

FOR LEASE UP TO 16,000 SF

JOIN PLANET FITNESS

1600 North Main Street
Meridian, ID 83642

ANDREA NILSON

Executive Director
+1 208 890 4028
andrea@summitcreg.com

LEANN HUME, CCIM, CLS, CRRP

Executive Director
+1 208 890 1089
leann@summitcreg.com

JULIE KISSLER

Associate Director
+1 208 794 2746
julie@summitcreg.com



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PROPERTY HIGHLIGHTS

AVAILABLE	Up To 16,000 SF
LEASE RATE	Negotiable
LEASE TERMS	Flexible
LEASE TYPE	NNN
T.I. ALLOWANCE	Negotiable
PROPOSED USE	Retail, Office, Service
SIGNAGE AREAS	Building & New Pylon
TRAFFIC COUNTS	7,800 & 30,000 ADT

PARKING	Open - Shared
TOTAL BUILDING	41,150 SF
DEVELOPMENT SIZE	2.72 Acres
PARCEL NUMBER	S1107223200
ZONING	City of Meridian-C-C
AMENITIES	2 Loading Docks
STATUS	Open Shell Condition
LOCKBOX	No, Contact Agents

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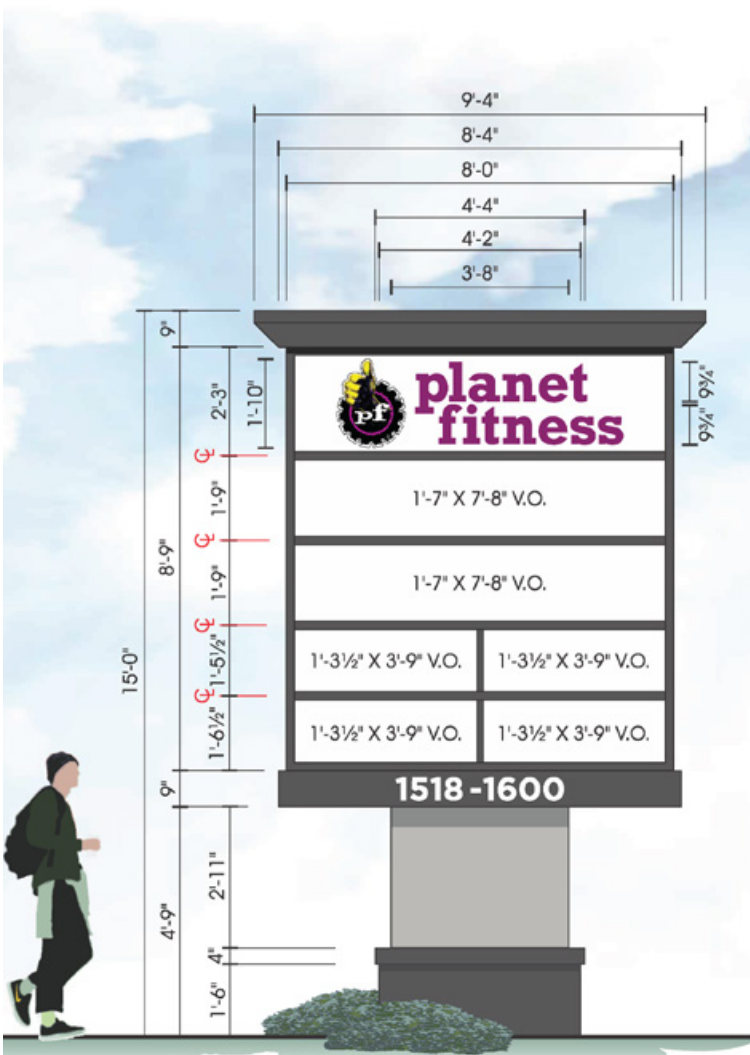
LISTING DETAILS

