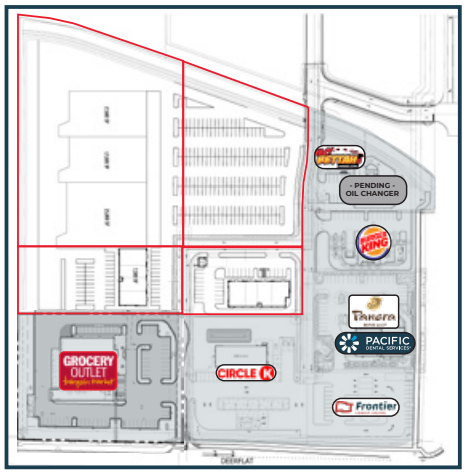








RETAIL - RESTAURANT - OFFICE

PAD SALE | LEASE | BUILD-TO-SUIT SUITES

1350-1522 EAST DEER FLAT ROAD, KUNA, IDAHO 83634

SUMMIT
COMMERCIAL
REAL ESTATE GROUP

1517 West Hays Street | Boise, Idaho 83702
+1 208 975 4447 | summitcreg.com

PAUL BUNYAN PLAZA - PAD SALE | GROUND LEASE | BTS
1350-1522 E DEER FLAT RD, KUNA, ID 83634

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LISTING DETAILS & PROPERTY HIGHLIGHTS

BUILD TO SUIT:	1,500 - 61,000 SF Space
PAD SIZE RANGE:	0.97 - 3.69 Acres
OPTIONS:	Sale, Lease, Ground Lease, BTS
RATES & PRICING:	Negotiable, Contact Agents
ZONING:	City-of-Kuna C-2
POTENTIAL USES:	Retail, Restaurant, Office
PARKING:	On-Site - Ample
MULTI-TENANT:	In-Line & End-Cap Options
FRONTAGE:	Meridian & Deer Flat
ANCHORS:	Grocery Outlet, Burger King, Panera, Mo'Bettah's, Pac Dental
TRAFFIC COUNTS:	11,500 ADT & 21,000 ADT
AVAILABILITY:	Immediate

- The Paul Bunyan development is located on the northwest corner of Deer Flat & Meridian Road - Join Grocery Outlet, Mo' Bettahs, Burger King, Frontier Credit Union, Pacific Dental Services, Circle K & Panera - ***Drone Footage***
- Development options include pad purchase, ground lease, & build-to-suit lease, contact agents for additional information
- Excellent visibility at a signalized intersection, high traffic area with over 32,500 cars per day - main thoroughfare to Interstate 84 & Meridian - ***360 Aerial View***
- North of Bi-Mart, Ridley's Food & Drug, Ace Hardware, McDonald's, Great Clips, Little Caesars, Kuna Nails and Spa, Idaho Central Credit Union, Treasure Valley Veterinary Hospital, Tractor Supply, O'Reilly, Dollar Tree, Smoky Mountain Pizza & Pasta, Taco Bell, Wendy's, Commercial Tire, First Choice Collision Repair, CapEd Credit Union, D & B Supply, Primary Health, Panda Express, Cafe Rio & Jersey Mike's Subs - ***Google Map View***
- Annexed into the city of Kuna and encompassed by new and recently platted residential and commercial subdivisions and developments, click below to learn about Kuna's growth ***"Kuna is no longer a rural farm town. It's population is four times larger than it was in 2000" - https://bit.ly/4mliMj3***





