKE OF NOT LESS THAN 3/4" WIDE AND AT LEAST 6" HIGH AND SHALL CONFORM TO CODES AND/OR APPLICABLE REGULATIONS.
  3. ALL PRE-FABRICATED ASSEMBLIES SHALL BE DETERMINED, AND SHALL BE LABELED AND INSPECTED, IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
  4. ALL RAMPS SHALL HAVE A HEAVY BROOM FINISH. SEE SITE PLAN DETAILS.
  5. FIRE DAMPERS OR FIRE DOORS SHALL BE PROVIDED WHERE AIR DUCTS OR OPENINGS PENETRATE FIRE RATED SURFACES.
  6. GOVERNING CODES AND FIRE DEPARTMENT FIELD INSPECTOR SHALL DICTATE SIZE, TYPE, QUALITY, AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT EXTINGUISHERS.
  7. ALL LEGAL EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE/EFFORT AND SHALL BE LABELED "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED" IN LETTERS NOT LESS THAN ONE INCH HIGH ON A CONTRASTING BACKGROUND. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE, MANUALLY OPERATED, FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
  8. EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 12" BELOW THE THRESHOLD.

- COORDINATION:**
1. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION AMONG ALL THE VARIOUS SUBCONTRACTORS.
  2. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE COSTLER OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING, FROM THE DEVELOPER.
  3. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES WITH THE PLUMBING, ELECTRICAL, AND/OR REFRIGERATION DRAWINGS, ETC. AS REQUIRED.
  4. VERIFY LOCATIONS OF ALL CEILING ACCESS PANELS WITH MECHANICAL, PLUMBING, AND ELECTRICAL SECTIONS AS PER CODE. ACCESS PANELS SHALL BE LABELED, FURNISHED AND INSTALLED IN WALLS OR CEILINGS BY CATING. FINISH AND LOCATION SHALL BE APPROVED BY THE DEVELOPER PRIOR TO FABRICATION AND INSTALLATION.
- ROADWAY CATEGORY:  
DEER FLAT ROAD MINOR ARTERIAL
- REQUIRED PARKING:  
1 STALL PER 200 SF.  
PARKING REQUIRED: 64  
PARKING REQUIRED: 64

- APPROVED**  
DATE: 03/21/2025  
Thaddeus Mack  
SAPHERIT
- A. PROPERTY LINE**  
**B. EASEMENT**  
**C. LANDSCAPE BUFFER**  
**D. TYPICAL STANDARD PARKING SPACE 9' X 20'**  
**E. PEDESTRIAN RAMP 1:12 SLOPE WITH SCORING AT 0' O.C. SEE CIVIL AND SITE DETAILS**  
**F. CONCRETE**  
**G. LANDSCAPE: SEE LANDSCAPE ARCHITECTS PLANS**  
**H. TYPICAL PARKING STRIPING WITH (2) COATS 4" WIDE REFLECTIVE TRAFFIC WHITE PAINT**  
**I. ADA ACCESSIBLE STALL WITH 4" WIDE DIAGONAL PAINTED STRIPING AT 24" O.C.**  
**J. ASPHALT PAVING: SEE CIVIL**  
**K. TRASH AND RECYCLING ENCLOSURE: SEE DETAILS AND STRUCTURAL**  
**L. UNDERGROUND SEPARATE BIDS: SEE CIVIL FOR CONTINUATION**  
**M. DOWNSPOUT LOCATION: SEE CIVIL FOR CONTINUATION**  
**N. CONCRETE FILL: USE BEST PRACTICES: SEE DETAILS**  
**O. ELECTRICAL TRANSFORMER: SEE ELECTRICAL**  
**P. ELECTRICAL SWITCH GEAR: LOCATION TO BE CONFIRMED WITH ELECTRICAL ENGINEER'S ELECTRICAL SITE PLAN. PROVIDE CONCRETE PAD**  
**Q. BALE STORAGE: 10' X 20' X 8' 6" TALL CHAIN LINK FENCE WITH A PAIR OF 6" X 6" GATES AND A CHAIN LINK COVER**  
**R. DOCK RAMP: RETAINING WALL WITH CURBS AND RAILING**  
**T. 4" WIDE DIAGONAL PAINTED STRIPING AT 24" O.C.**

