



FOR LEASE - 835 - 1,972 SF

MODERN CRAFTSMAN STREET LEVEL RETAIL - OFFICE SPACES
NWC Ten Mile Road & Pine Avenue, Meridian Idaho 83642

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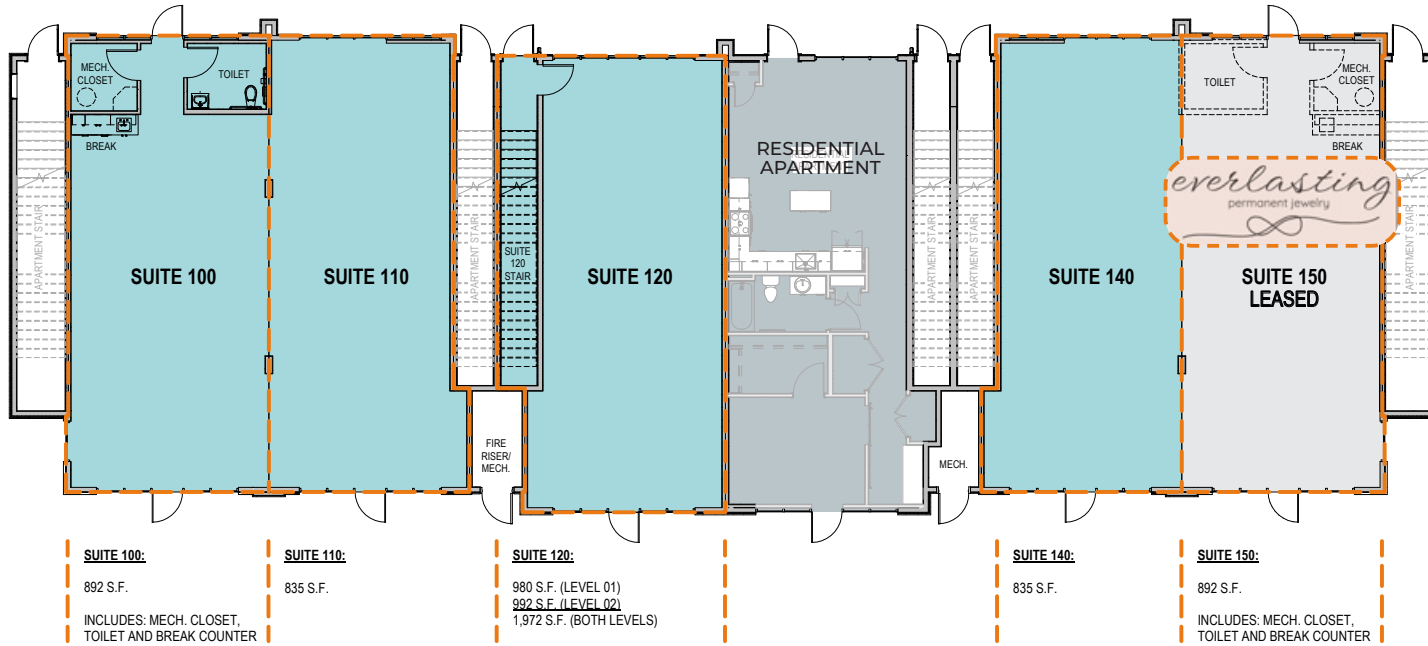
PROPERTY HIGHLIGHTS

3248 W LITTLETON LN:	835 to 1,972 SF - Street Level
649 N. CLIFF CREEK LN:	Fully Leased to 3 Tenants
LEASE RATE:	Negotiable, Contact Agent
T.I. ALLOWANCE:	Available for Custom Build-Outs
BUILDING SIZES:	(2) 10,000 SF - Mixed Use - Live-Work
RESIDENTIAL LEASING:	Contact Agent for 2nd Floor Details
LOT SIZE:	±2.36 Acres
PARCEL NUMBER:	A Portion of R5711030100
ZONING:	C-C - Commercial
PARKING:	On-Site
AVAILABILITY:	Immediate
LOCKBOX:	Yes, Contact Agent for Code