- **±16,000 SF space is an open shell - ready for TI's** - space includes new pylon signage & existing drive-down & dock high access
- **New Planet Fitness now open**, other co-tenants include AutoZone, Wells Fargo, Jack in the Box, Johnny's Pizza, & Phở House
- **Facade redevelopment project included** a new dedicated entry and highly visible building signage areas
- **Strong retail synergy**, surrounded by several local, regional, and national tenants and professional service providers - strong demographic profile - [Click Here to View](#)
- **Located at the busy signalized intersection** of Fairview Avenue & Main Street - 2 major thoroughfares servicing the Meridian area
- **West of one of the busiest intersections in the State of Idaho** (Eagle Road & Fairview Avenue), the location of major retail developments including The Village at Meridian, Meridian Crossroads, Meridian Town Center & the Millstone Market Place - [Google Map View](#)
- **Contact agents** to discuss negotiable tenant improvements, lease terms, potential uses, and to schedule a walk-through today!

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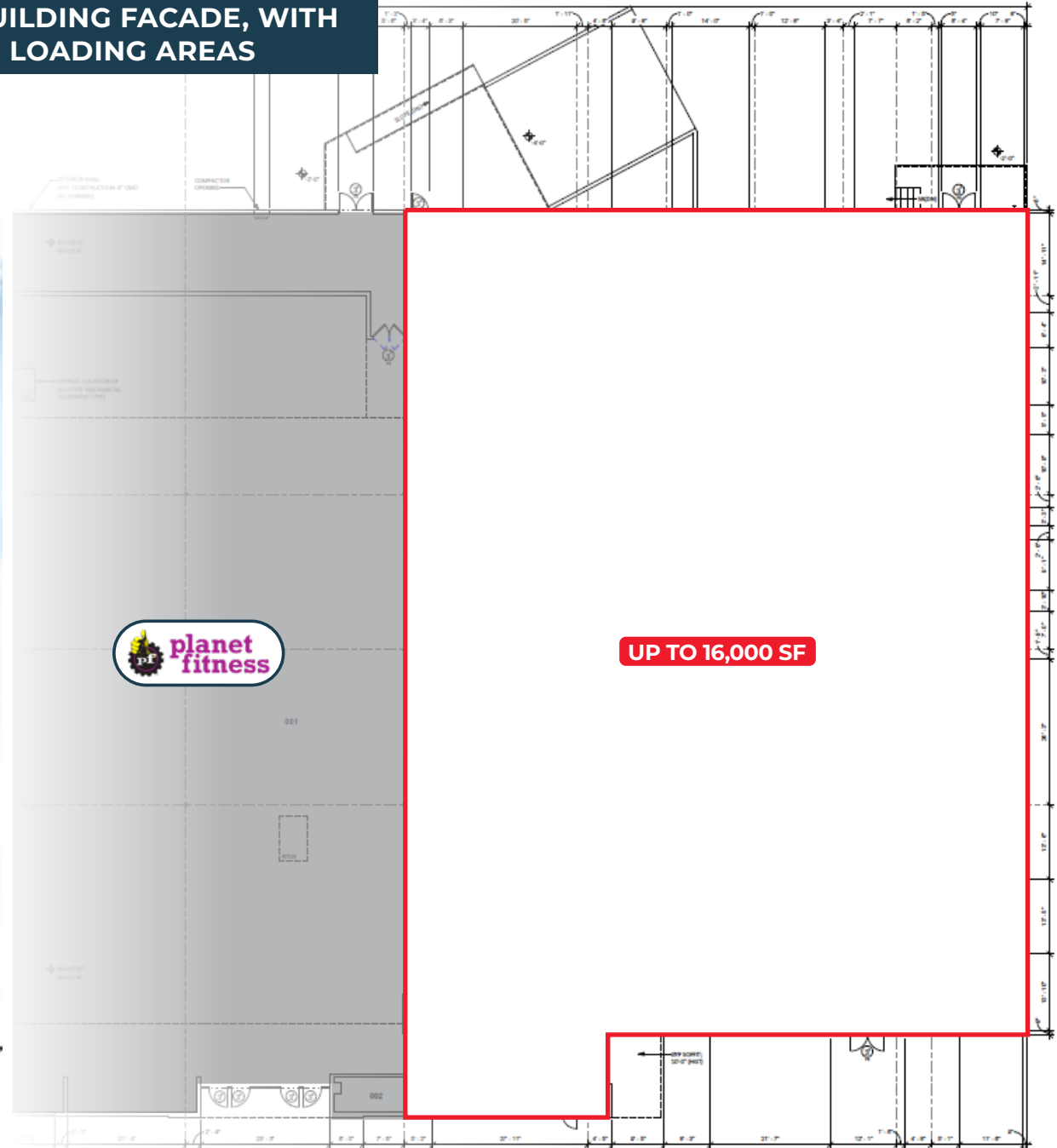
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±16,000 SF - REDESIGNED PYLON & BUILDING FACADE, WITH EXISTING DOCK-HIGH & DRIVE-DOWN LOADING AREAS