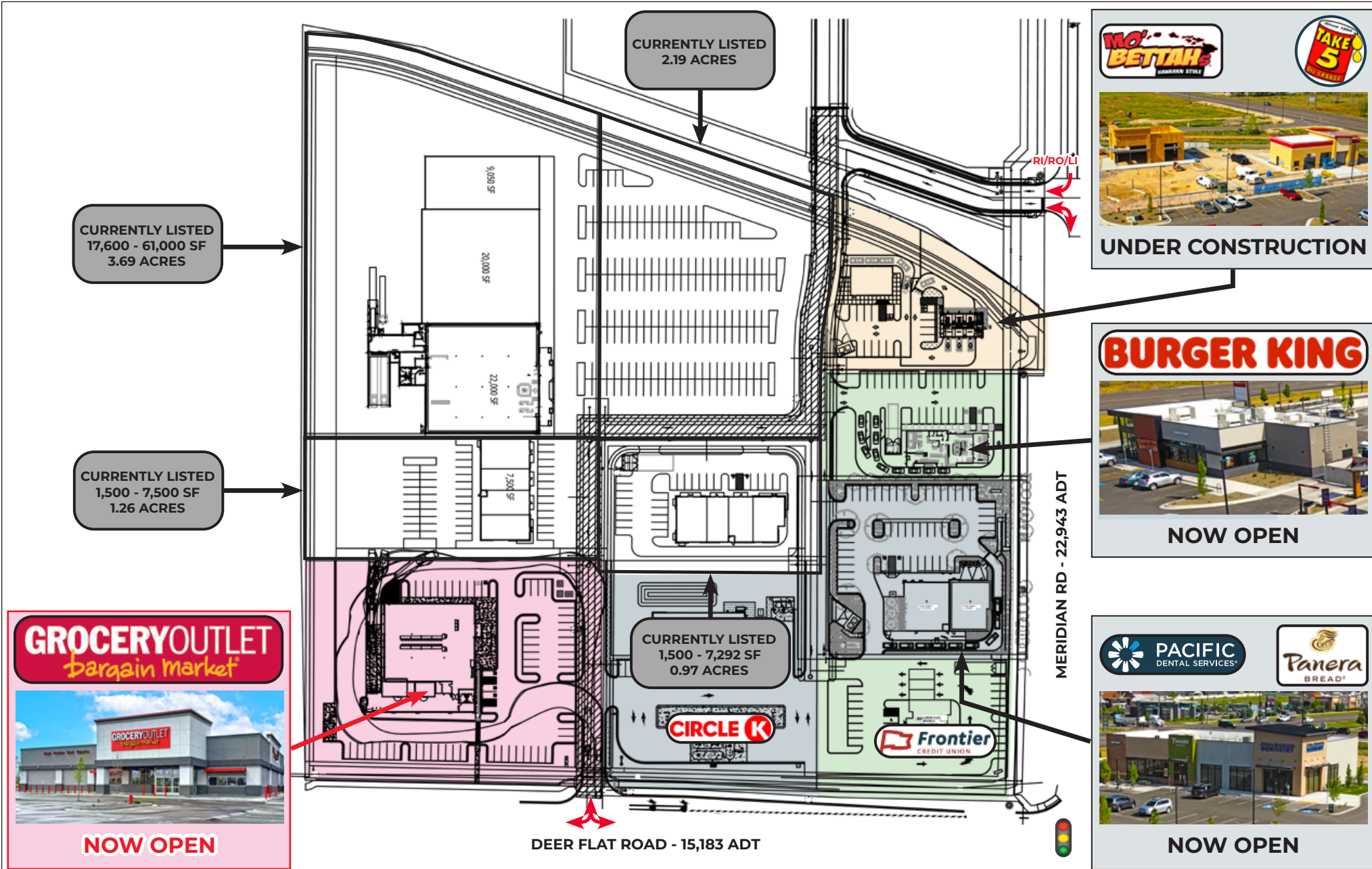




**SUMMIT**  
COMMERCIAL  
REAL ESTATE GROUP

**SINGLE TENANT  
NNN LEASED INVESTMENT**

1350 E DEER FLAT RD, KUNA, ID 83634



**CONSTRUCTION COMPLETED - OPENED MAY 2026**



**GRAND OPENING HELD MAY 21ST, 2026 - [CLICK HERE FOR FACEBOOK FEED](#)**



## HIGH VISIBILITY AT A SIGNALIZED INTERSECTION, HIGH TRAFFIC AREA



**TENANTS INCLUDE BK, PANERA, MO'BETTAH'S, PACIFIC DENTAL & TAKE 5**



## CONSTRUCTION STARTING SOON ON FRONTIER CREDIT UNION & CIRCLE K



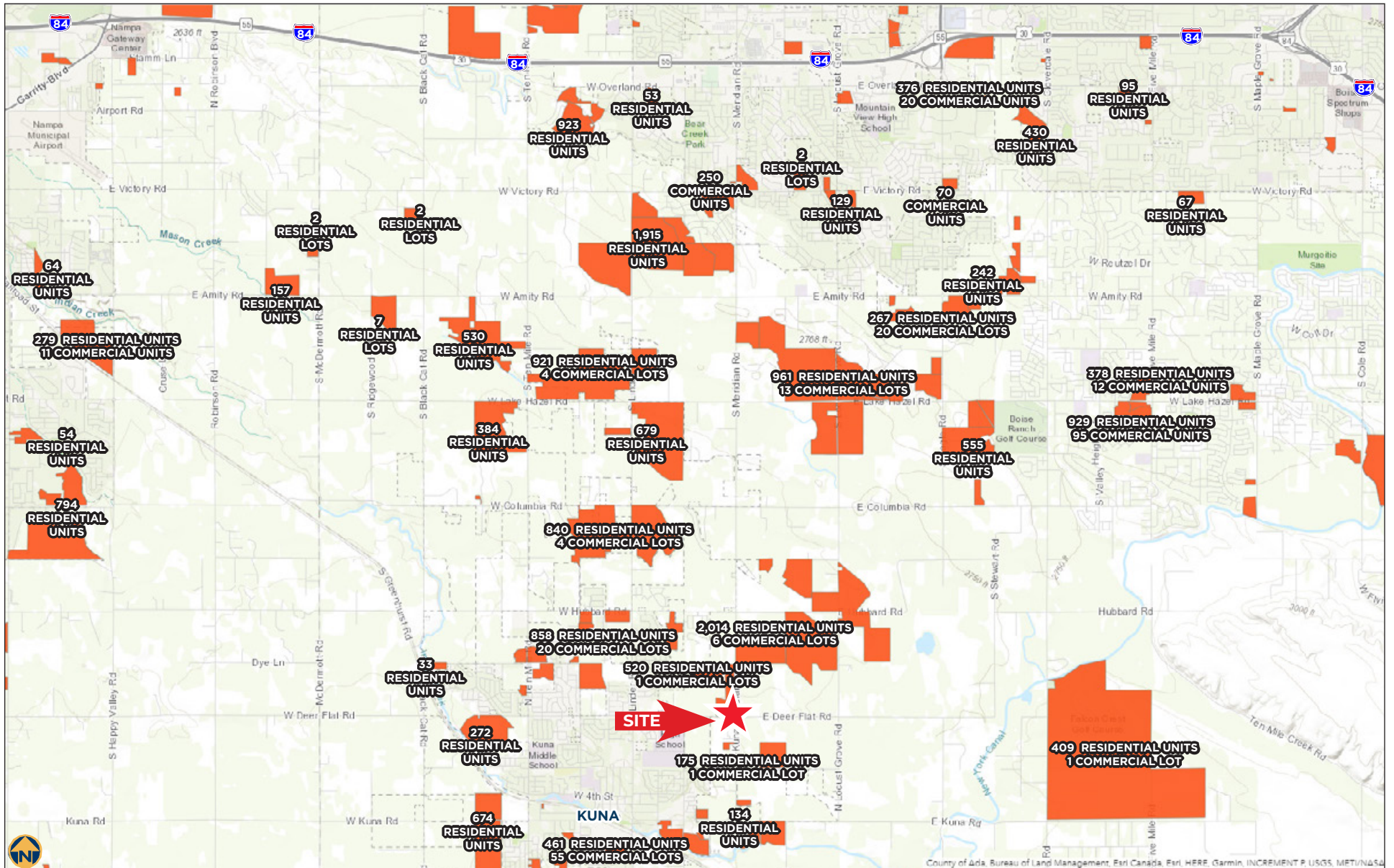
