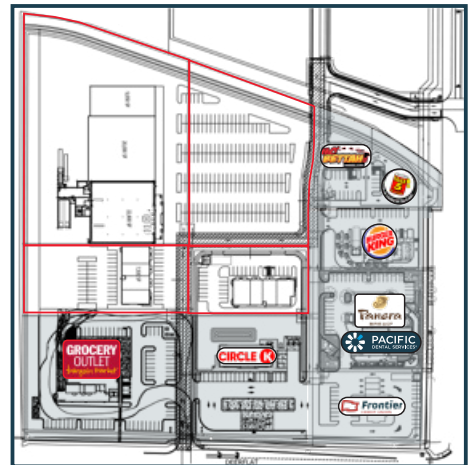




JOIN GROCERY OUTLET,  
BURGER KING, PANERA,  
MO'BETTAH'S & TAKE 5



RETAIL - RESTAURANT - OFFICE  
PAD SALE | LEASE | BUILD-TO-SUIT SUITES

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



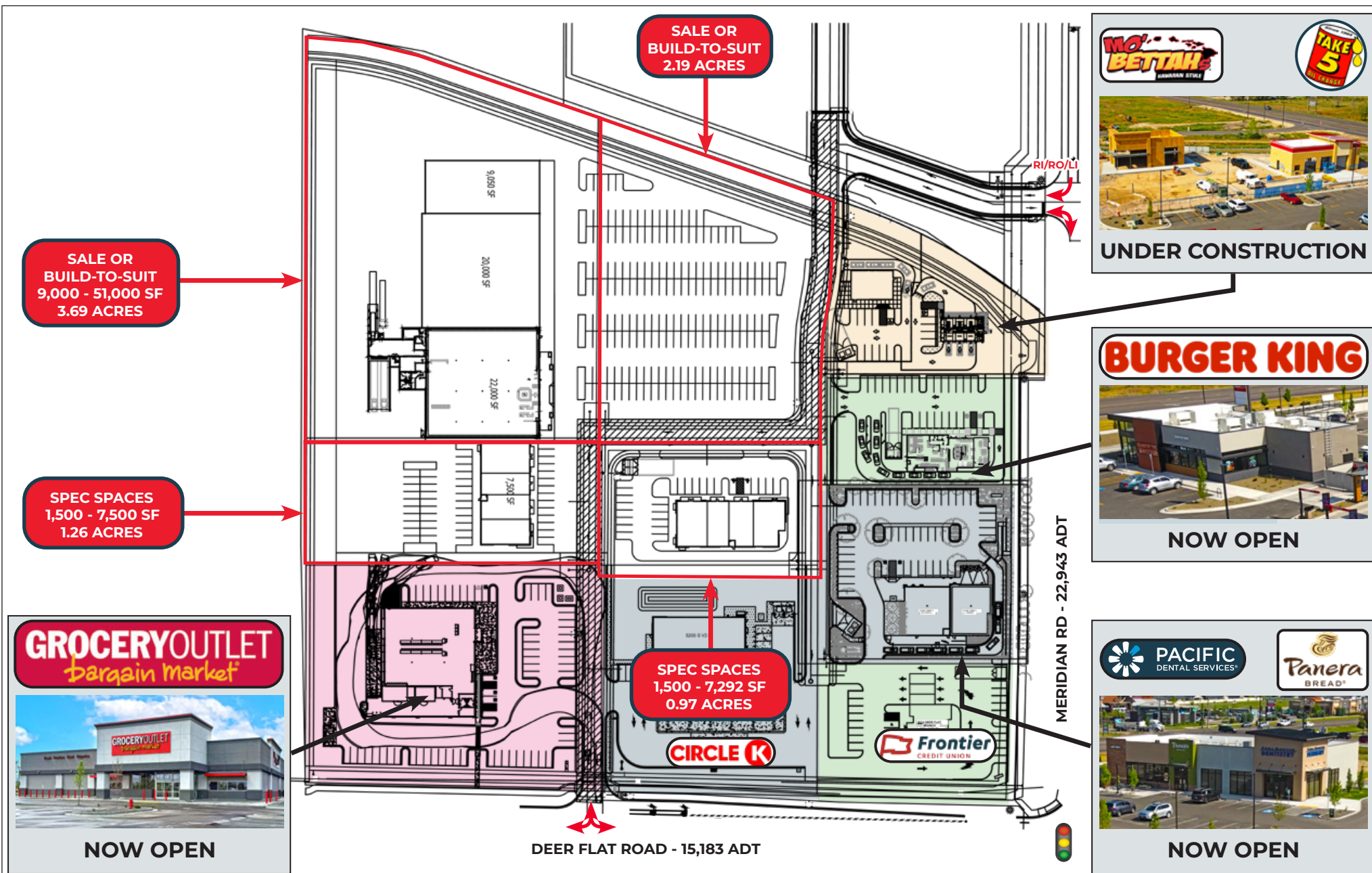
**LISTING DETAILS &  
PROPERTY HIGHLIGHTS**

