CAFÉ ZUPAS

2025 CONSTRUCTION | NNN CORPORATE LEASE | 88+ UNIT OPERATOR

3771 S 25TH E, IDAHO FALLS (AMMON), ID 83406

OFFERING MEMORANDUM

Marcus & Millichap


FredMeyer
McDonald's
Jersey Mike's Subs
BURGER KING
26
20
COSTCO WHOLESALE
EAGLE EYE PRODUCE
GROWER SHIPPER
IDAHO FALLS REGIONAL AIRPORT
PINECREST GOLF COURSE
WinCo FOODS
20
DOWNTOWN IDAHO FALLS
College of Eastern Idaho
± 4,560 STUDENTS
Ashley HOMESTORE
Walmart Supercenter
LOWE'S
Albertsons
sam's club
HARBOR FREIGHT
THE HOME DEPOT
BARNES & NOBLE
Dillard's
Bath & Body Works
PACSUN
JCPenney
Buckle
HOT TOPIC
DICK'S SPORTING GOODS
Foot Locker
GNC
OLD NAVY
GRAND TETON MALL
15
15
TARGET
Albertsons
BEST BUY
CHASE
ULTA BEAUTY
STAPLES
DISCOUNT TIRE
BOOT BARN
EASTERN IDAHO REGIONAL MEDICAL CENTER (EIRMC)
± 304 beds
HONDA
TOYOTA
NISSAN
Jeep
mazda
CHEVROLET
TACO BELL
RAM
91
CAFÉ ZUPAS
N

Executive Summary

3771 S 25th E, Idaho Falls (Ammon), ID 83406

FINANCIAL SUMMARY

Price	**$3,454,500**
Cap Rate	5.50%
Building Size	3,208 SF
Net Cash Flow	5.50% $190,000
Year Built	2025
Lot Size	1.25 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease
Tenant	Café Zupas, L.C.
Guarantor	Corporate
Original Lease Term	15 Years
Lease Commencement Date	Q4 2025
Lease Expiration Date	Q4 2040
Rental Increases	10% Every 5 Years
Renewal Options	3, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Years 1 - 5	$190,000.00	5.50%
Years 6 - 10	$228,000.00	6.60%
Years 11 - 15	$273,600.00	7.92%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1	$328,320.00	9.50%
Option 2	$393,984.00	11.40%
Option 3	$472,780.80	13.69%

Base Rent	**$190,000**
Net Operating Income	**$190,000**
Total Return	**5.50% $190,000**

BARNES & NOBLE
Dillard's
Bath & Body Works
PACSUN
JCPenney
Buckle
DICK'S SPORTING GOODS
Foot Locker
HOT TOPIC
GNC
OLD NAVY
GRAND TETON MALL
College of Eastern Idaho
± 4,560 STUDENTS
TARGET
Albertsons
BEST BUY
MEN'S WEARHOUSE
CHASE
ULTA BEAUTY
STAPLES
DISCOUNT TIRE
BOOT BARN
MOUNTAIN VIEW HOSPITAL
HILLCREST HIGH SCHOOL
± 1,210 STUDENTS
MEDICAL OFFICES
TACO BELL
Panera BREAD
WING STOP
AT&T
SPORTSMAN'S WAREHOUSE
TEXAS ROADHOUSE
TJ·maxx
Burlington
Chick-fil-A
EASTERN IDAHO REGIONAL MEDICAL CENTER (EIRMC)
± 304 BEDS
KOHL'S
THE HONEY BAKED Ham CO
KNEADERS BAKERY & CAFE
petco
BROULIM'S FRESH FOODS
crumbl cookies
verizon
DAIRY QUEEN
Orangetheory FITNESS
Culver's
HOBBY LOBBY
21,220 CPD
S HITT RD
CAFÉ ZUPAS
Bass Pro Shops
FUTURE DEVELOPMENT
Tires LES SCHWAB
N


SAND CREEK GOLF COURSE
CHURCH
MorningStar
SENIOR LIVING
MEDICAL OFFICES
PROMONTORY POINT
REHABILITATION & OUTPATIENT THERAPY
Swig
2026 BUILD
MEDICAL OFFICES
Tires LES SCHWAB
ORTHOPEDICS
REAL ESTATE AGENCY
SPA
21,220 CPD
S HITT RD
Culver's
FUTURE DEVELOPMENT
CAFÉ ZUPAS
N

Property Description

INVESTMENT HIGHLIGHTS

- **Triple-Net (NNN) Corporate Lease with ±14 Years Remaining on Lease Term**
- Visible to Over 21,200 Cars Per Day via S Hitt Rd
- **10% Rental Increases Every 5 Years and Multiple Renewal Options**
- 108,900+ Residents within a Five-Mile Radius
- **Average Household Income is over $100,000 in the Surrounding Area**
- Households and Population Projected to Increase +8% in 5 Years Within a 1-Mile Radius
- **Located in a Major Retail Center Surrounded by National Tenants including Bass Pro Shops, Petco, KHOL'S, TJMaxx, Hobby Lobby, and More**
- Less Than 2 Miles From Grand Tenton Mall, College of Eastern Idaho (4,560+ Students), and Eastern Idaho Regional Medical Center (304 Beds)

