FOR SALE - LEASE - BUILD TO SUIT

75 SOUTH TEN MILE ROAD, MERIDIAN, IDAHO 83642

DISCOVERY

- NEGOTIABLE RATES & PRICING
- 1,200 - 20,000 SF SPACES
- 0.5 - 3 ACRE PADS



DISCOVERY MIXED-USE DEVELOPMENT

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PROPERTY HIGHLIGHTS

- **LEASE & BUILD TO SUIT: 1,200 - 20,000 SF**
  PAD SITES: 0.5 - 3 ACRES
- **559 RESIDENTIAL UNITS - STARTING Q2-2026**
  166,425 SF OF COMMERCIAL
- **NEGOTIABLE RATES, TERMS, & PRICES**
- **TEN MILE & FRANKLIN FRONTAGE - 49,000 ADT**
- **RETAIL, RESTAURANT, OFFICE, SERVICE**
- **±36 ACRE MIXED-USE DEVELOPMENT**
- **SMALL - BIG BOX & MULTI-TENANT**
- **ENCOMPASSED BY OVER 1,500 NEW & EXISTING SINGLE & MULTIFAMILY RESIDENCES, LESS THAN 0.5 MILES FROM I 84 ON-OFF RAMP 42**

LISTING DETAILS

- New 36 acre mixed-use development including 559 units of residential housing (breaking ground Q2-2026) and 166,425 SF of single tenant/multi-tenant retail & office spaces from 1,200 to 20,000 SF & pads from .5 to 3 acres, *View Drone Footage Here*
- Current co-tenants include Mattress Firm, Starbucks, Grocery Outlet, Frontier Credit Union, Heartland Dental, Capriotti's Sandwich Shop, UPS Store, First Watch, & Panda Express - new restaurant pending in building 6
- Prime location for retail, restaurant & service related industries, just west of Happy Teriyaki, Epic Shine Carwash, Primary Health, Scheels', V's Barbershop, Idaho Central Credit Union, Valvoline, Dutch Bros, Cafe Zupas, Blaze Pizza, Costa Vida & Chick-fil-A
- Directly in the path of growth, surrounded by new & proposed residential developments - over 1,500 units - *Click Here for 360 View*
- Across from The Lofts @ Ten Mile "Luxury Living" – Built in 2019 - 4 stories with 240 units – Rent: $1,341.00 to $1,806.00/Month
- Excellent visibility at a newly designed signalized intersection, Ten Mile & Franklin Roads - both major thoroughfares, high traffic area with direct access to Interstate 84 Exit 42 which connects the Treasure Valley - *Google Map View*
- Located north of the new Ten Mile Crossing - which includes medical, retail, restaurants and professional service providers

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VIEW DRONE FOOTAGE



PROJECT SUMMARY

COMMERCIAL COMPONENT	
QSR Pad Buildings 1-3	8,450 SF
Commercial C1 - C8	114,400 SF
Mixed-Use Commercial MU1 - MU5	28,600 SF
Recreation Center	14,975 SF
Total Commercial Use	166,425 SF
Parking Required	324 Spaces
Parking Provided	505 Spaces
RESIDENTIAL - GROUND BREAKING Q2-2026	
High Density Apartments HD1 - HD3	376 Units
1 BR - 242 Units = 64%	
2 BR - 134 Units = 36%	
Flats B1 - B3	126 Units
1 BR - 84 Units = 67%	
2 BR - 42 Units = 33%	
Townhomes D1 - D3	
1 BR - 84 Units = 67%	
Mixed-Use Apartments	33 Units
1 BR - 22 Units = 67%	
2 BR - 11 Units = 33%	
Total Residential Units	559 Units
Parking Required	923 Spaces
Parking Provided	956 Spaces

PAD SITES FOR SALE & LEASE - BUILD TO SUIT OPTIONS



FOR SALE - LEASE - BUILD TO SUIT

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PHASE 2 - CONCEPTUAL SITE PLAN - 1,300 TO 6,200 SF