<b>BUILD TO SUIT:</b>	1,500 - 51,000 SF Space
<b>PAD SIZE RANGE:</b>	0.97 - 3.69 Acres
<b>OPTIONS:</b>	Sale, Lease, Ground Lease, BTS
<b>RATES &amp; PRICING:</b>	Negotiable, Contact Agents
<b>ZONING:</b>	City-of-Kuna C-2
<b>POTENTIAL USES:</b>	Retail, Restaurant, Office
<b>PARKING:</b>	On-Site - Ample
<b>MULTI-TENANT:</b>	In-Line & End-Cap Options
<b>FRONTAGE:</b>	Meridian & Deer Flat
<b>ANCHORS:</b>	Grocery Outlet, Burger King, Panera, Mo'Bettah's, Take 5
<b>TRAFFIC COUNTS:</b>	22,943 ADT & 15,183 ADT
<b>AVAILABILITY:</b>	Immediate

- The Paul Bunyan development is located on the northwest corner of Deer Flat & Meridian Road - Join Grocery Outlet, Take 5, 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 38,126 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>



**POTENTIAL SITE LAYOUT**  
 SEVERAL DESIGN OPTIONS AVAILABLE



**HIGH VISIBILITY AT A SIGNALIZED  
INTERSECTION, HIGH TRAFFIC AREA**



**JOIN GROCERY OUTLET, BURGER KING,  
PANERA, MO'BETTAH'S & TAKE 5**



**HIGH VISIBILITY AT A SIGNALIZED INTERSECTION, HIGH TRAFFIC AREA**



[360 Aerial View - Click Here](#)





