

The Colliers logo is a blue rectangle with a yellow and red horizontal stripe at the bottom. The word "Colliers" is written in white serif font.

Colliers

El Gaucho

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A photograph of the El Gaucho restaurant building. The building is a modern, two-story structure with a mix of grey and white panels. A large, illuminated sign for "El Gaucho" is mounted on the upper part of the building. Below the sign is a large, multi-paned window. To the left, there is a smaller entrance with a sign that says "Please!". A black metal railing runs along the sidewalk in front of the building. The sky is blue with some clouds.

El Gaucho

NNN Investment Opportunity | \$5,799,840 | Boise MSA



Table of Contents

03 Investment Summary

04 Property Gallery

05 Property Location

06 Local Merchants

07 Tenant Overview

08 Area Overview

09 Demographics

Investment Highlights

Offer Summary

Property Type	Restaurant
Lease Type	NNN Lease
Lease Term	10 Years Expires 9/30/35
NOI <i>(as of 10/01/26)</i>	\$294,285
Price	\$5,799,840
Rent Rate	\$27.00/SF
Cap Rate	5%
Rentable SF	10,582 SF
Lot Size	0.25 acres
Year Built	1940 with very extensive remodels in 2021 & 2025
Submarket	Downtown
Tenant	El Gaucho Boise, LLC
Guarantor	El Gaucho

Quality Tenancy Property

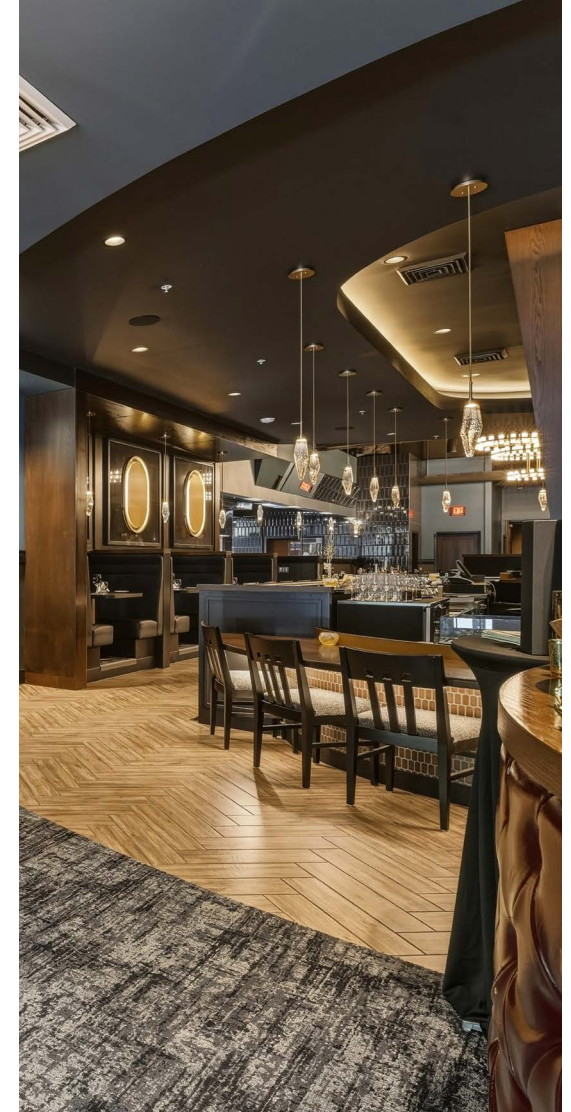
- 100% Occupied
- Single Tenant Property with no Landlord responsibility
- Includes Liquor License
- High Quality, High Profile Tenant

High Traffic Downtown Retail Location

- High traffic area with 16,000 VPD on N. Capitol Boulevard and 11,000 VPD on W. Idaho Street
- Surrounded by major traffic drivers including Idaho State Capitol Building, The Grove Plaza, Boise Centre, Chase Bank and Key Financial Center & City Hall

Excellent Property Fundamentals

- Market rents with 3% annual increases
- High Quality finishes throughout
- Over \$3 million in upgrades invested in the property
- Located in the heart of Downtown Boise



