



Primary Health Karcher

NNN Lease | Annual Rent Increases | 2023 Construction

1820 Caldwell Boulevard, Nampa, Idaho





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PROPERTY SUMMARY

2024 Net Operating Income (NOI):	\$ 516,564
CAP Rate:	6.25%
Purchase Price:	\$ 8,265,024
Net Rentable Area:	8,425 +/- sf
Lot Size:	0.999 acres
Year Built:	2023
Parking Spaces:	46 Stalls

LEASE TERMS

Lease Commencement:	9/1/2023
Lease Expiration:	12/31/2035
Lease Type:	NNN
Lease Terms:	12 Years
Annual Escalations:	2.00%
Option Periods:	2 x 5 Years
Common Area Expenses:	Tenant Responsibility
Structural, Roof, Foundation:	Landlord Responsibility
Property Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility



QUICK FACTS

23
Clinics in
Southwest Idaho

28+
Years In
Business

Idaho's Largest
Independent
Medical Group

State of the Art Medical Facility:

Previously home to a bank, the building has been expanded and remodeled to include 16 exam rooms, an x-ray suite, trauma room, lab and procedure room. The adaptive reuse approach was thoughtfully designed to handle a high volume of patients to support the growing population in Nampa. The Primary Health clinics are distinguished by their contemporary architectural design with upscale finishes.

Reputable Tenant:

Founded by physicians more than 28 years ago, today Primary Health is the largest independent medical group in Idaho with 23 locations throughout the Southwest Idaho. Alliance Medical Group, LLC (dba Primary Health) is owned by Alliance Providers, LLC (majority owner) and Blue Cross of Idaho Health Services, Inc. (minority owner). Financial statements for Alliance Medical Group will be provided during property due diligence/underwriting.



Location:

Nampa is a principal city of the Boise-Nampa Metro area (Idaho's largest metropolitan area). Nampa has consistently been named among the fastest growing cities in Idaho due to its affordability. The cost of living is nearly 5 percent under the national average which has drawn many young professionals and families to the area.



Located along I-84, which carries more than 3 million travelers each year.



26 Minutes to Downtown Boise

24 Minutes to Airport



Canyon County has 19,348 new residential lots in development and 5,621 of which are in Nampa.

Visibility & Accessibility:

The clinic is positioned on a hard corner along Caldwell Blvd and Highway 55, with traffic counts over 60,000 VPD. The site is located within a shopping center of highly trafficked retail tenants such as Winco, Jack in the Box, Jimmy Johns, Carl's Jr, and more. The shopping center presents multiple access points including right-in-right-out and a traffic signal allowing full access a few feet West of our site.







Caldwell Blvd.