DOUBLE FACE INTERNALLY ILLUMINATED PYLON SIGN
15'-0" TALL AND 70 SQ. FT.

SCALE 3/8" = 1'-0"



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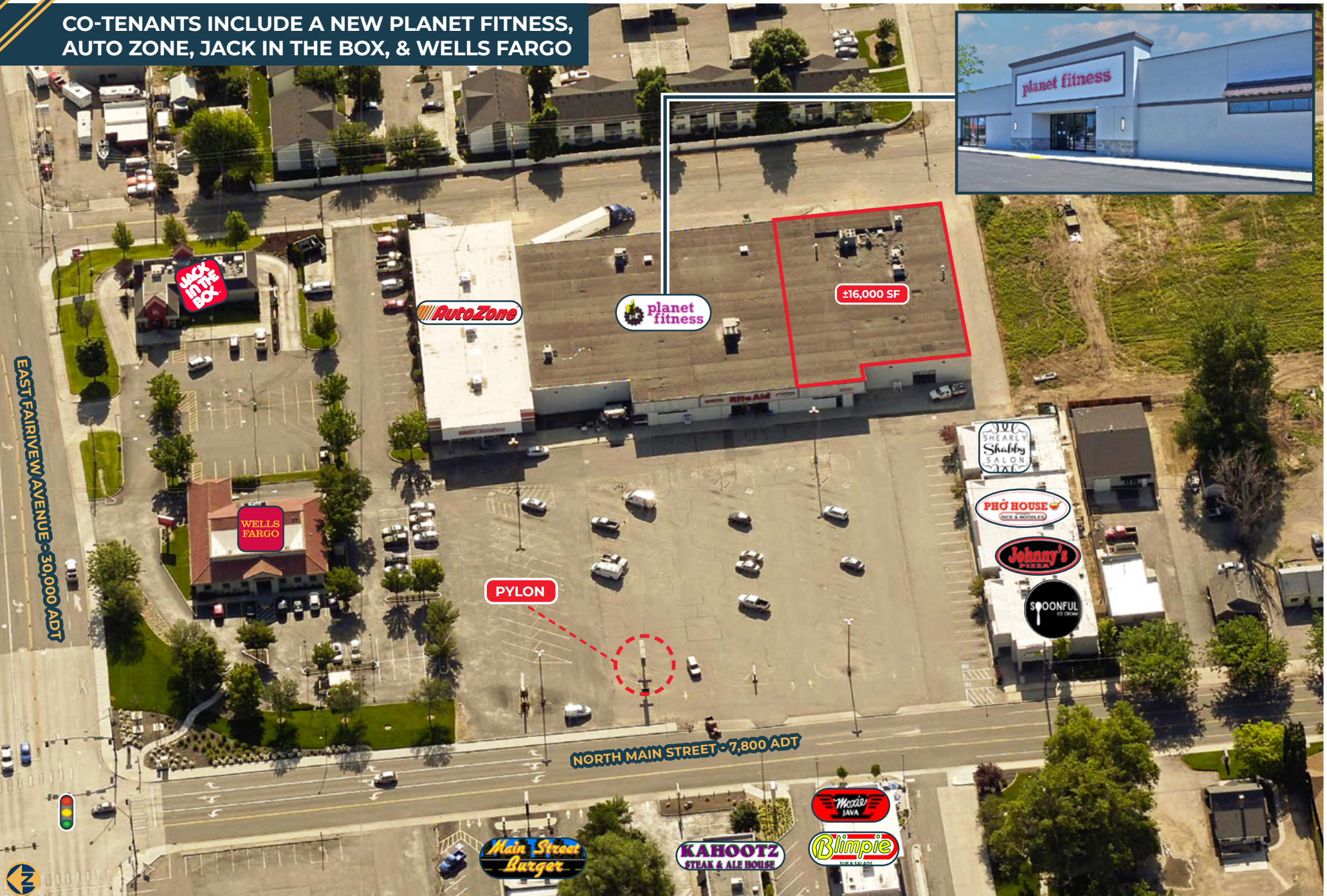
BUILDING FACADE REDESIGN COMPLETED
PLANET FITNESS NOW OPEN