Location



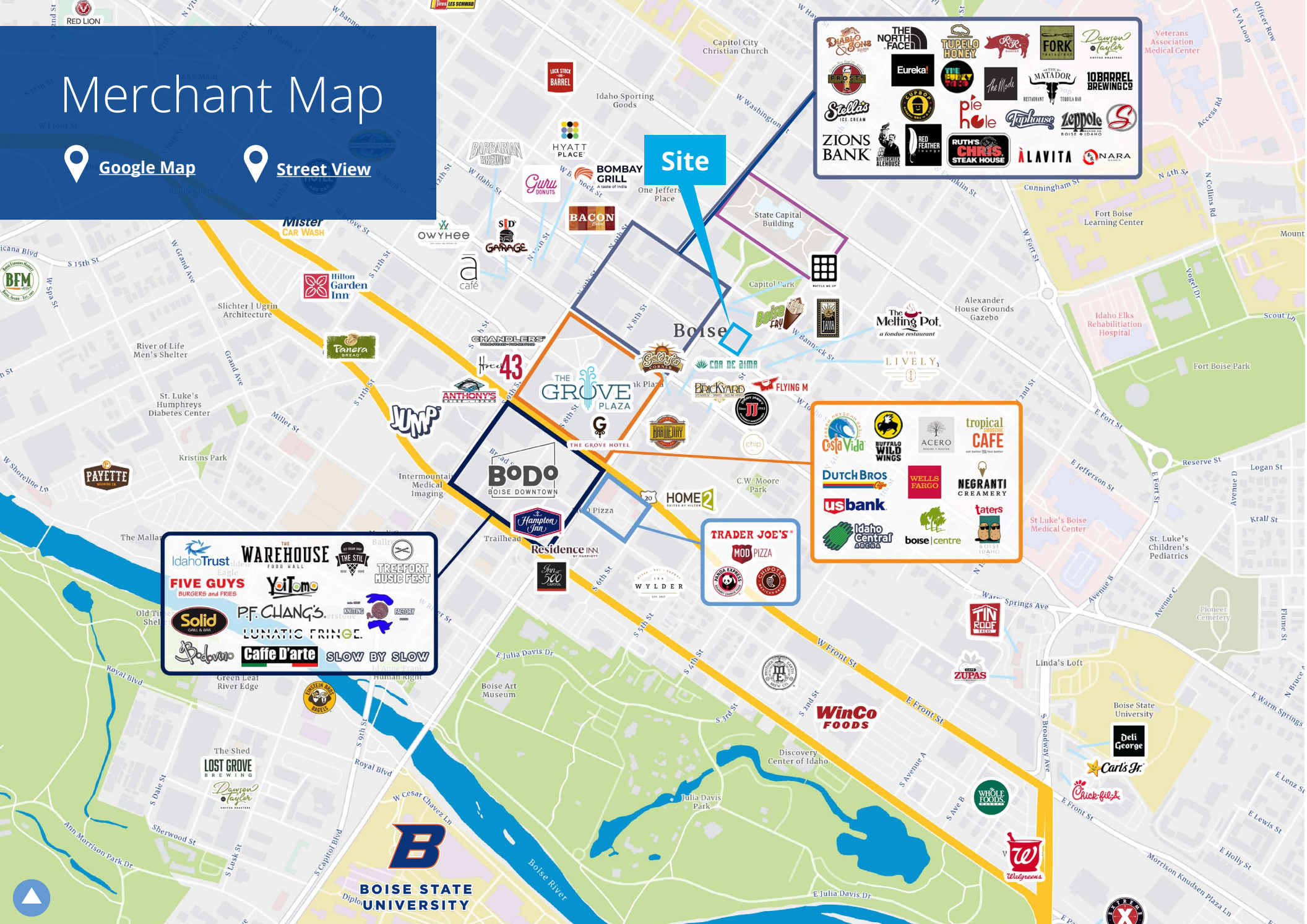
Merchant Map



Google Map



Street View



Top right cluster of businesses:

- DIABLO SONS
- THE NORTH FACE
- TUPELO HONEY
- FORK
- Rayson Taylor
- Eureka!
- PIE HOLE
- MATADOR
- 10 BARREL BREWING CO
- Stallio's
- ZIONS BANK
- RUTH'S CHRIS STEAK HOUSE
- LA VITA
- NARA

Orange box cluster of businesses:

- Costa Vida
- Dutch Bros
- usbank
- Idaho Central
- ACERO
- WELLS FARGO
- boise|centre
- tropical CAFE
- NEGRANTI CREAMERY
- taters

Blue box cluster of businesses:

- TRADER JOE'S
- MOD PIZZA

Dark blue box cluster of businesses:

- IdahoTrust
- WAREHOUSE
- FIVE GUYS
- YoiTomo
- P.F. CHANG'S
- LUNATIC FRINGE
- Caffe D'arte
- SLOW BY SLOW



ABOUT TENANT

El Gaucho

El Gaucho boasts a dining experience of impeccable service and exceptional quality. Founded in 1996 by Paul Mackay based on his experience working at the original El Gaucho, which set the standard for a fine dining steakhouse from 1953–1985 at 7th and Olive in downtown Seattle. Since that time, new locations opened in Bellevue, Tacoma, Portland, Vancouver and AQUA by El Gaucho on Seattle's Pier 70. In 2021, the flagship location moved to a new home in Seattle's Union Stables building. Each location is inspired by Paul's original vision and is designed to present guests with a unique, unparalleled service encounter—one in which every detail is considered an essential element to the overall experience. [View the history of El Gaucho's paintings.](#)

El Gaucho is part of the Fire & Vine Rewards collection of iconic Pacific Northwest lodging and restaurants which includes Airlume, AQUA by El Gaucho, Walla Walla Steak Co., Witness Tree Lounge and Yellowhawk.

elgaucho.com

Local Overview | Boise, ID

Boise, Idaho's Capital City, is as unexpected as it is beautiful. It's a rare blend of urban and outdoors with hundreds of restaurants, miles of trails, a mountain-fed river running through the center of town and the nicest people you will ever meet. Boise is full of unique sites and attractions, unlimited recreation and a melting pot of culture.

This city is home to several Fortune 500 companies with national and international headquarters, sprawling high-tech campuses and a major university with a distinctive blue football field.

A rapidly growing job market and a safe, clean and vibrant downtown all add up to a great place to live.

Resources:

www.cityofboise.org

www.visitboise.org



2025
Population

243,029



Unemployment
Rate

2.7%



2025 Average
Household Income

\$119,108



Average
Commute Time

22 min

#1

State in Five-year GDP
Growth - Idaho

2025 **Forbes**

#3

Best State for Quality
of Life - Idaho

2025 **Forbes**

#3

Best State
Overall - Idaho

2026 **USNews**

"One City, One Team - For
the Greatest Good"

- City of Boise Mission

Colliers

Major Employers



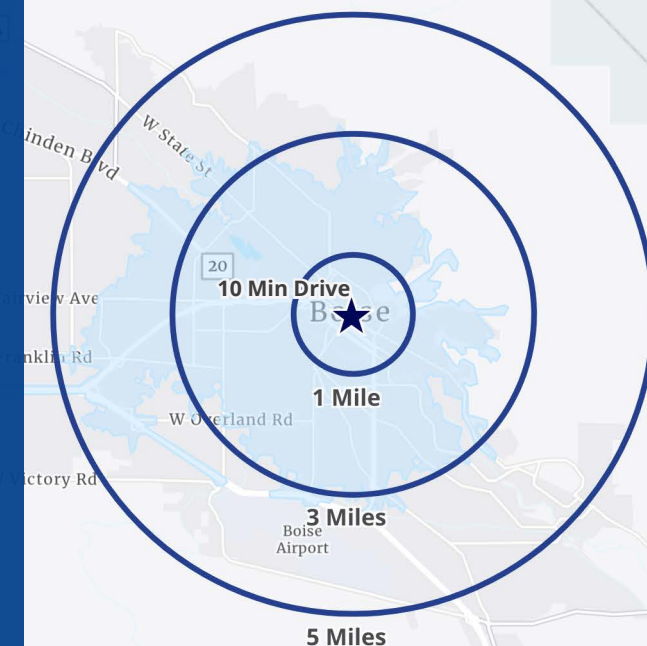
Saint Alphonsus

Academic Institutions Near Boise



Demographics

	1 Mile	3 Miles	5 Miles	10 Min Drive
Population				
2025 Estimated Population	14,770	93,234	166,722	105,906
2030 Projected Population	17,053	99,061	176,520	111,960
2010 Census Population	10,607	81,418	144,783	96,262
Projected Change '25-'30	2.92%	1.22%	1.15%	1.12%
Household				
2025 Estimated Households	7,108	43,340	74,276	48,654
2030 Projected Households	8,713	47,144	80,021	52,631
2010 Census Households	5,231	37,776	63,993	43,821
Historical Change '00-'24	40.0%	19.6%	22.3%	20.1%
Income				
2025 Est. Average HH Income	\$96,460	\$113,645	\$115,858	\$107,697
2025 Est. Median HH Income	\$62,936	\$77,452	\$80,855	\$74,962
Misc.				
2025 Median Home Value	\$677,455	\$606,973	\$583,542	\$575,380
2019-2023 Median Gross Rent	\$1,106	\$1,229	\$1,288	\$1,121
2025 Est. Labor Population Age 16+	9,002	57,587	99,259	64,583
2025 Est. Total Housing Expenditures	\$599,100,195	\$4,258,173,107	\$7,414,498,854	\$4,538,968,406



