

371 E. CHUBBUCK ROAD, CHUBBUCK ID 83202



For Sale – Two Tenant Medical Office Building



**Chubbuck
Kidz Dental**

75 LOCATIONS



**IDAHO
ORTHODONTICS**
Motion & Repair

220 LOCATIONS

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GOLDMAN | RYDEN

REAL ESTATE INVESTMENT SERVICES

Executive Summary

The subject investment is a newly constructed, state-of-the-art dental office building occupied by two high-quality, credit-worthy tenants. Both tenants operate within the healthcare sector, specifically dentistry, providing essential and stable services to the surrounding community. Both tenants have entered into long-term leases, ensuring secure, predictable cash flow for investors. Additionally, triple-net leases transfer most property related expenses (taxes, insurance, maintenance) to the tenants, minimizing landlord responsibilities. In summary, this represents an exceptional opportunity for investors seeking a stable, low-risk asset with strong tenants, secure income, and minimal property management involvement. Tooth Town Dentistry for Kids has 75 locations across the country, Lone Peak is the parent company, their main financial backer is Black Rock Investment, the world's largest asset manager. Idaho Orthodontics is owned by Specialty Dental Brands, they have 220 locations in total.

OFFERING SUMMARY

ADDRESS	371 E. Chubbuck Road, Chubbuck ID 83202
CAP RATE	6.58%
SPECIALTY DENTAL BRANDS CURRENT RENT:	\$157,774.58
LOAN PEAK CURRENT RENT:	\$102,000.00
NOI	\$259,774.58
LEASE TYPE	Triple Net
TOTAL SIZE OF BLDG	9,005 SF
NUMBER OF TENANTS	2
TENANTS	Idaho Orthodontics (220 Locations) & Chubbuck Kidz Dental (75 Locations)



Lease Summary

LEASE ABSTRACT

TENANT	Specialty Dental Brands DBA Idaho Orthodontics
NUMBER OF LOCATIONS	220 units across the US
SIZE OF SUITE	4,477 SF
CURRENT RENT	\$157,774.58
LEASE COMMENCEMENT DATE	December 7, 2023
LEASE EXPIRATION DATE	December 7, 2033
ANNUAL INCREASES	2% per year
OPTIONS	2 Options for 5 Years Each
LEASE TYPE	NNN

TENANT	Lone Peak DBA Chubbuck Kidz Dental
NUMBER OF LOCATIONS	75 units across the US
SIZE OF SUITE	4,003 SF
CURRENT RENT	\$102,000.00
LEASE COMMENCEMENT DATE	December 7, 2023
LEASE EXPIRATION DATE	December 7, 2033
ANNUAL INCREASES	Begin Year 6 of the Lease at 2%
OPTIONS	2 Options for 5 Years Each
LEASE TYPE	NNN



Property Highlights

- ◆ **Chubuck Kidz Dental is financially backed by BlackRock Investment, the world's largest asset manager.**
- ◆ Brand New State of the Art Medical Office Building.
- ◆ Strong credit tenants with long-term lease commitments.
- ◆ Recession proof tenant that can weather the worst downturns.
- ◆ **Idaho Orthodontics is owned by Specialty Dentist Brands which has 220 Locations across the country.**
- ◆ **Parent Company of Chubuck Kidz Dental has over 75 locations spread across the country.**
- ◆ The built in infrastructure of improvements by tenants makes it difficult for tenants to ever leave.
- ◆ Both tenants spent a huge amount of money on their improvements.
- ◆ The combination of location, tenant quality, and lease terms makes this an ideal opportunity for those seeking a stable, secure and passive investment.
- ◆ The current unemployment rate in Pocatello is 3%.
- ◆ Ideal investment for an out of town investor.
- ◆ Brand new construction.



SUBJECT SITE

Chubuck Rd

91

Yellowstone Ave

INTERSTATE 86

INTERSTATE 86

INTERSTATE 15

INTERSTATE 15

91

COSTCO WHOLESALE

O'Reilly AUTO PARTS Smith's DOLLAR TREE

SHERWIN WILLIAMS Advance Auto Parts

Walmart Lowe's

BUFFALO WILD WINGS Olive Garden HOBBY LOBBY U-HAUL

planet FITNESS petco DUTCH BROS T-Mobile

JJ'S Ashley FURNITURE HOMESTORE PET SMART ROSS DRESS FOR LESS

TEXAS ROADHOUSE Walgreens Red Robin

G | R



SUBJECT SITE

Chuckar Dr

Chubuck Rd





Chubbuck Rd

SUBJECT SITE

IDAHO
ORTHODONTICS

Chubbuck
Kidz Dental

G | R

About Specialty Dental Brands DBA Idaho Orthodontics



Specialty Dental Brands is a dental support organization (DSO) that partners with, manages, and supports independent oral healthcare practices. Founded in 2017 and headquartered in Nashville, Tennessee, the network focuses exclusively on pediatric dentistry, orthodontics, and oral surgery across the United States. We feel honored to be able to provide orthodontic care in Pocatello, Blackfoot, and Soda Springs, Idaho. If you're looking for a true Orthodontist in Idaho, we're the ones for you. That's why we give back to the communities that have embraced our practice. After all, we don't just work in Southeast Idaho, Dr. McMinn, Dr. Brown and the rest of the team at Idaho Orthodontics call it home.

<https://www.idortho.com/>

Company Type: Private

Locations: 220

About Lone Peak DBA Chubbuck Kidz Dental



Chubbuck Kidz Dental, located at 371 E Chubbuck Rd in Chubbuck, Idaho, is a pediatric dental clinic that offers comprehensive oral care tailored to children, from infancy through adolescence. The clinic is equipped to provide preventive and therapeutic dental services, including care for children with special health needs. Their approach prioritizes gentle and specialized care designed for younger patients. Chubbuck Kidz Dental operates with a focus on creating a comfortable, child-friendly environment to support positive dental experiences early in life. Tooth Town Dentistry for Kids has 75 locations across the country, Lone Peak is the parent company, their main financial backer is Black Rock Investment, the world's largest asset manager.

<https://www.chubbuckkidzdental.com/>

Company Type: Private

Locations: 75

PASSIVE INVESTMENT | TWO TENANT NET LEASED INVESTMENT | EXPLOSIVE GROWTH IN SUBMARKET

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