**SURROUNDING TENANTS INCLUDE BI-MART, D&B SUPPLY, & TRACTOR SUPPLY**



**ENCOMPASSED BY NEW & RECENTLY PLATTED SUBDIVISIONS**



**ANNEXED INTO THE CITY OF KUNA & SURROUNDED BY NEW GROWTH**



## 1, 3 & 5 MILE DEMOGRAPHICS & RETAIL DEMAND OUTLOOK

### 5 MILE SNAPSHOT

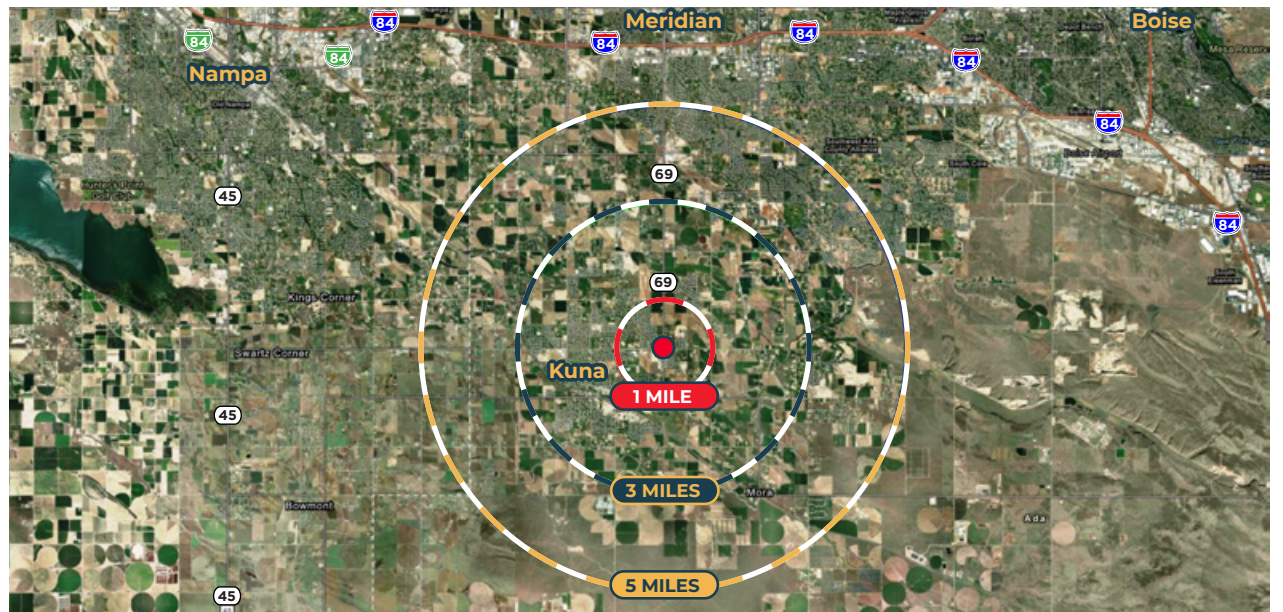
**66,584**  
POPULATION

**22,707**  
HOUSEHOLDS

**\$105,957**  
MEDIAN HH INCOME

**\$142,064**  
AVERAGE HH INCOME

**36**  
MEDIAN AGE



**1, 3 & 5 MILE DEMOGRAPHICS**  
CLICK BELOW TO VIEW

