



Metro Oil & Lube

NNN Lease | Long-term Lease | 2025 Construction

11100 W Karcher Rd, Nampa, ID 83651

Rocky Mountain
Real Estate Services, LLC



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EXCLUSIVELY LISTED BY:

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PROPERTY SUMMARY

Price:	\$2,982,667
Capitalization Rate:	6.00%
Net Operating Income*:	\$178,960
Net Rentable Area:	2,943 sf
Lot Size:	0.43 +/- acres
Parking Spaces:	8 Stalls
Year Built:	2025

**Analysis Period: 12/1/2026-11/30/2027*

LEASE TERMS

Lease Commencement:	12/08/2025
Lease Expiration:	12/31/2040
Lease Type:	NNN
Lease Terms:	15 Years
Option Periods:	2 X 5 Years
Annual Escalations:	3.00%
Common Area Expenses:	Reimbursed by Tenant
Structural, Roof, Foundation:	Tenant Responsibility
Property Taxes:	Reimbursed by Tenant
Insurance:	Reimbursed by Tenant





Less than 1 mile from Nampa's major retail hub which includes Home Depot, Karcher Mall, Winco, and more.



40,000+ Vehicles per day at this intersection.



Nampa's population has doubled since 2000. By 2040, COMPASS expects it to surpass 150,000+ people.

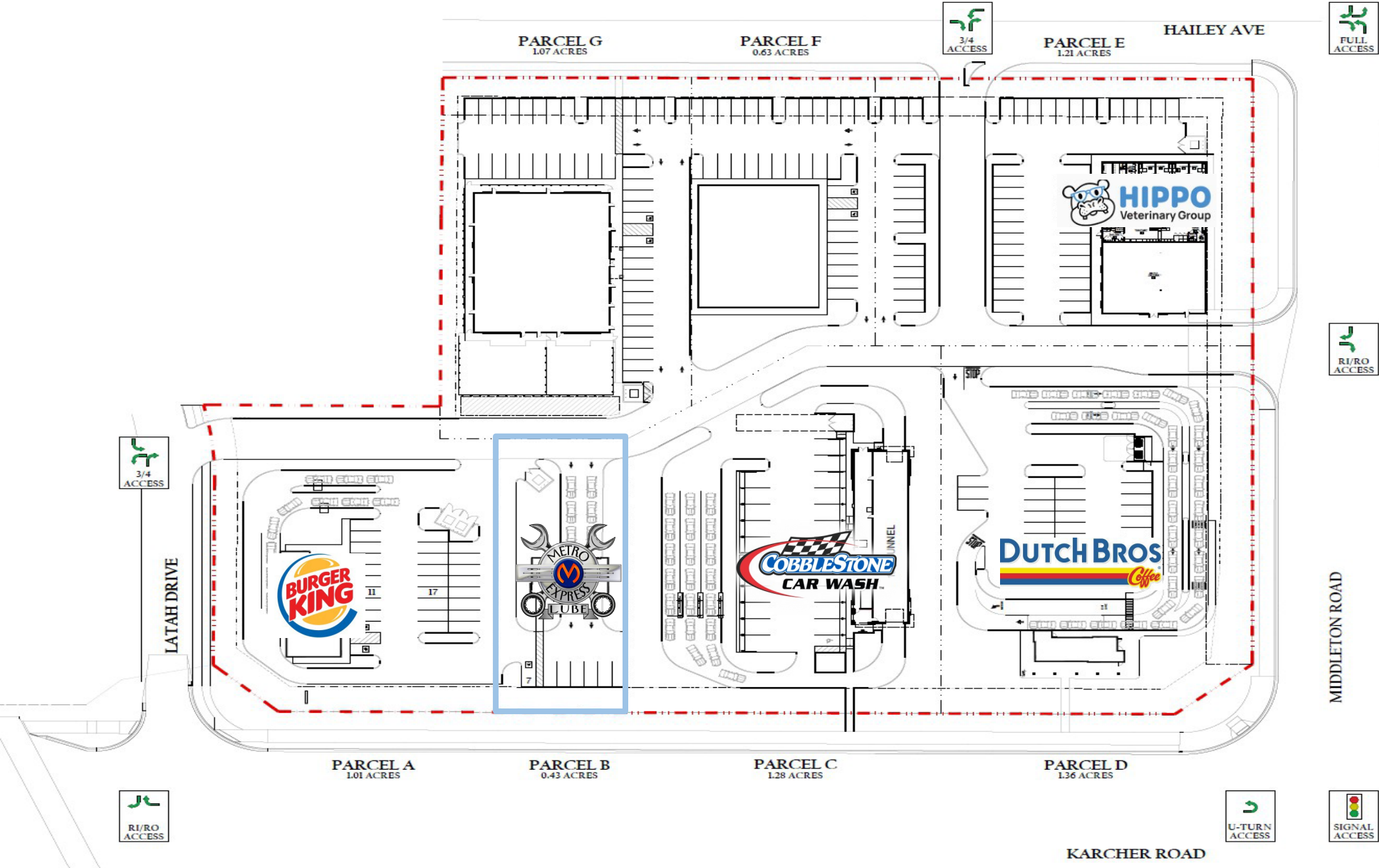
Visibility & Accessibility:

This property sits on a signalized corner, with 6 lanes of traffic. ITD is in process of enhancing Karcher Road, which will include upgrading the signalized equipment, widening all lanes, adding a dedicated turn lane at our intersection, and increasing pedestrian pathways. These improvements are scheduled to be done by mid 2027. Access to this property includes 3 points of ingress/egress including one full access point, and two right-in-right out points.