Karcher Road



SURROUNDING AREA



EXTERIOR BUILDING PHOTOS



INTERIOR BUILDING PHOTOS



INTERIOR BUILDING PHOTOS



INTERIOR BUILDING PHOTOS

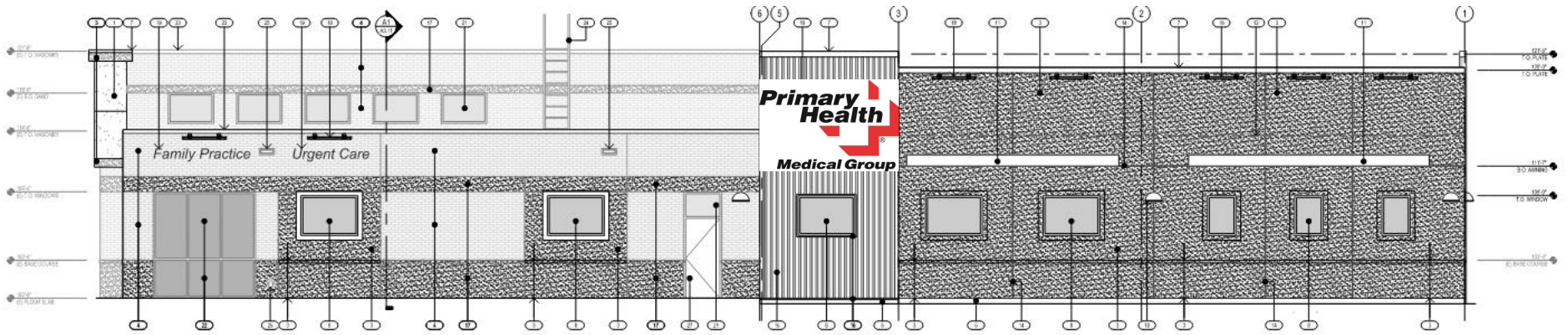




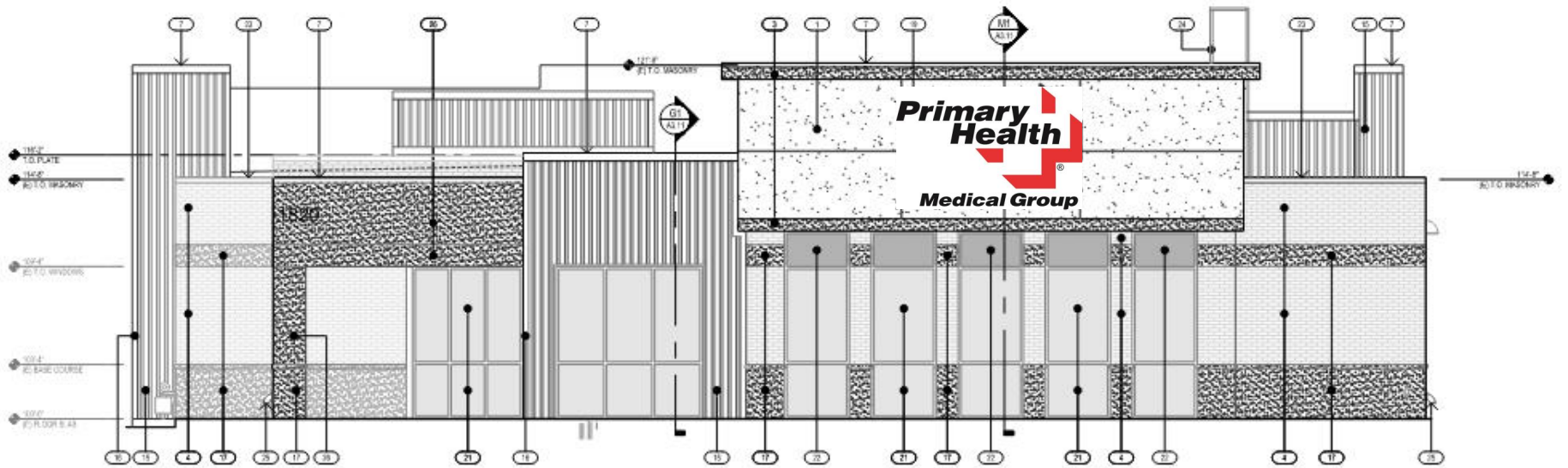
- Exam Rooms (18)
- Breakrooms/Server (2)
- Restrooms (2)
- Offices/Storage/Lab (10)
- Waiting Areas (2)