**ENCOMPASSED BY NEW AND RECENTLY PLATTED SUBDIVISIONS**

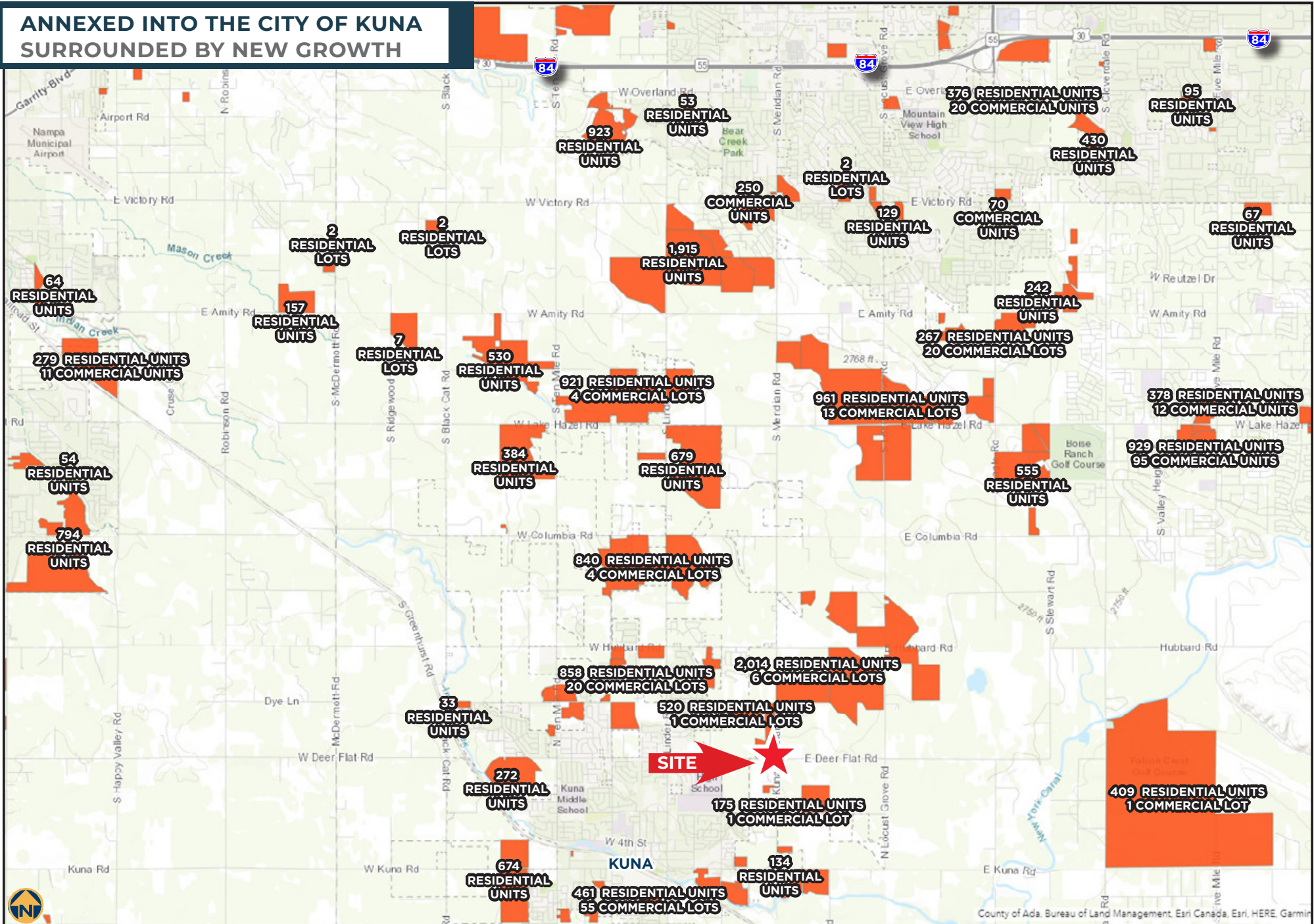


**BI-MART**  
 Great Clips  
 Idaho Central Credit Union  
 Little Caesars  
 McDonald's

COMMERCIAL TIRE  
 FIRST CHOICE  
 DOLLAR TREE  
 TSC TRACTOR SUPPLY CO  
 Goody Auto Parts  
 TACO BELL  
 Wendy's  
 Smokey Mountain Pizzeria Grill

CapEd  
 D & B  
 Falcon Point DENTAL CARE  
 Cafe Rio MEXICAN GRILL  
 Jersey Mike's Subs  
 Kuna Kids DENTISTRY  
 DELTACO Primary Health