#4 - 4,350 SF BLDG ELEVATION



#3 - 6,200 SF BLDG ELEVATION



#6 - 7,200 SF BLDG ELEVATION



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JOIN GROCERY OUTLET, STARBUCKS, FRONTIER CREDIT UNION, HEARTLAND DENTAL, CAPRIOTTI'S, UPS STORE, FIRST WATCH, MATTRESS FIRM, & PANDA EXPRESS















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A MAJORITY OF NEW TENANTS NOW OPEN - CONSTRUCTION UNDERWAY ON ADDITIONAL BUILDINGS - FRONTIER CREDIT UNION OPENING SOON















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PROMINENT BUILDING & MONUMENT SIGNAGE INCLUDED ON TEN MILE & FRANKLIN









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±36 ACRE MIXED-USE DEVELOPMENT - TEN MILE & FRANKLIN FRONTAGE - 49,000 ADT



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PRIME LOCATION FOR RETAIL, RESTAURANT & SERVICE RELATED INDUSTRIES









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EXCELLENT VISIBILITY AT A SIGNALIZED INTERSECTION - SURROUNDED BY GROWTH



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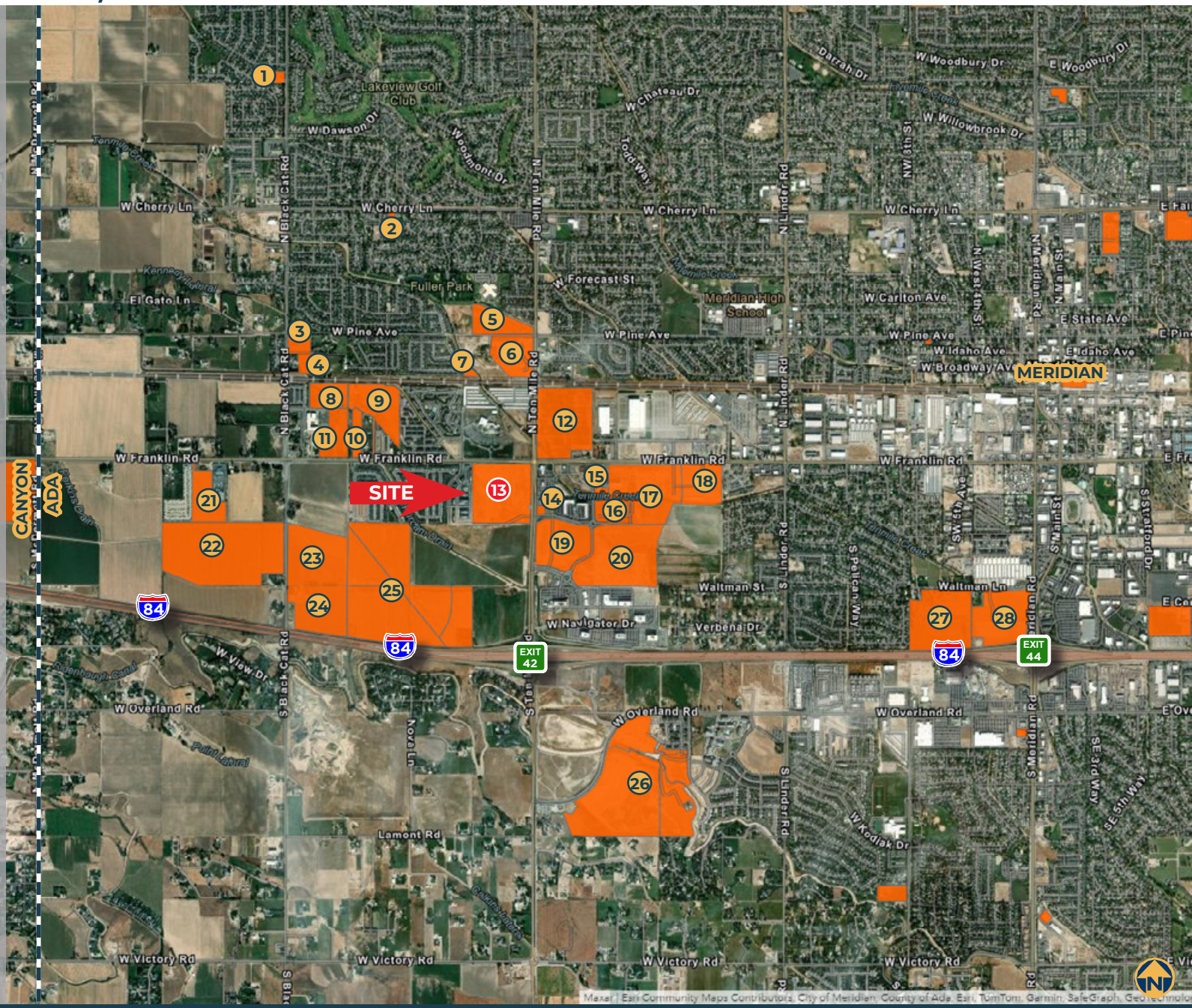
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IN THE PATH OF GROWTH, SURROUNDED BY NEW RESIDENTIAL DEVELOPMENTS