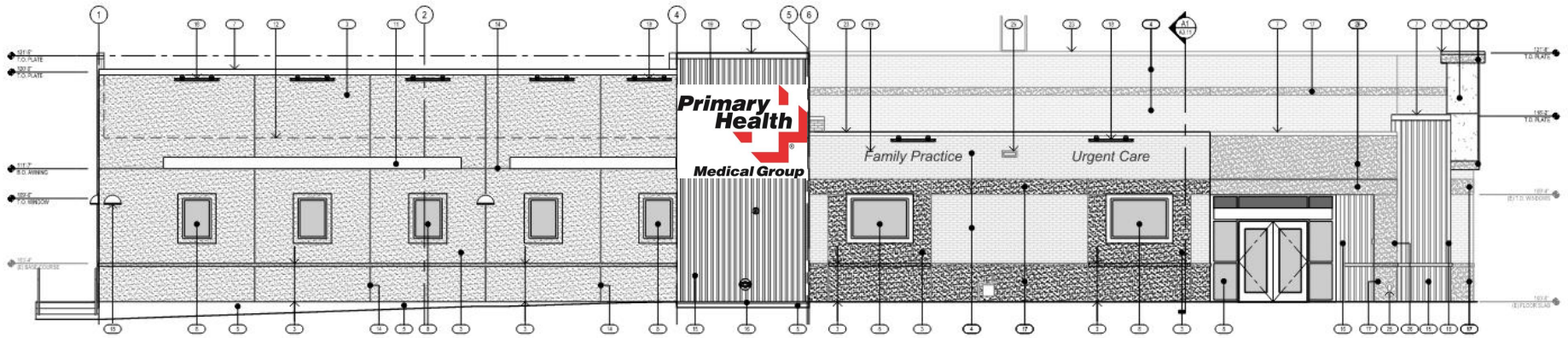




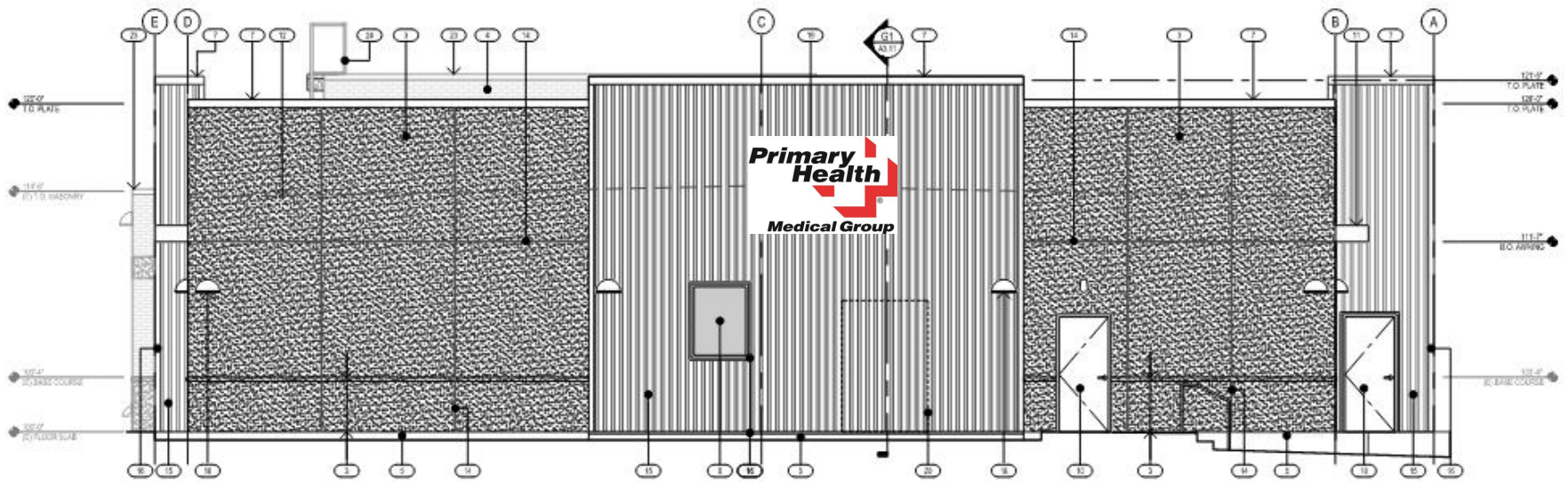


SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"





NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



Founded by physicians more than 28 years ago, today **Primary Health is the largest independent medical group in Idaho** with 23 locations throughout Southwest Idaho. They are Idaho’s largest independent medical group, and are locally owned.

Primary Health Medical Group is committed to providing their patients with the highest quality care that is both convenient and comprehensive. Clinics are based on a patient-centered model where medical decisions respect the unique needs of each patient and their families. The entire Primary Health team is dedicated to keeping their patients healthy and productive. New patients always can be seen without an appointment in urgent care. Many of our family practitioners, pediatricians, and specialists are accepting new patients

Primary Health is proud to have been voted Best Urgent Care in Idaho for 9 years running, and their highly-rated services go beyond urgent care. Patients across Southwest Idaho trust us for their family medicine, pediatric medicine and specialist needs including sports medicine, ear, nose & throat, and dermatology. Primary Health has also been recognized among the **Best Places to Work in Idaho in 2023**.



LIST OF SERVICES

- Urgent Care
- Pediatrics
- Specialists
- Family Plans
- Telehealth
- Vaccines & Shots
- Work Injury
- Insurance Plans
- Extended Hours



City & Regional Overview



Quick Facts



Economic Development



City Incentives

Nampa is among one of the fastest-growing areas in the nation – big enough to enjoy all the comforts you need, but small enough to get around the town easily and quickly and to other parts of the Treasure Valley. From a historic downtown, top-notch golfing, weekly farmer's markets from April-October to beautiful parks, peaceful pathways and ample shopping, Nampa has something for everyone. Nampa is located about 20 miles west of Boise along Interstate 84. Nampa is a principal city of the Boise-Nampa Metro area (Idaho's largest metropolitan area), and is centrally and ideally located to reach all western U.S. markets.