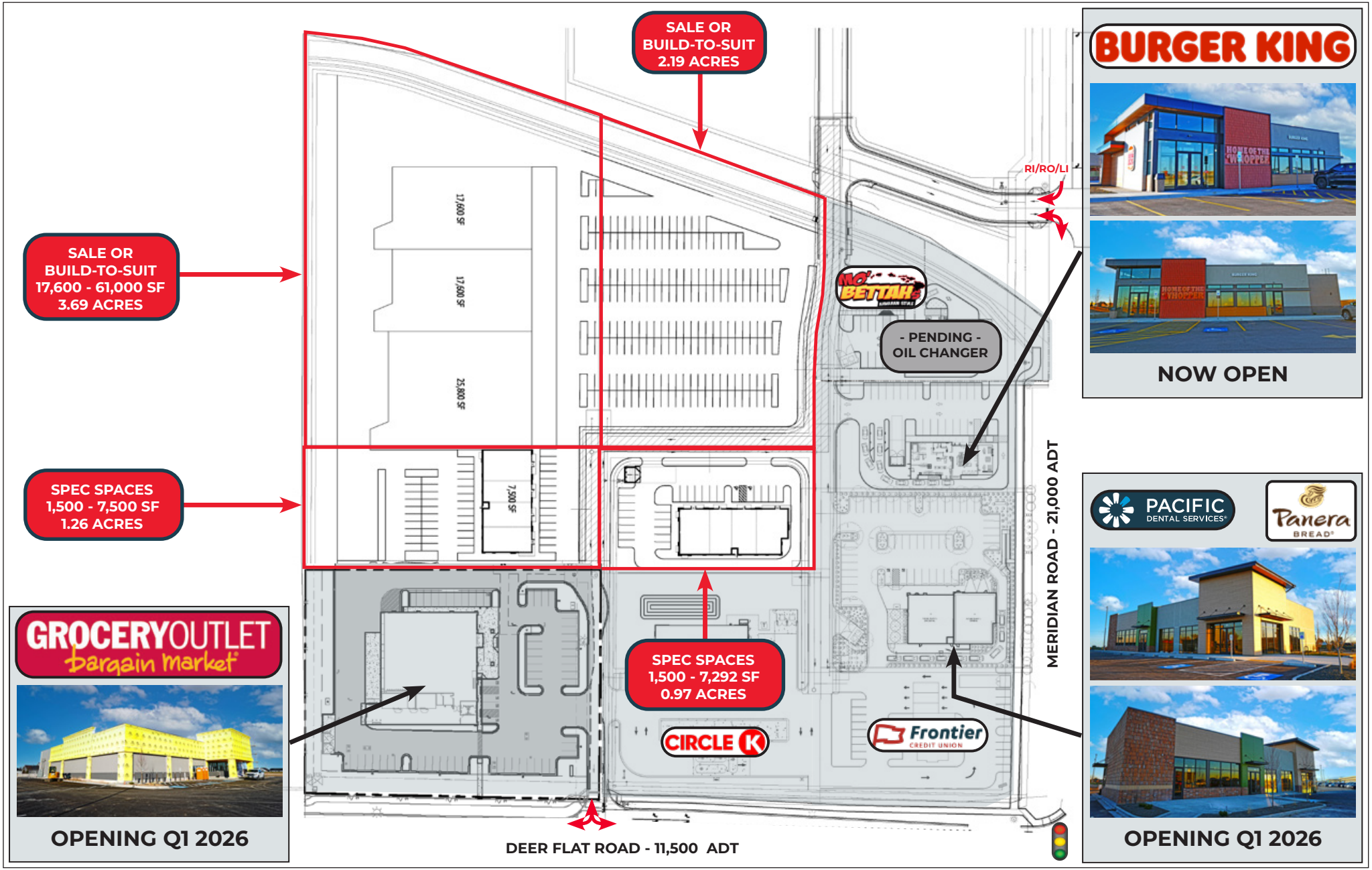
PAUL BUNYAN PLAZA - PAD SALE | GROUND LEASE | BTS

1350-1522 E DEER FLAT RD, KUNA, ID 83634

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POTENTIAL SITE LAYOUT

SEVERAL DESIGN OPTIONS AVAILABLE



BURGER KING

NOW OPEN

GROCERY OUTLET bargain market

OPENING Q1 2026

PACIFIC DENTAL SERVICES

Panera BREAD

OPENING Q1 2026

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PAUL BUNYAN PLAZA - PAD SALE | GROUND LEASE | BTS

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HIGH VISIBILITY AT A SIGNALIZED INTERSECTION, HIGH TRAFFIC AREA



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SURROUNDING TENANTS INCLUDE BI-MART D&B SUPPLY, TRACTOR SUPPLY, RIDLEY'S