1. JULIA - 15 LOTS
2. CROWLEY PARK - 5 LOTS
3. HORSE MEADOWS - 29 LOTS
4. ALEXANDER LANDING - 28 LOTS
5. FOXCROFT - 4 LOTS
6. MILE HIGH PINES - 12 LOTS
7. PINEDALE - 14 LOTS
8. AVIATOR - 120 LOTS
9. NEWKIRK NEIGHBORHOOD - 71 LOTS
10. ALAMAR - 46 LOTS
11. MODERN CRAFTSMAN FRANKLIN - 1 LOT
12. GATEWAY AT TEN MILE - 27 LOTS
13. OUTER BANKS (SUBJECT) - 21 LOTS
14. DUTCH BROS AT TEN MILE - 1 LOT
15. TM CREEK P3 - 1 LOT
16. TM CREEK EAST APARTMENTS - 1 LOT
17. TM CENTER 1 OF 4 - 19 LOTS
18. TM CENTER 2 OF 4 - 14 LOTS
19. TM CENTER 3 OF 4 - 25 LOTS
20. TM CENTER 4 OF 4 - 25 LOTS
21. SHOEMAKER FRANKLIN - 15 LOTS
22. BLACK CAT INDUSTRIAL - 75 LOTS
23. AVANI NEIGHBORHOOD - 256 LOTS
24. FARMSTONE CROSSING - 6 LOTS
25. VANGUARD VILLAGE 1-5 - 413 LOTS
26. SOUTHRIDGE - 594 LOTS
27. TANNER CREEK - 150 LOTS
28. I-84 AND MERIDIAN ROAD - 30 LOTS