LISTING DETAILS

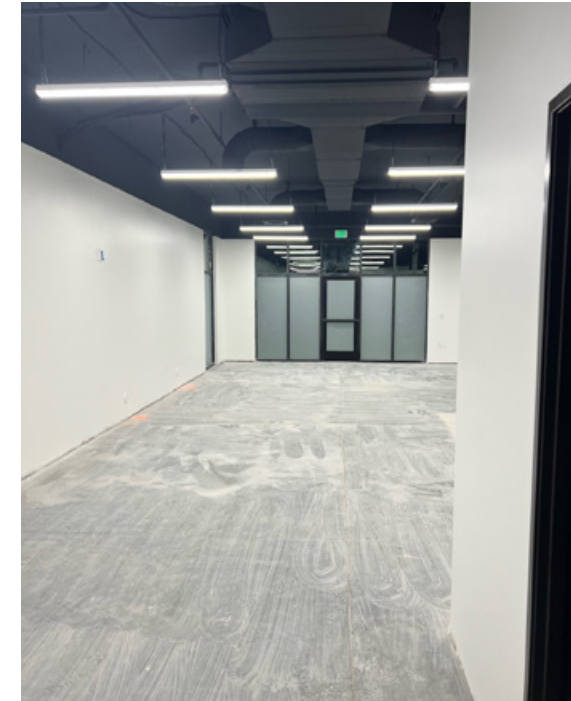
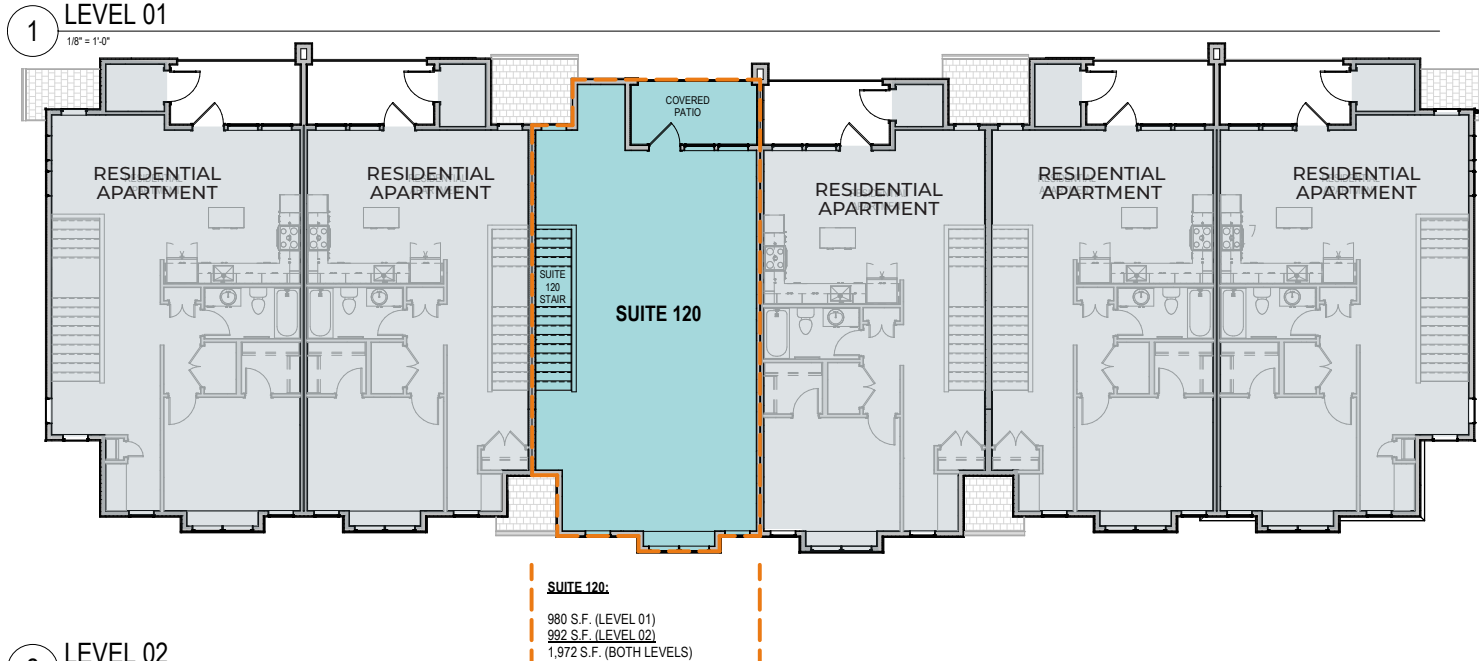
- Two newly constructed mixed-use buildings located at Ten Mile & Pine Avenue in a growing area in Meridian
- Part of a new multi-family development - Modern Craftsman Ten Mile - [Click Here to Learn More](#)
- Potential uses include retail store front shop spaces, or office use
- Spaces in shell condition, ready for tenant improvements
- High traffic counts - 32,500 ADT on Ten Mile Road
- Surrounded by new and recently platted commercial developments and residential subdivisions
- Hard corner location with access from both Ten Mile & Pine, between Linder & Black Cat - [Google Map View](#)
- Near the new Scheels, Aspen Lofts, Epic Shine, Idaho Central, Happy Teriyaki, Primary Health & Grocery Outlet
- Contact agents for commercial leasing details