Nampa is known for its successful food processing, agribusiness and manufacturing companies, but also has attracted a large mix of retail and restaurants. The City of Nampa's targeted industries of food processing, agri-business, technology and manufacturing continue to flourish. Back office/shared services, recreation technology and healthcare are industries that are emerging quickly.

Many successful companies have chosen to locate in Nampa. This includes companies like Amalgamated Sugar, Plexus Corporation, Great American Snacks, Woodgrain Millwork, Fleetwood Homes, Union Pacific Systems, Sorrento-Lactalis, Materne North America, Mission Aviation Fellowship, ON Semiconductor, Heartland RV and many more.

Economic modeling has shown **large growth projections** in several industries within Nampa. Some industries that we project to see large growth over the next 10 years is:

- Manufacturing (40%)
- Administrative and Support Services (46%)
- Management of Companies and Enterprises (91%)

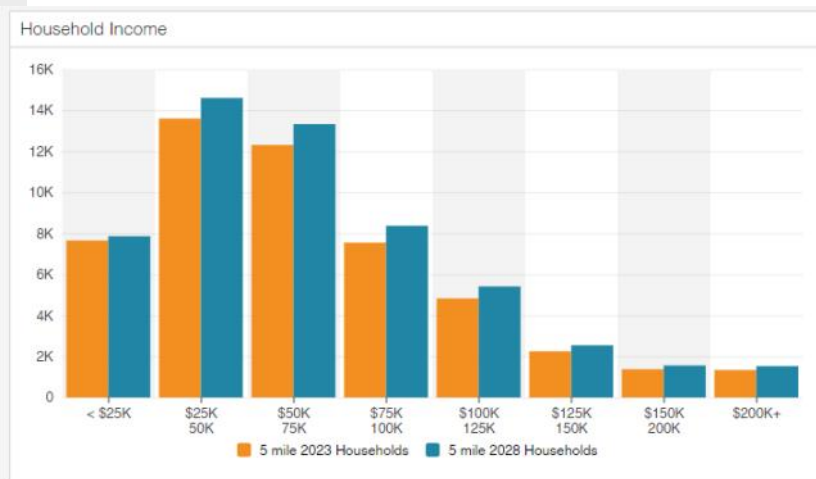
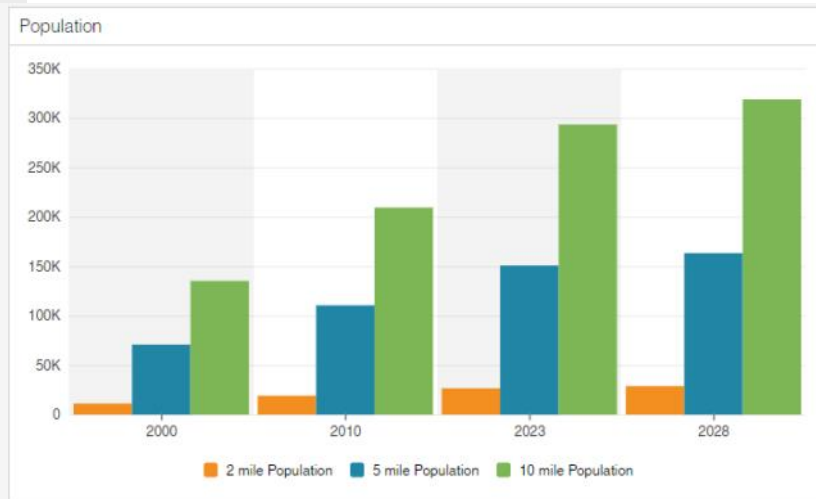


Population	2 Miles	5 Miles	10 Miles
2028 Projected	28,993	163,385	318,853
2023	26,661	150,809	293,479
2010	19,219	110,595	209,518

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
\$ 75,000 – \$ 100,000	\$ 1,293	7,552	15,652

Households	2 Miles	5 Miles	10 Miles
2028 Projected	10,257	55,235	109,152
2023	9,443	50,937	100,241
2010	6,774	37,189	70,333

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
West Karcher Road / Sundance Road	24,920 vpd