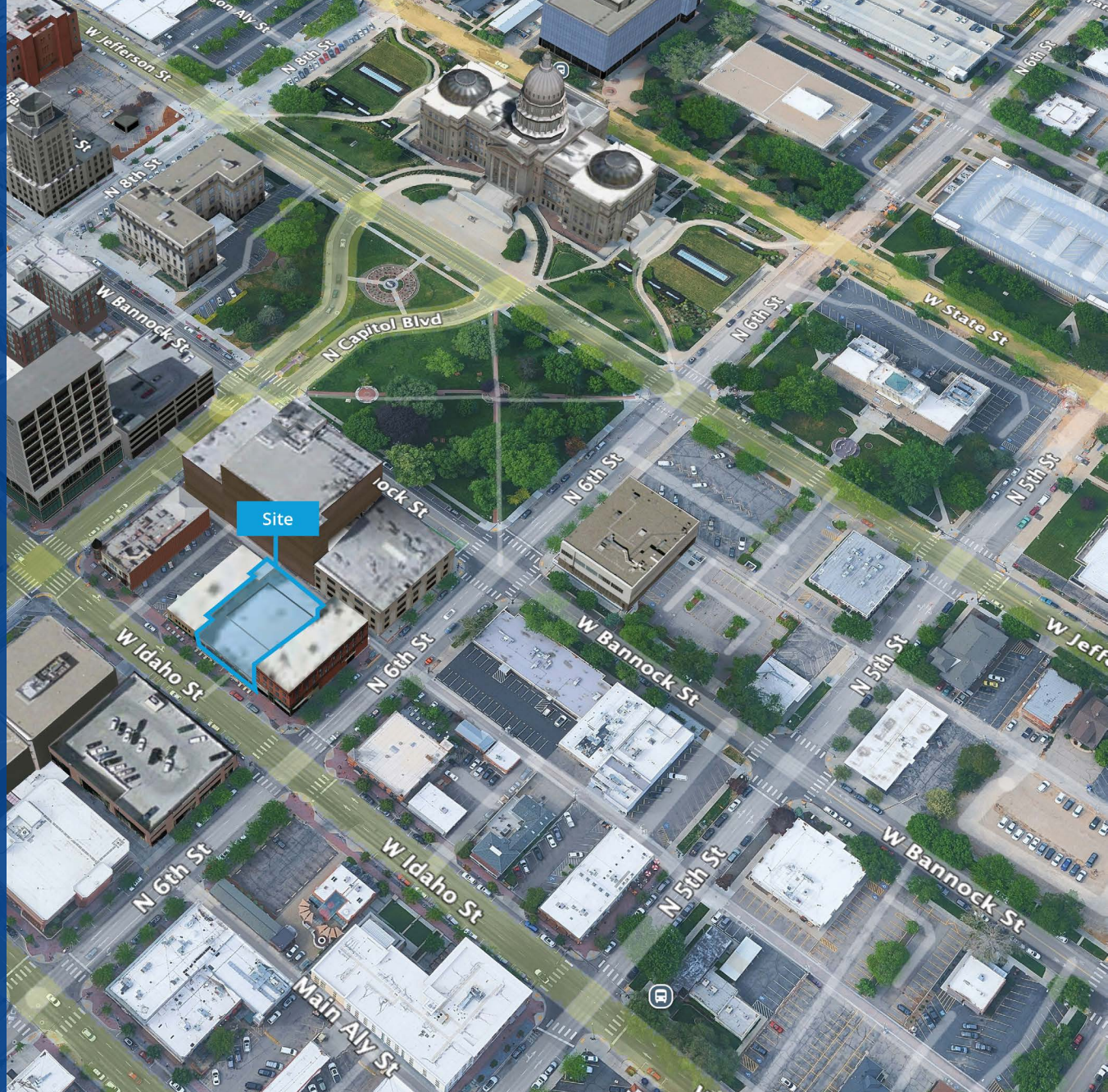


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NNN INVESTMENT OPPORTUNITY



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