

OFFERING MEMORANDUM
267 N MILWAUKEE STREET | BOISE, IDAHO 83704

Red Robin Restaurant

Zero
Landlord
Responsibility

5.25% CAP
\$5,715,000

Tok COMMERCIAL
REAL ESTATE

Peter Oliver, SIOR, CCIM 208.947.0816
Mike Greene, SIOR, CCIM 208.947.0835

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The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

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THE OFFERING

TOK Commercial is pleased to present this exclusive opportunity to purchase the **Red Robin restaurant located at 267 W. Milwaukee Street in Boise, Idaho.**

Red Robin is highly visible on a lighted intersection at the corner of Westpark and Milwaukee streets in the heart of Boise's premier shopping location directly across from the Boise Towne Square Mall. Ranked as one of the nation's top restaurant chains by Nation's Restaurant News, Red Robin has a devoted Boise clientele of repeat customers including college students, families with children, and retirees.

Priced at a 5.25% cap, this NNN leased investment presents a great opportunity for the passive investor with no owner responsibilities or a 1031 exchange buyer.





OFFERING SUMMARY

Offering Price:	\$5,715,000
Capitalization Rate:	5.25%
Net Operating Income:	Absolute NNN Lease
Lease Term:	10 years, expiring December 31, 2029
Rent Escalations:	10% every 5 years
Renewal Options:	Three, 5 year
Tenant:	Red Robin International, Inc.

INVESTMENT HIGHLIGHTS

- **100% leased** by Red Robin International
- Absolute NNN lease with **no owner responsibilities**
- 10 year lease term expiring December 31, 2029
- **10% rent escalations** every 5 years
- Three, 5 year options to renew
- **Full Interior remodel** in 2002 | **exterior remodel** in 2017
- Highly visible location **at lighted intersection**
- Strong tenancy with **continued operations at this location since 2002**





PROPERTY SUMMARY



Property Name: Red Robin Restaurant



Property Address: 267 N Milwaukee Street, Boise, ID 83704



Property Description: Retail/Restaurant



Building Size: 7,081 SF



Year Built/Remodeled: 1991 | Interior Remodel 2002 | Exterior Remodel 2017



Zoning: C-2 | General Commercial



Lot Size: 1.24 Acres



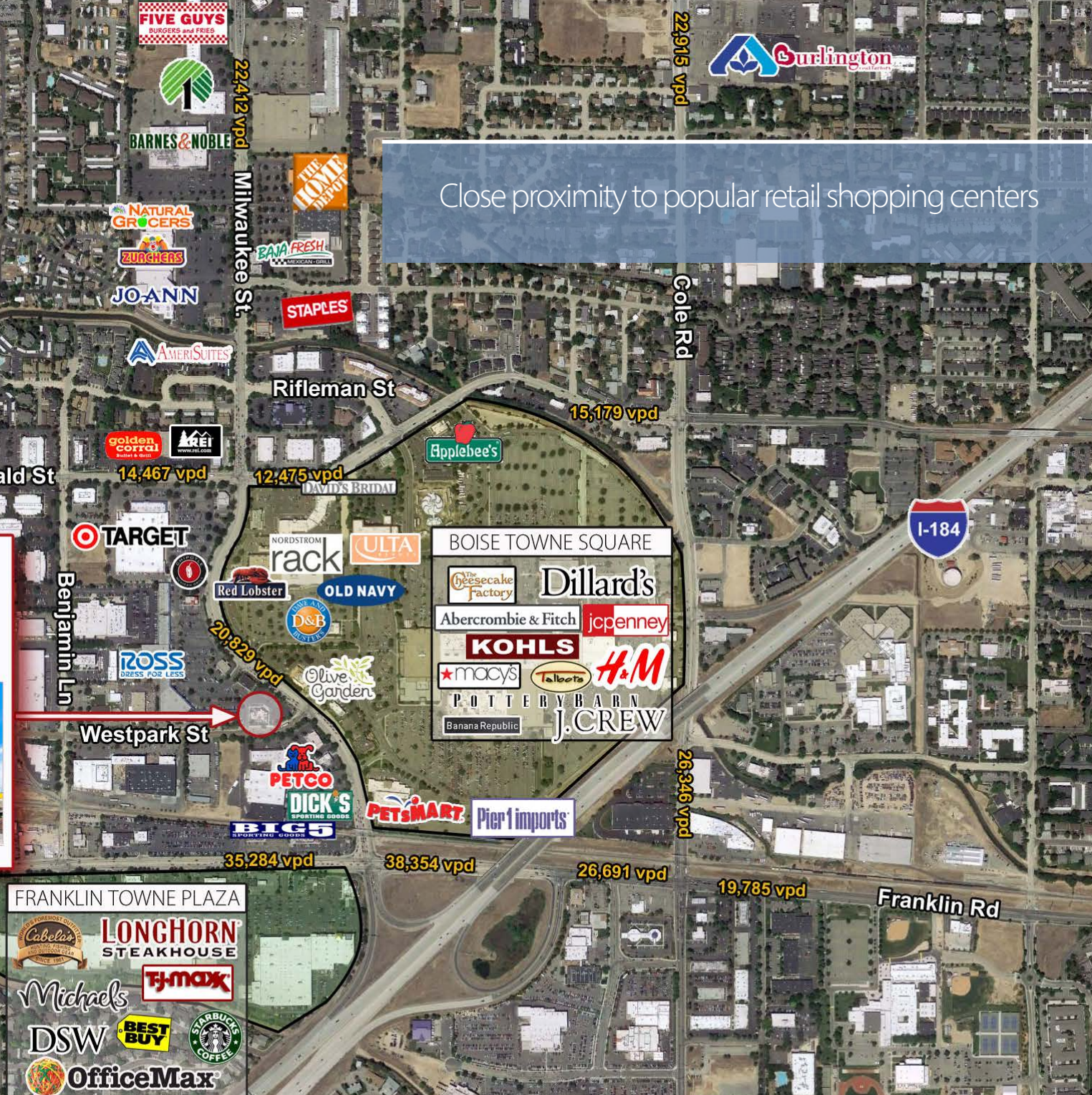


Lighted intersection with high traffic counts

N Milwaukee St

Westpark St

Close proximity to popular retail shopping centers





SIGN
CONFIDENTIALITY
AGREEMENT

TO GAIN ACCESS
TO A FULL OFFERING
MEMORANDUM,
WE ASK THAT YOU FIRST SIGN
A DIGITAL CONFIDENTIALITY
AGREEMENT FOR

**Red Robin
Restaurant**

THANK YOU!