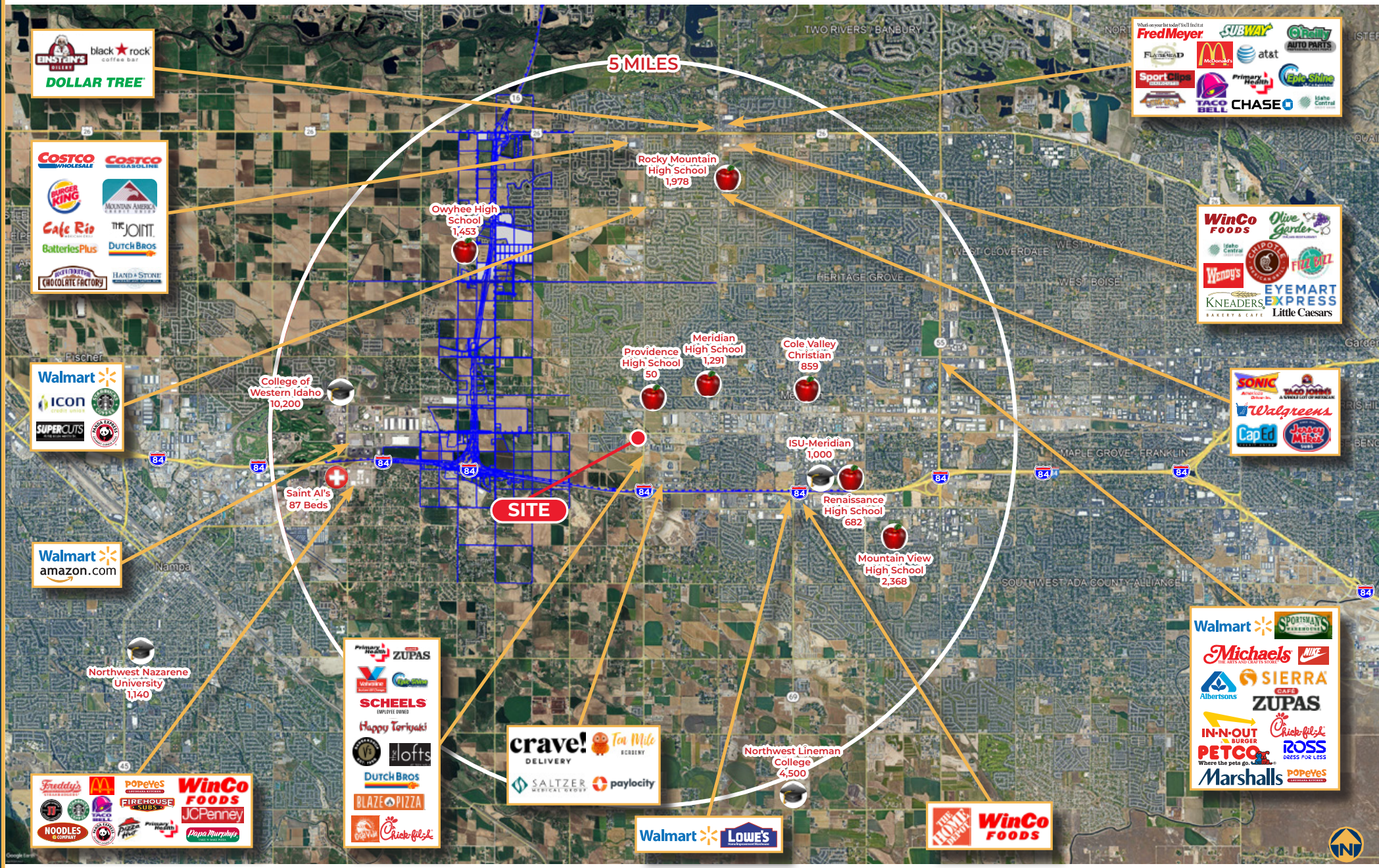
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MINUTES FROM INTERSTATE 84 IN A HIGH TRAFFIC TRADE AREA



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1, 3 & 5 MILE DEMOGRAPHICS & RETAIL DEMAND OUTLOOK

5 MILE SNAPSHOT

160,418
POPULATION

57,334
HOUSEHOLDS

$99,227
MEDIAN HH INCOME

$129,537
AVERAGE HH INCOME

63,226
DAYTIME POPULATION

In the identified area, the current year population is 160,418. In 2020, the Census count in the area was 138,390. The rate of change since 2020 was 3.54% annually. The five-year projection for the population in the area is 179,211 representing a change of 2.24% annually from 2024 to 2029.

The household count in this area has changed from 48,643 in 2020 to 57,334 in the current year, a change of 3.94% annually. The five-year projection of households is 65,034, a change of 2.55% annually from the current year total. Average household size is currently 2.78, compared to 2.82 in the year 2020. The number of families in the current year is 42,222 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW



RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW



esri

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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5, 10 & 15 MINUTE DRIVE-TIME DEMOGRAPHICS