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ENCOMPASSED BY NEW AND RECENTLY PLATTED SUBDIVISIONS



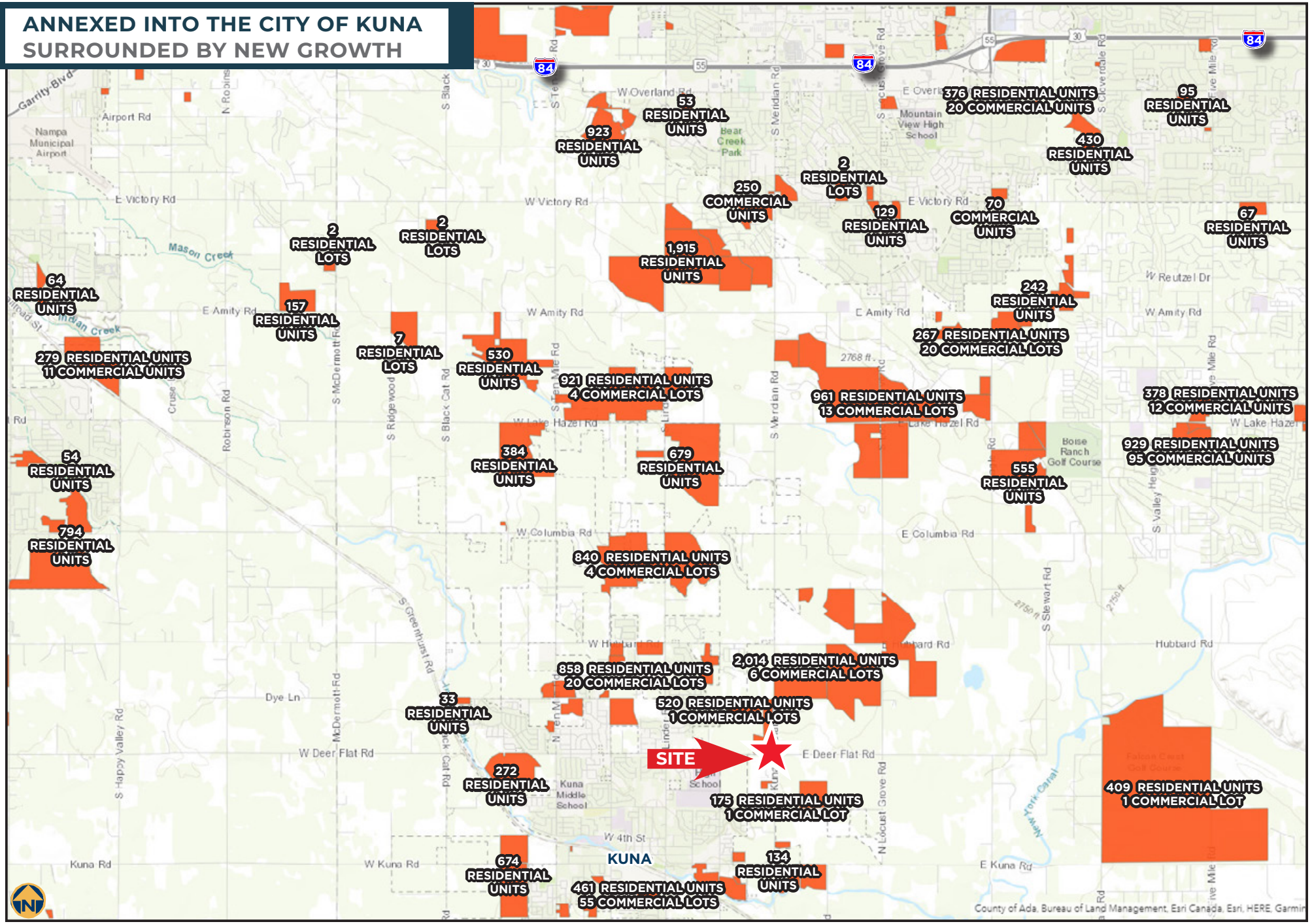
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ANNEXED INTO THE CITY OF KUNA
SURROUNDED BY NEW GROWTH



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1, 3 & 5 MILE DEMOGRAPHICS & RETAIL DEMAND OUTLOOK

5 MILE SNAPSHOT

65,035
POPULATION

22,151
HOUSEHOLDS

$105,653
MEDIAN HH INCOME

$141,889
AVERAGE HH INCOME

5,190
DAYTIME POPULATION

In the identified area, the current year population is 65,035. In 2020, the Census count in the area was 50,966. The rate of change since 2020 was 4.75% annually. The five-year projection for the population in the area is 73,407 representing a change of 2.45% annually from 2025 to 2030.