3248 W LITTLETON LANE - 835 TO 1,972 SF

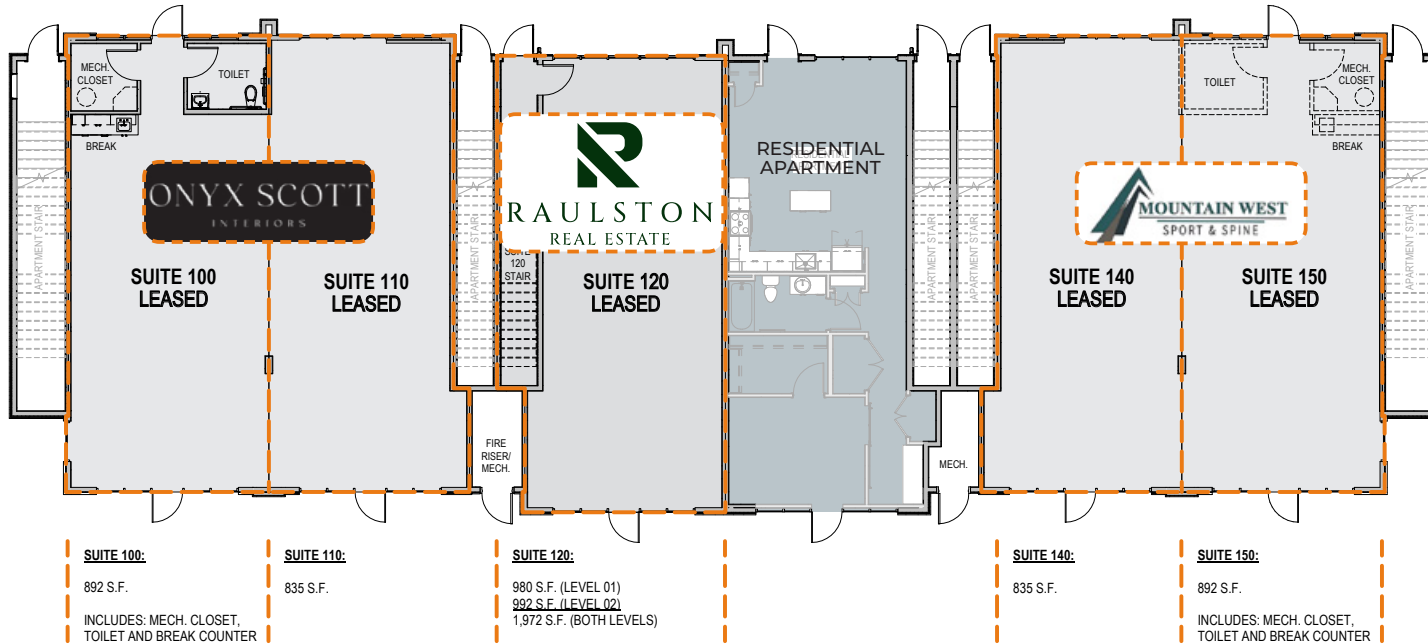


**OPTION: COMBINE SUITES 110 & 110 = 1,727 S.F. (TOTAL)