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CO-TENANTS INCLUDE A NEW PLANET FITNESS,
AUTO ZONE, JACK IN THE BOX, & WELLS FARGO



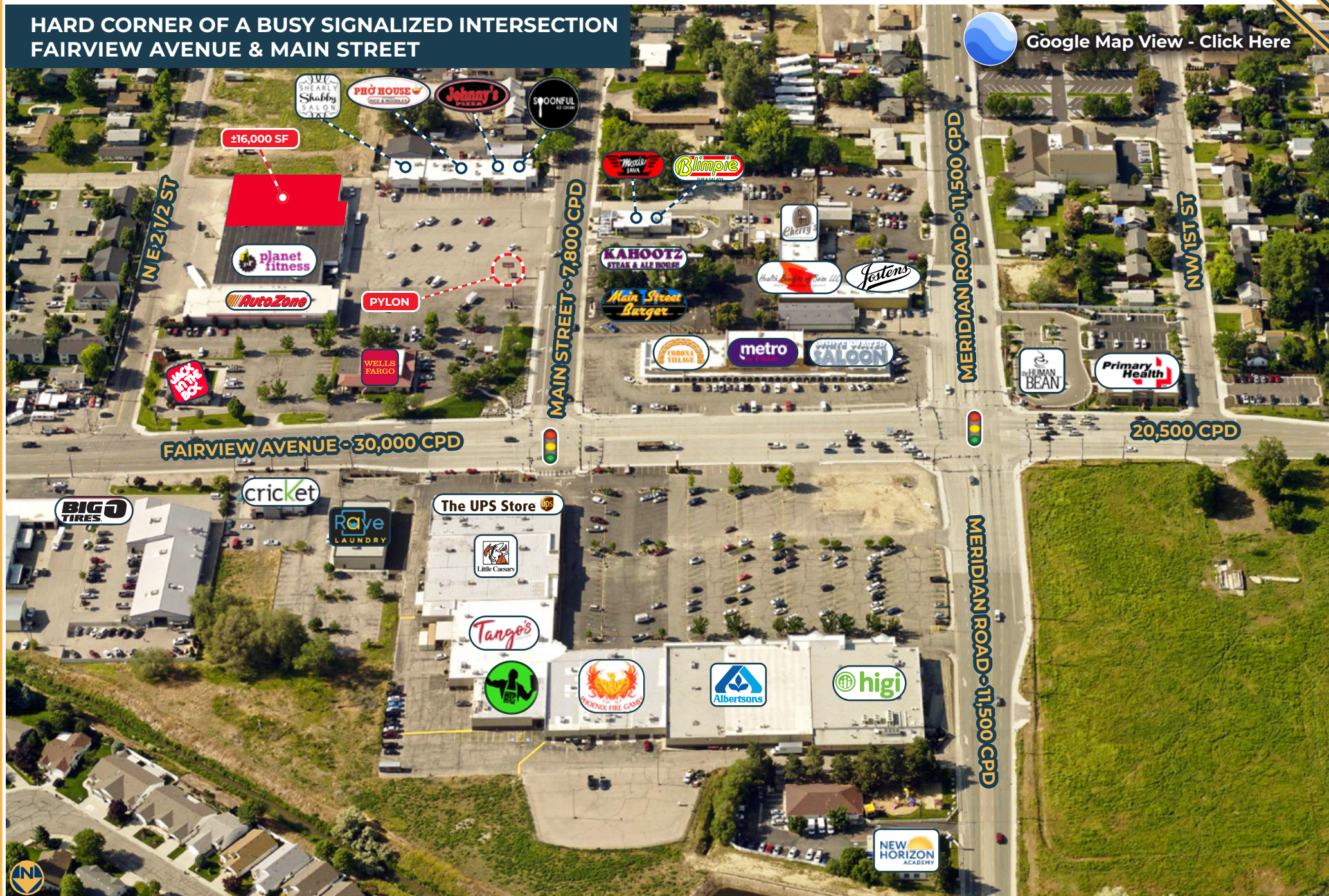
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HARD CORNER OF A BUSY SIGNALIZED INTERSECTION
FAIRVIEW AVENUE & MAIN STREET