PROPERTY SITE PLAN





AERIAL OVERVIEW



OPERATOR HISTORY

The Owners of Metro Lube have been in the Oil & Lube industry for a combined **26 years** and as part of the implementation team for Einstein's when it was introduced in the Treasure Valley in 2007. They built out **12 stores** for Einstein's which were then sold to Valvoline.

With that knowledge they established their first location in Meridian, ID with the principles of Accountability, Reliability, Safety, Cleanliness, and Customer Service. They achieved **21% annual growth since 2021** with best in class sales volumes. In 2023 they opened their 2nd location in Star, ID and this location in Nampa marks their **3rd location** with more units slated for future development.

OUR SERVICES

We do more than just quick oil changes—we provide complete care to keep your vehicle running safely and smoothly. From fast essentials to preventative maintenance and advanced vehicle care, our expert technicians are here to give your car the attention it deserves.



COMPLETE CARE IN EVERY SERVICE



INCLUDES

Newspaper, Beverage, New Motor Oil, New Oil Filter, Lubricate Grease Fittings, Wash Windshields, Complete Top Side and Pit Side Inspections, Review Maintenance Schedule



CHECK AND FILL

Transmission, Differentials, Transfer Case, Coolant Recovery, Window Wash, Power Steering, Battery, Tire Pressure



INSPECT

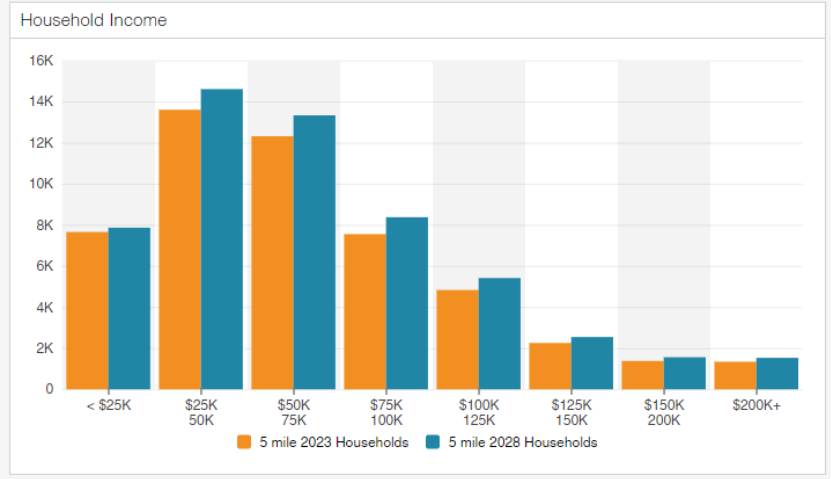
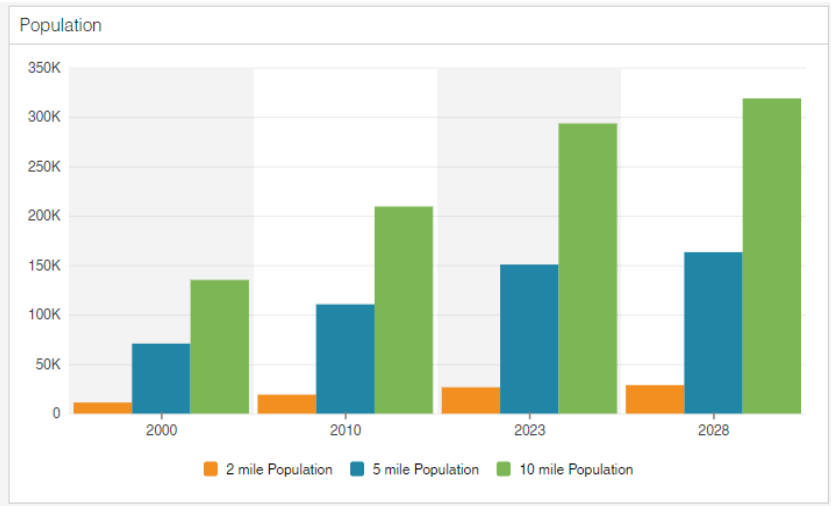
Air Filter, Breather Filter, Lights, Wiper Blades, Visual Inspection of Brake Fluid Level, Serpentine Belt, Cabin Filter

DEMOGRAPHICS

Population	2 Miles	5 Miles	10 Miles
2028 Projected	28,993	163,385	318,853
2023	26,661	150,809	293,479

Household Income	2 Miles	5 Miles	10 Miles
Average Household Income	\$ 64,945	\$ 69,931	\$ 81,477
Median Household Income	\$ 56,605	\$ 58,004	\$ 64,688

Households	2 Miles	5 Miles	10 Miles
2028 Projected	10,257	55,235	109,152
2023	9,443	50,937	100,241



Population Travel to Work	5 Mile 2023 Population	5 Mile 2028 Projected Population
< 30 Minutes	44,122	49,127
30-60 Minutes	22,862	25,501
60+ Minutes	2,216	2,453

Traffic Counts	
Caldwell Boulevard / W Karcher Road	25,474 vpd
Midland Boulevard / I-84	44,802 vpd
Karcher Road / Middleton Road	40,000 vpd