**OPTION: COMBINE SUITES 140 & 150 = 1,727 S.F. (TOTAL)

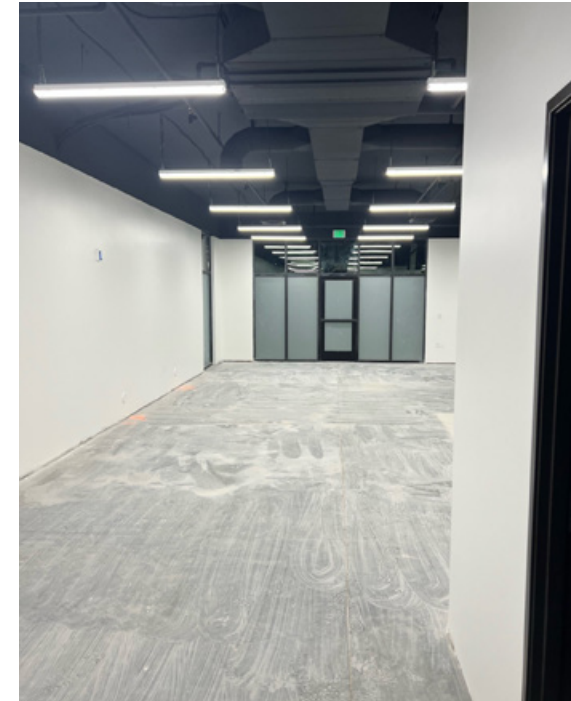
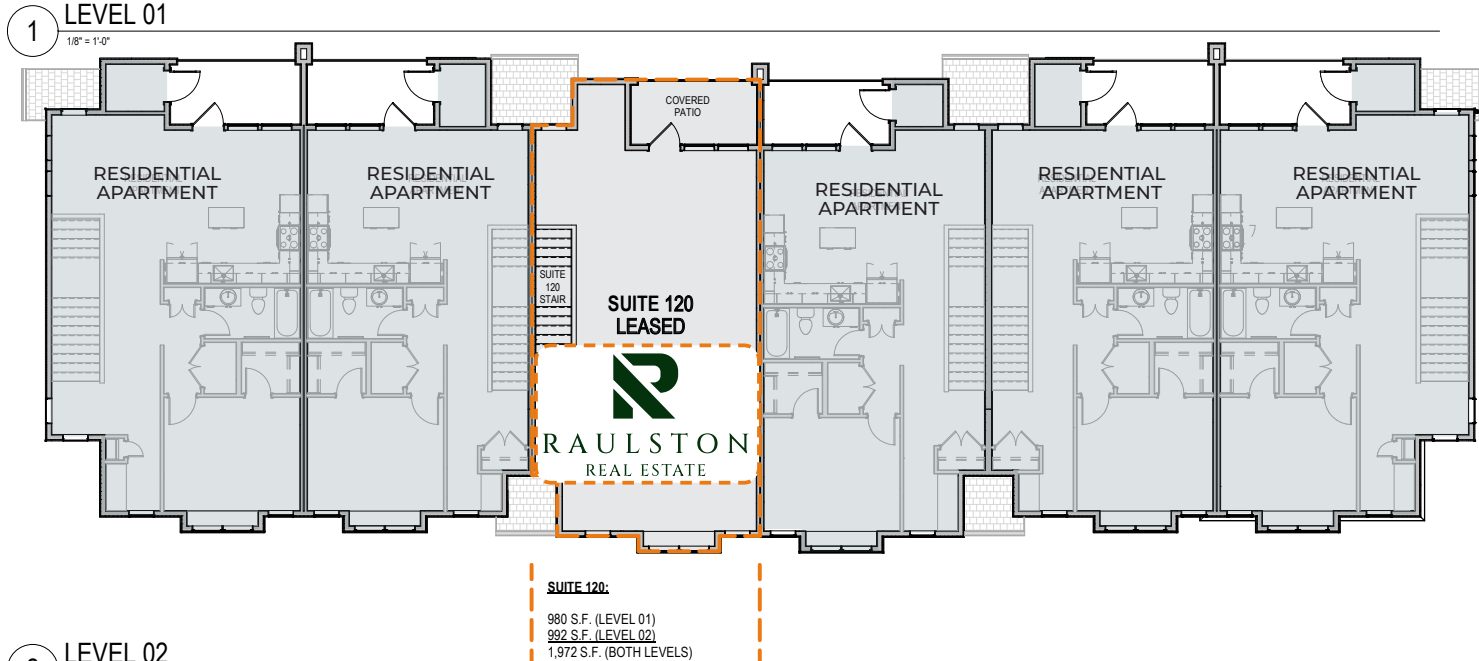