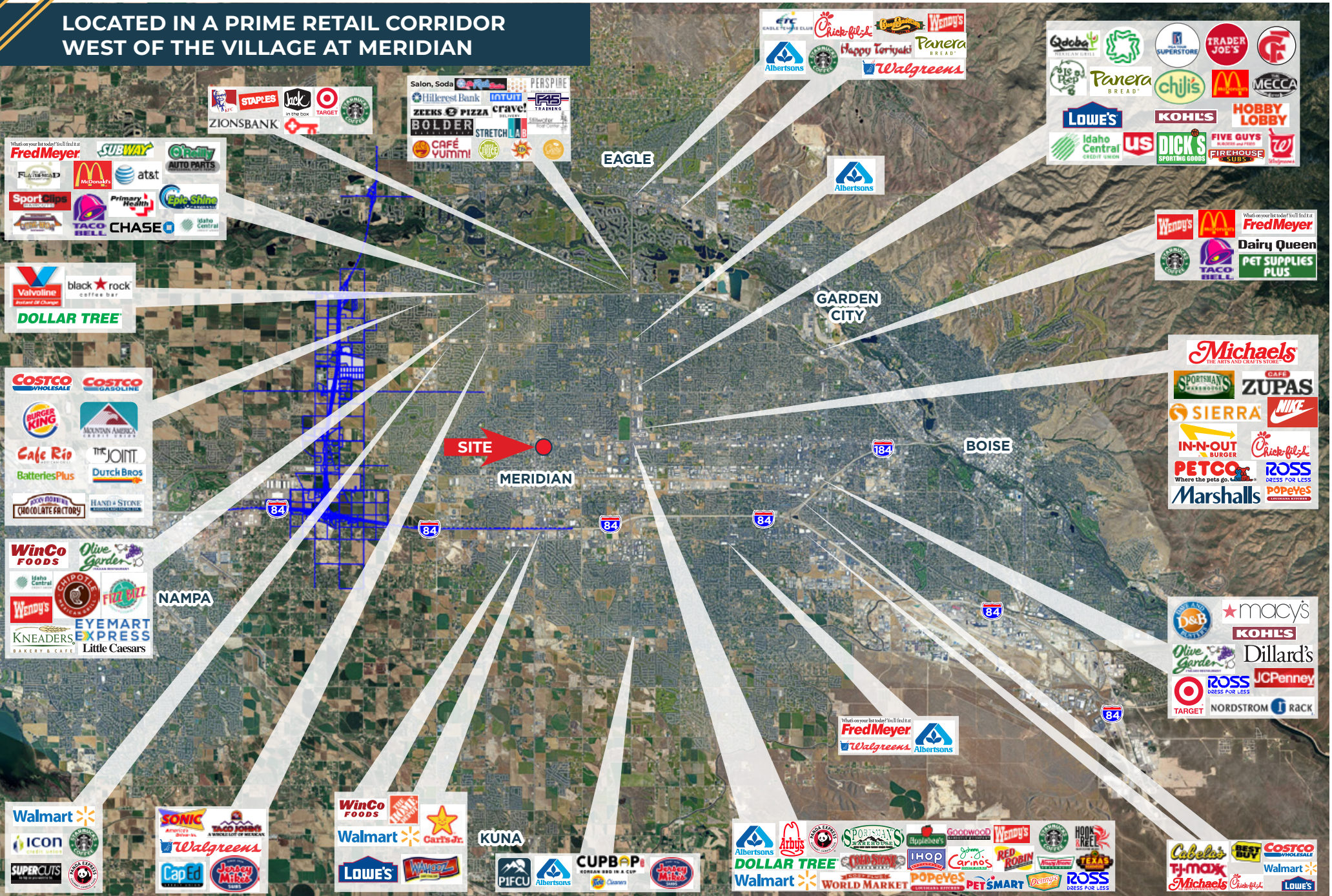
[Google Map View - Click Here](#)