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	7,295	67,307	114,975
2025 Estimate	6,750	64,169	108,924
Growth 2025 - 2030	8.08%	4.89%	5.55%
Households			
2030 Projections	2,763	24,481	41,299
2025 Estimate	2,506	23,234	38,960
Growth 2025 - 2030	10.27%	5.36%	6.00%
Income			
2025 Est. Average Household Income	$102,695	$101,466	$97,077
2025 Est. Median Household Income	$82,988	$81,174	$79,305

Tenant Overview

CAFÉ ZUPAS

SANDY, UTAH
Headquarters

WWW.CAFEZUPAS.COM
Website

2004
Founded

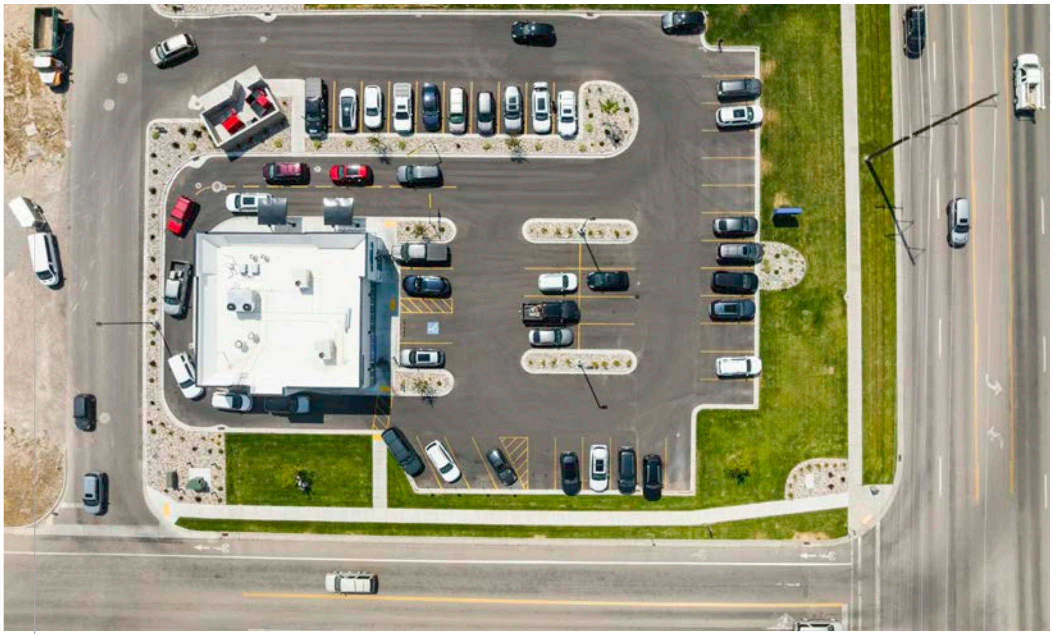
88+
Locations

In 2004, two friends with a passion for exploring and eating opened the first Café Zupas in Provo, Utah. Today, more than 88 restaurants across nine states follow the same recipe for success: real meals, crafted from scratch. Cafe Zupas relies on thousands of employees to help carry out their vision.

Cafe Zupas' recipes use over 200 premium ingredients that make up their menu in their transparent kitchens. They pride themselves on using the freshest fruits and vegetables to all-natural chicken to imported Belgian chocolate. From house-made soups, salads, and sandwiches, prepared daily with high-quality ingredients and flavors from around the world, Cafe Zupas strives to give their guests a variety of choices for the whole family.

The restaurant serves food that's always real, whole, and healthy, prepared with care and consideration. In other words, it's slow food served fast.

Property Photos




Location Overview

>1 Mile
to Eastern Idaho Regional Medical Center

2 Miles
to College of Eastern Idaho

5 Miles
to Downtown Idaho Falls

15 Miles
to Idaho Falls Regional Airport

Idaho Falls is the largest city in eastern Idaho, with a population of approximately 70,000 residents, and serves as the economic, healthcare, retail, and cultural center for a much larger regional population of well over 200,000 people. Its influence extends across much of eastern Idaho, western Wyoming, and parts of southwestern Montana. Numerous nearby towns rely on Idaho Falls for major shopping, specialized healthcare, professional services, and transportation connections.

The city sits along Interstate 15 at the junction of several major highways, making it a gateway to many of the Intermountain West's most popular destinations. Idaho Falls is approximately 30 miles from Rexburg, 55 miles from Blackfoot, 50 miles from Jackson, Wyoming, about 110 miles from Pocatello, roughly 170 miles from Twin Falls, around 210 miles from Salt Lake City, and about 285 miles from Boise. It is also less than two hours from Yellowstone National Park and Grand Teton National Park, making it an important stop for both tourists and commercial travelers.

Idaho Falls has one of the most diverse economies in Idaho. While agriculture remains important in the surrounding region, the city is also a national center for nuclear research and engineering due to its close relationship with the Idaho National Laboratory (INL), one of the country's leading energy research facilities. Other major sectors include healthcare, education, manufacturing, construction, logistics, government, technology, and professional services. The city has attracted a growing number of engineering firms, defense contractors, and advanced manufacturers that support INL and the broader regional economy.

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