**RETAIL DEMAND OUTLOOK**  
CLICK BELOW TO VIEW



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

## DRIVE-TIME DEMOGRAPHICS INFORMATION

### 15 MINUTE SNAPSHOT

**131,862**  
POPULATION

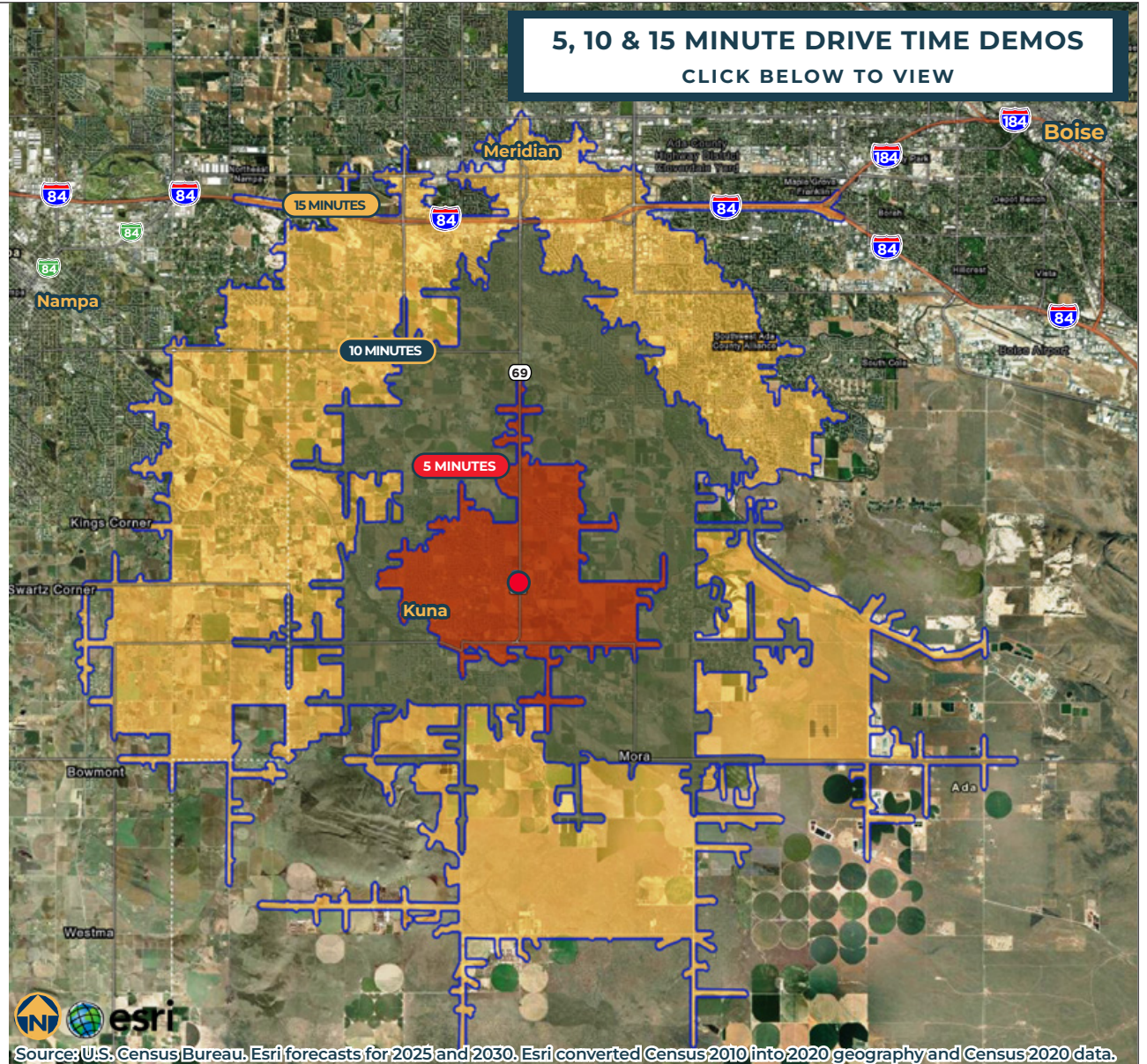
**46,675**  
HOUSEHOLDS

**\$104,001**  
MEDIAN HH INCOME

**\$136,855**  
AVERAGE HH INCOME

**35,080**  
DAYTIME POPULATION

**5, 10 & 15 MINUTE DRIVE TIME DEMOS**  
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

## BOISE METROPOLITAN & REGIONAL INFORMATION & BROCHURE



### OPPORTUNITY, MEET AMBITION

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs. [Click Here to Learn More From BVEP](#)



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



## CONTACT

### ANDREA NILSON

Executive Director  
+1 208 890 4028  
andrea@summitcreg.com

### LEANN HUME, CCIM, CLS, CRRP

Executive Director  
+1 208 890 1089  
leann@summitcreg.com

### JULIE KISSLER

Associate Director  
+1 208 794 2746  
julie@summitcreg.com

### 1517 WEST HAYS STREET

Boise, Idaho 83702  
+1 208 975 4447  
summitcreg.com