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LOCATED IN A PRIME RETAIL CORRIDOR
WEST OF THE VILLAGE AT MERIDIAN



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1, 3 & 5 MILE DEMOGRAPHICS & RETAIL DEMAND OUTLOOK

3 MILE SNAPSHOT - 2025

106,130
POPULATION

\$101,652
MEDIAN HH INCOME

48,758
DAYTIME POP

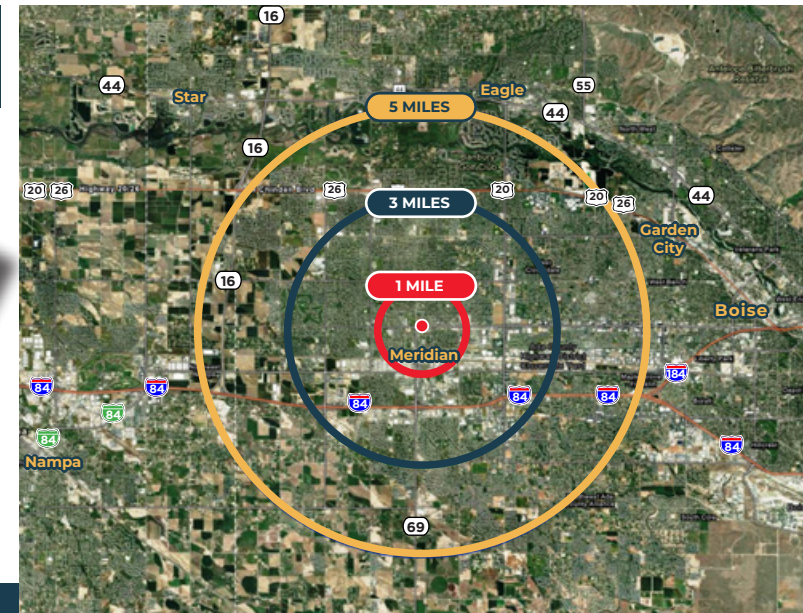
39,419
HOUSEHOLDS

\$131,809
AVERAGE HH INCOME

36
MEDIAN AGE

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.