649 N. CLIFF CREEK LANE - FULLY LEASED



**OPTION: COMBINE SUITES 110 & 110 = 1,727 S.F. (TOTAL)

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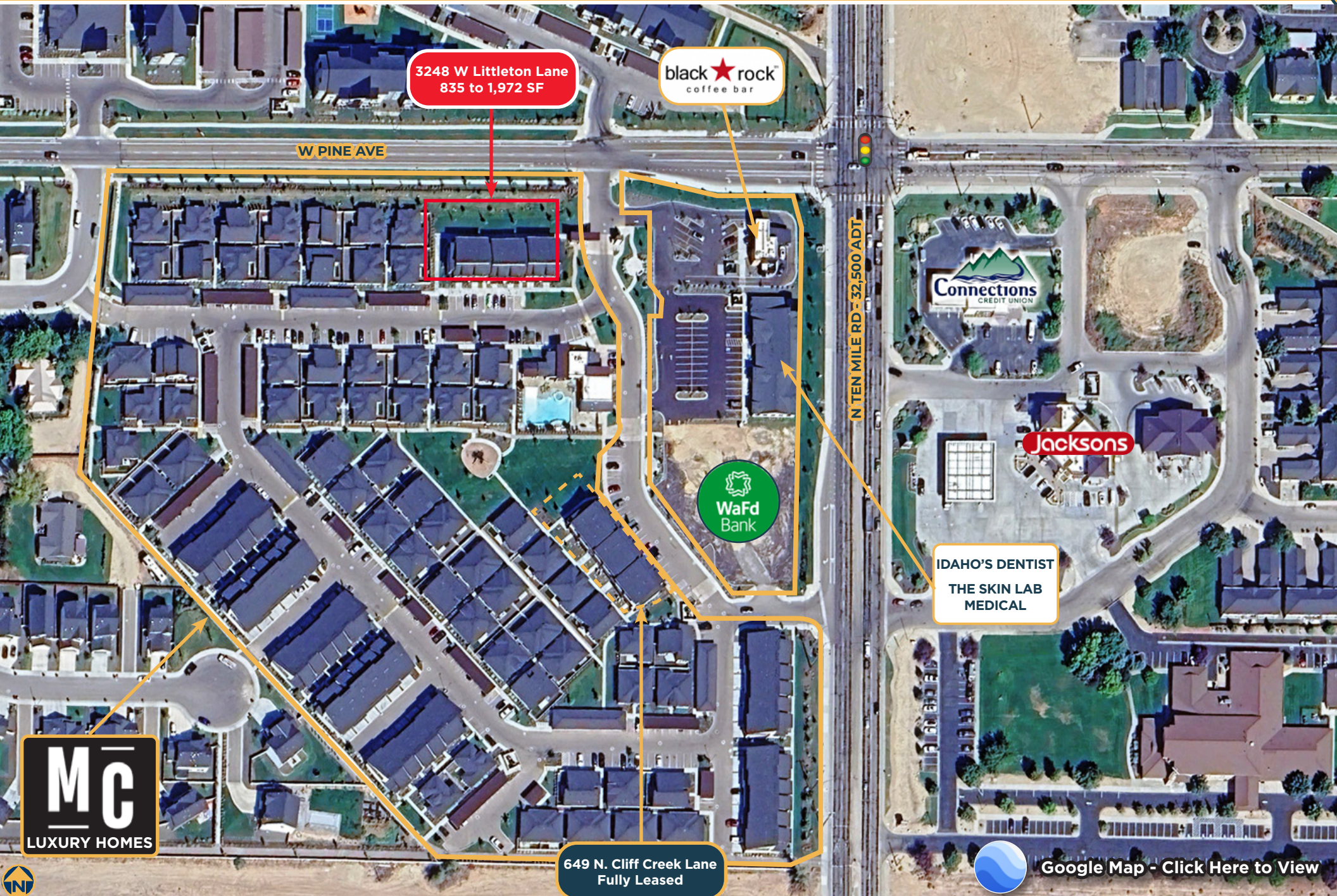


PART OF A NEW MULTI-FAMILY DEVELOPMENT
MODERN CRAFTSMAN TEN MILE - [CLICK HERE TO LEARN MORE](#)