**ANNEXED INTO THE CITY OF KUNA  
 SURROUNDED BY NEW GROWTH**



**1, 3 & 5 MILE DEMOGRAPHICS  
& RETAIL DEMAND OUTLOOK**

**5 MILE SNAPSHOT**

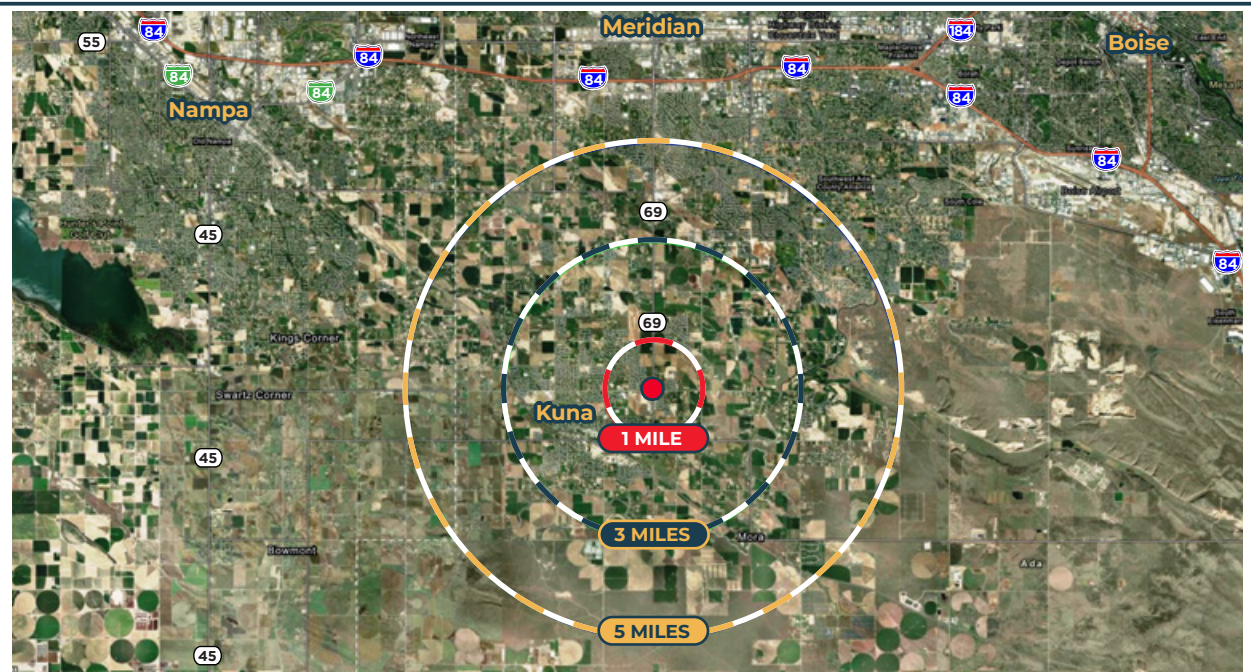
66,584  
**POPULATION**

22,707  
**HOUSEHOLDS**

\$105,957  
**MEDIAN HH INCOME**

\$142,064  
**AVERAGE HH INCOME**

5,292  
**DAYTIME POPULATION**



**1, 3 & 5 MILE DEMOGRAPHICS**  
CLICK BELOW TO VIEW

**RETAIL DEMAND OUTLOOK**  
CLICK BELOW TO VIEW



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

**5, 10 & 15 MINUTE DRIVE-TIME  
DEMOGRAPHICS INFORMATION**

**10 MINUTE SNAPSHOT**

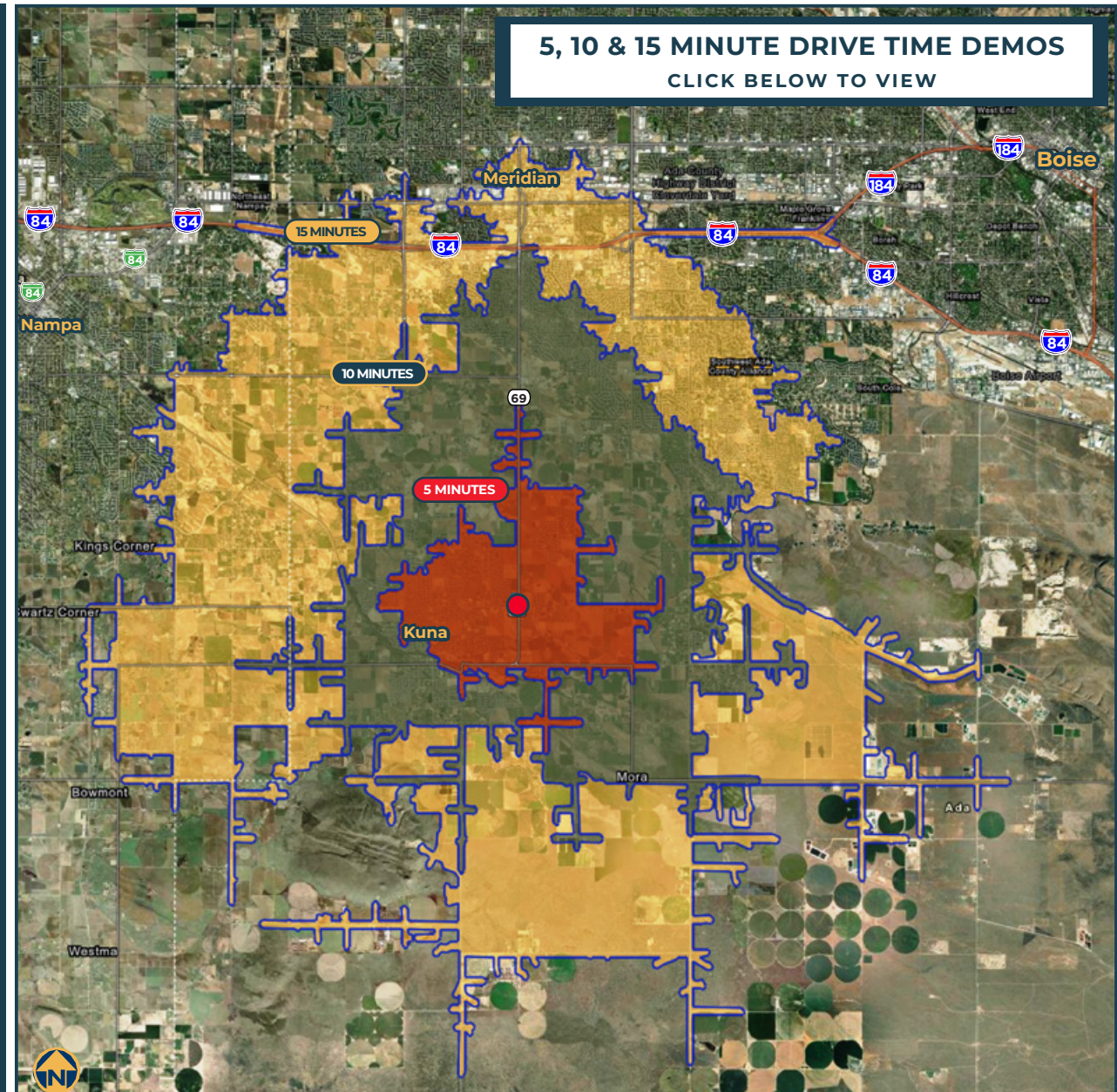
62,790  
**POPULATION**

21,108  
**HOUSEHOLDS**

\$109,417  
**MEDIAN HH INCOME**

\$147,590  
**AVERAGE HH INCOME**

5,946  
**DAYTIME POPULATION**



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

**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](https://bit.ly/45eyYg1)



*Click here to download the complete Boise Valley Regional Overview:*

<https://bit.ly/45eyYg1>



**SUMMIT**  
COMMERCIAL  
REAL ESTATE GROUP



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