The household count in this area has changed from 16,891 in 2020 to 22,151 in the current year, a change of 5.30% annually. The five-year projection of households is 25,473, a change of 2.83% annually from the current year total. Average household size is currently 2.88, compared to 2.96 in the year 2020. The number of families in the current year is 17,412 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW





Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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5, 10 & 15 MINUTE DRIVE-TIME DEMOGRAPHICS INFORMATION

15 MINUTE SNAPSHOT

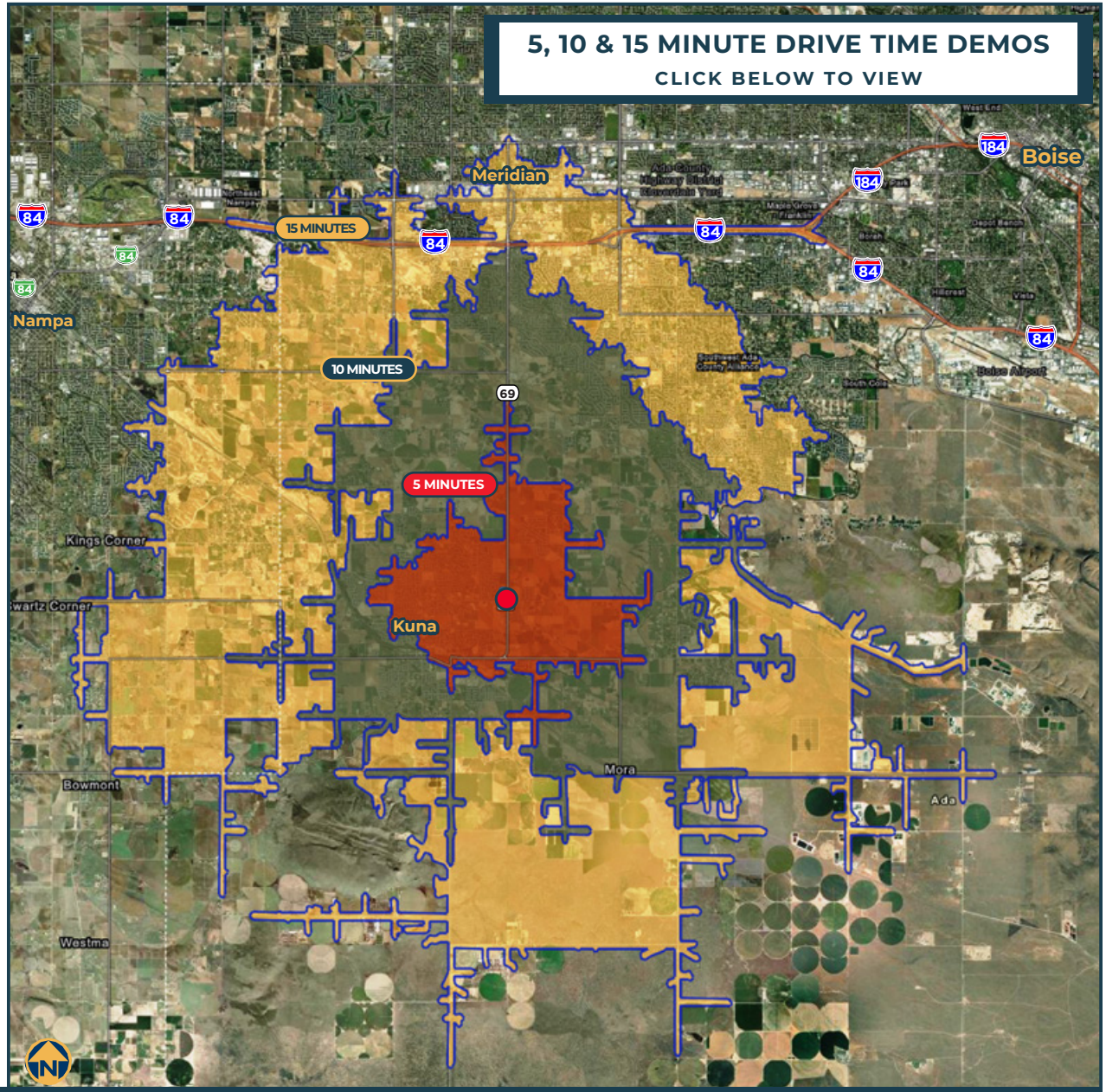
117,776
POPULATION

41,501
HOUSEHOLDS

$105,312
MEDIAN HH INCOME

$139,599
AVERAGE HH INCOME

32,305
DAYTIME POPULATION



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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BOISE METROPOLITAN & REGIONAL INFORMATION & BROCHURE



OPPORTUNITY, MEET AMBITION

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs. ***Click Here to Learn More From BVEP***



Click here to download the complete Boise Valley Regional Overview:
https://bit.ly/45eyYg1

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