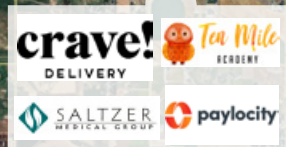


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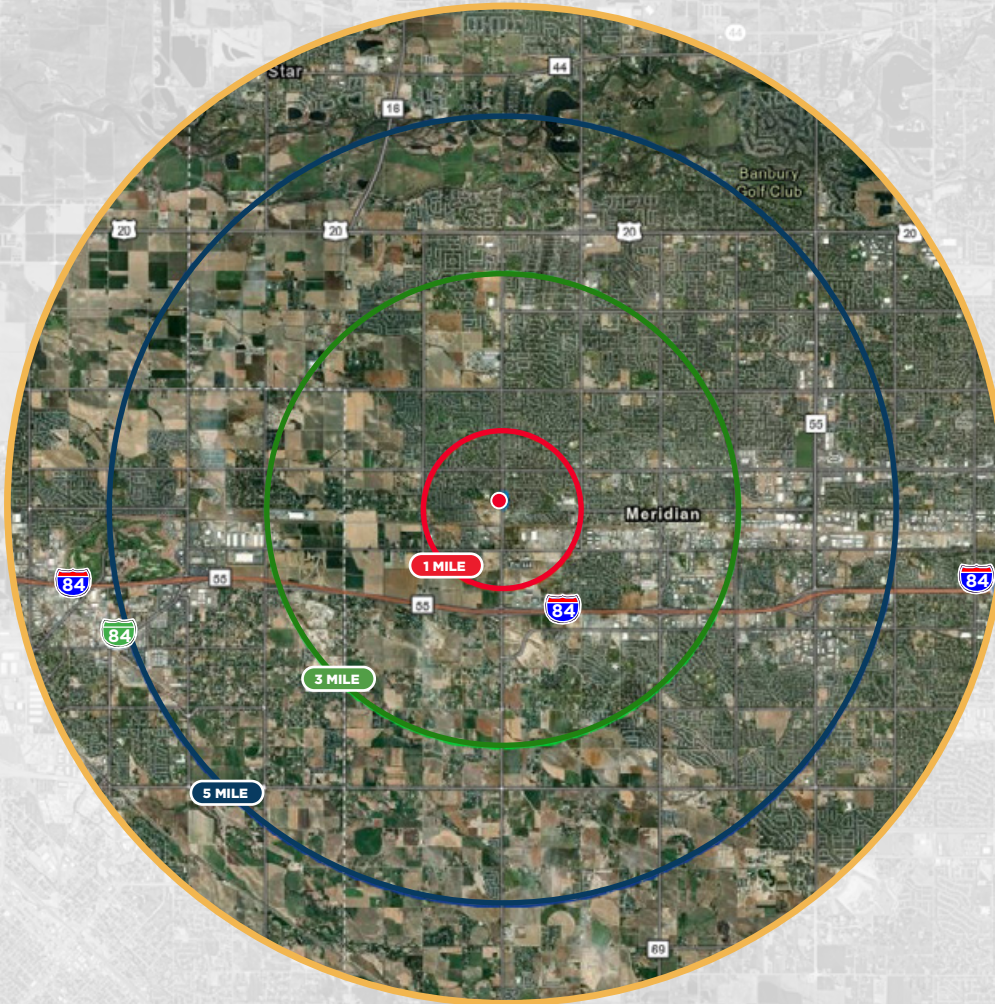
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1, 3 & 5 MILE DEMOGRAPHICS



In the identified area, the current year population is 156,017. In 2020, the Census count in the area was 140,922. The rate of change since 2020 was 3.18% annually. The five-year projection for the population in the area is 169,829 representing a change of 1.71% annually from 2023 to 2028.



12,080
**1 MILE
POPULATION**



\$82,215
**1 MILE
MEDIAN INCOME**



36
**1 MILE
MEDIAN AGE**



70,734
**3 MILE
POPULATION**



\$81,522
**3 MILE
MEDIAN INCOME**



35
**3 MILE
MEDIAN AGE**



156,017
**5 MILE
POPULATION**



\$90,829
**5 MILE
MEDIAN INCOME**



35
**5 MILE
MEDIAN AGE**

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

ABOUT MERIDIAN, IDAHO

Idaho's fastest growing city since 1994, Meridian is Idaho's epicenter of progress and prosperity. Named America's best city to live in by USA Today, the Boise Metro's central city has proven to hold a little something for everyone. With the continued evolution of mixed-use commercial space like the Village at Meridian and Ten Mile Crossing, and suburban development happening throughout the area at lightning speed, Meridian offers a cultural cohesion of strong historical roots and emerging potential.

Home to some of the region's top employers and emerging companies, Meridian is a place where companies and people feel good putting down roots. Families, young professionals and retirees alike can all find affordable housing, accessible entertainment and enjoyable amenities in Meridian.

Learn More By Clicking Below



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 download the complete Boise Valley Regional Overview:

<https://bvvp.org>



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