15 MINUTE SNAPSHOT

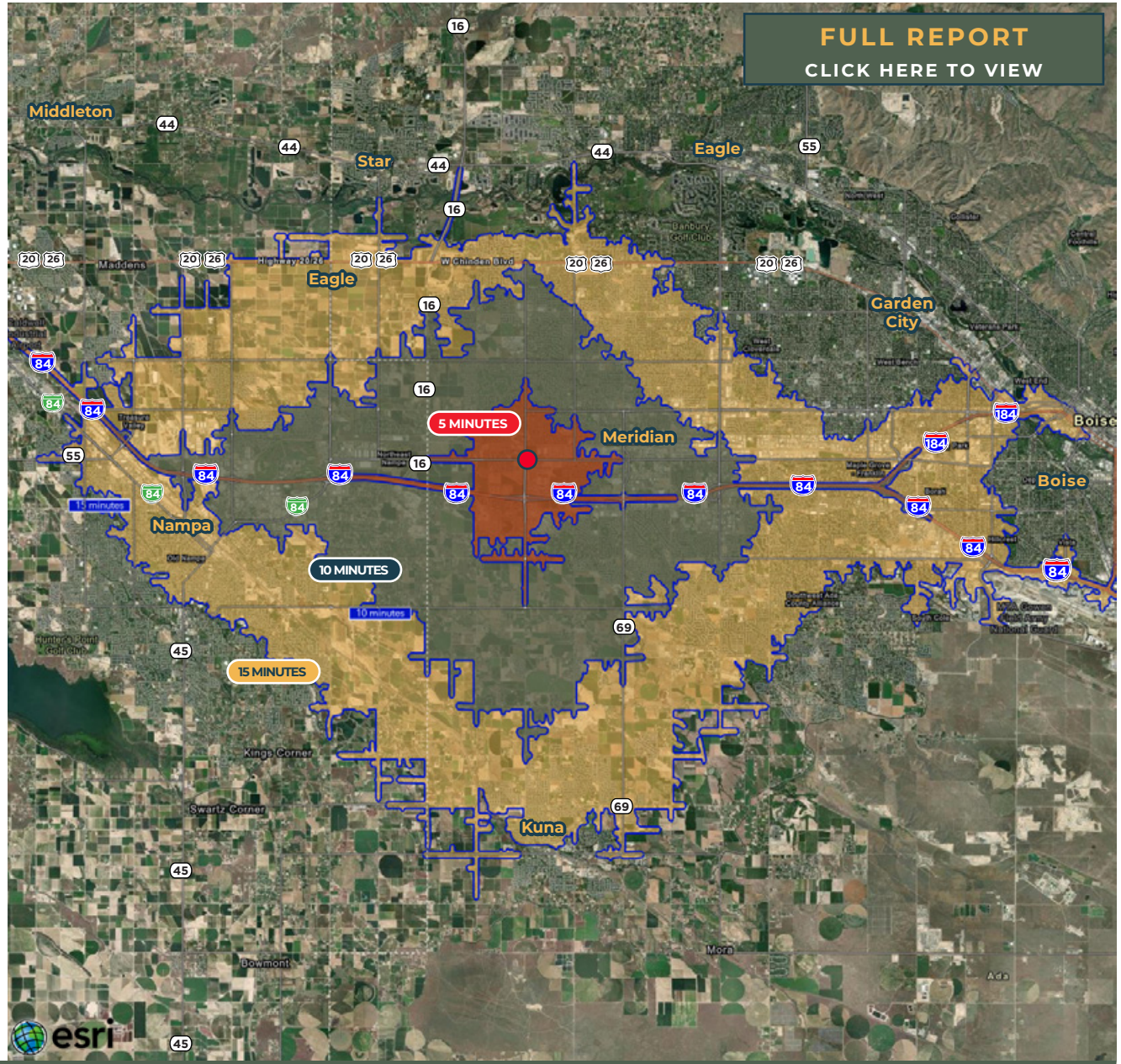
306,415
POPULATION

110,713
HOUSEHOLDS

$84,278
MEDIAN HH INCOME

$113,028
AVERAGE HH INCOME

173,118
DAYTIME POPULATION



Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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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

MERIDIAN CHAMBER OF COMMERCE

MERIDIAN development corp
REVIVE • RENEW • REDEFINE

MERIDIAN IDAHO

REGIONAL INFORMATION - 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://bvep.org/regional-overview/

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