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5, 10 & 15 MINUTE DRIVE-TIME DEMOS & COMMUNITY SUMMARY

10 MINUTE SNAPSHOT - 2025

126,773
POPULATION

\$101,560
MEDIAN HH INCOME

54,408
DAYTIME POP

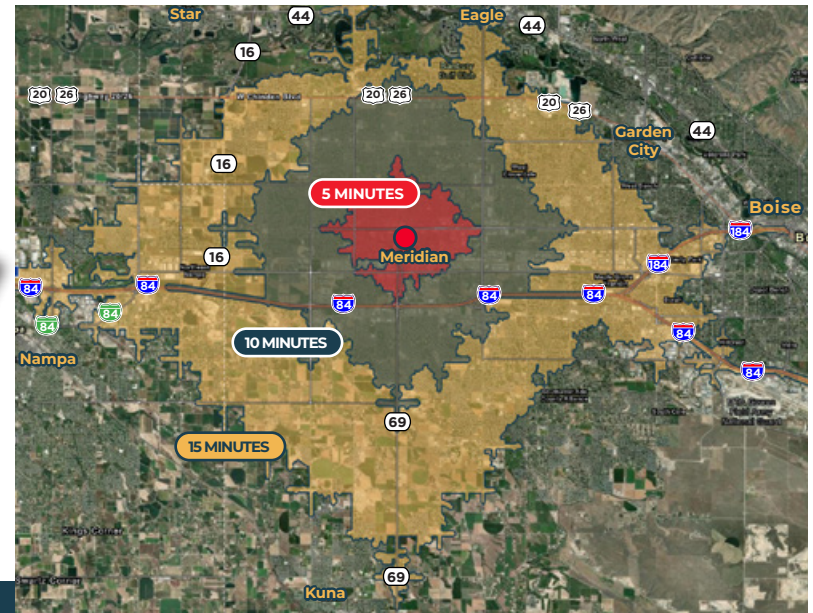
47,053
HOUSEHOLDS

\$131,084
AVERAGE HH INCOME

37
MEDIAN AGE

5, 10 & 15 MIN DRIVE-TIME DEMOS
CLICK BELOW TO VIEW

COMMUNITY SUMMARY
CLICK BELOW TO VIEW



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



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. **Contact BVEP** - <https://bvep.org/>



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



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TREASURE VALLEY NATIONAL ACCOLADES

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look at our latest recognition. **View All Accolades Here:** <https://bvep.org/>

**Top U.S. Cities for
Job Growth**

NewHomeSource
July, 2025

**#5 Best City for
Work Life Balance**

Coworking Cafe
July 2025

**Top 20 Mid-Sized
Cities on the Rise**

LinkedIn News
July 2025

**Idaho Ranked
#2 in Top Job
Growth**

U.S Bureau of
Labor Statistics
July 2025

**Nampa, ID Top 100
Best Places to Live
in the U.S**

Livability
July 2025

**Top 25 U-Haul
Growth Metros**

U-HAUL
January 25

**#1 Best City for
Working Families**

ELEVATE
February 2025

**#23 Fastest
Growing Place in
the U.S. 2024-2025**

U.S. News
February 2025

**#20 Most Dynamic
Metropolitan City**

Heartland Forward
January 2025

**Best U.S. Cities
for a Weekend Trip**

Thrillist
November 2024

**#2 Best Places
to Live in the U.S.
in 2024-2025**

US World & News
May 2024

**#1 Nampa &
#7 Meridian Top
Cities for Economic
Growth under 250K**

Coworking Cafe
July 2024

**#3 Meridian,
#5 Boise, #16 Nampa
Best Places To Live
Out West**

Livability
July 2024

**Top 15 Cities
for Young
Professionals**

Pheabs
May 2024

**Tech Workers
Ditching big city
for Boise**

Wired
January 2024

**#3 Best
Performing
Cities**

Milken Institute
2024

**Top 25 Metro for
Economic Growth**

Area Development
Q4 2023

**#4 Overall On
Talent Attraction
Card**

Lightcast
2023

**#7 Overall
Cutting Edge Cities
Boise**

WSJ
October 2023

**Top 20 Best
Mid Size City
in US**

HGTV
September 2023

**Top 20
Safest Cities**

WalletHub
October 2023

**#5 Best
Performing
Cities**

Milken Institute
2023

**Blue Turf Biggest
Attraction for
Sport's Fans**

USA Today
2023

**#6 Best Large
Cities to Start a
Business**

WalletHub
April 2023

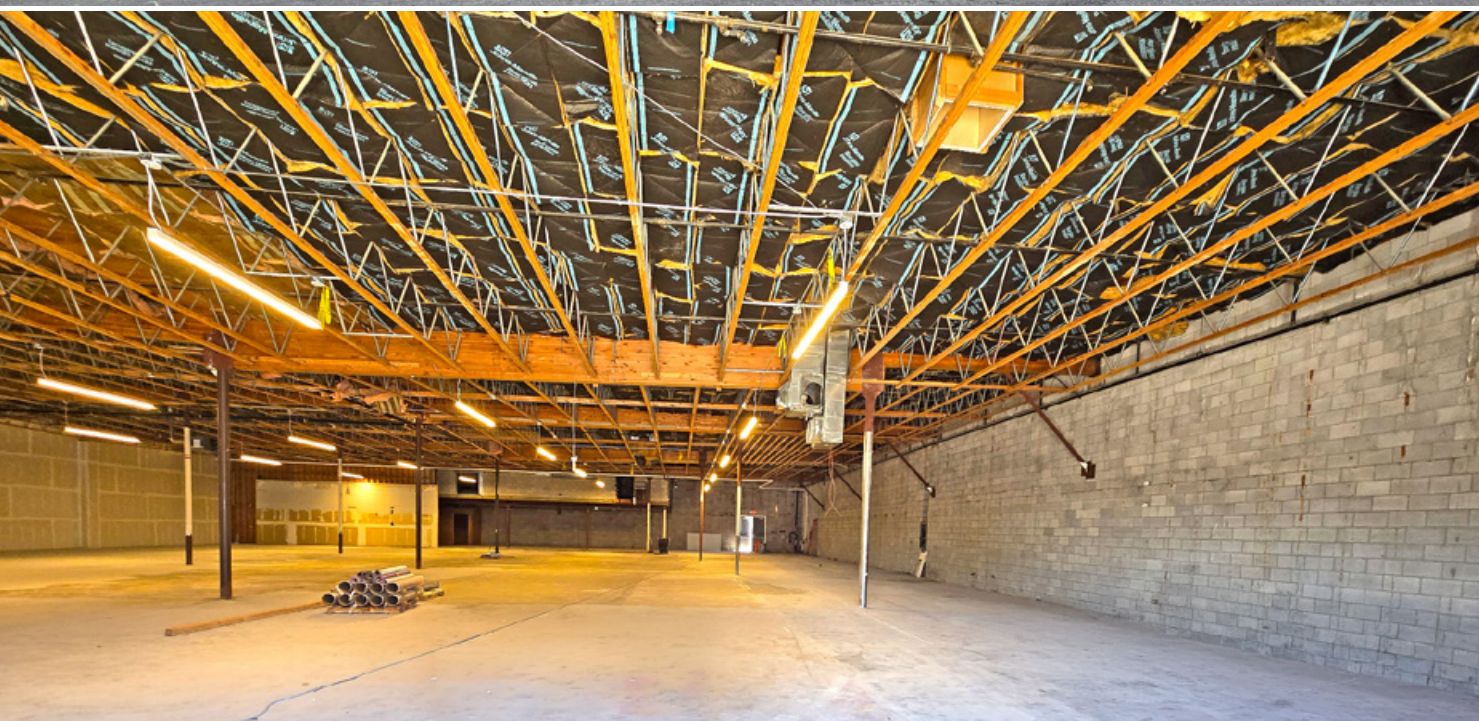


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