

SEC MERIDIAN & LAKE HAZEL RD

MERIDIAN, IDAHO 83642

PINNACLE MARKETPLACE

COSTCO ANCHORED COMMERCIAL LOTS IN SOUTH MERIDIAN
FOR SALE OR GROUND LEASE

DEVELOPED BY
SCS ♦ **BRIGHTON**

MARKETED BY
TOK COMMERCIAL
REAL ESTATE

UPDATED: 6.5.2026

This property is exclusively marketed by TOK Boise LLC dba TOK Commercial This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



DETAILS

- SUBMARKET:** South Meridian
- ADDRESS:** NWC Meridian and Lake Hazel Rd
Meridian, ID 83642
- ZONING:** C-G, [General Retail & Service Commercial](#)
- AVAILABLE:** See Next Page
- PRICING:** See Next Page

HIGHLIGHTS

Adjacent to new Costco development—a major retail traffic driver bringing strong daily vehicle counts and complementary commercial activity.

Strategic positioning in one of South Meridian’s fastest-growing corridors, surrounded by dense new residential communities and planned mixed-use developments.

C-G zoned site offering the broadest mix of commercial uses, including retail, office, and service opportunities, well-positioned to serve a growing and underserved trade area.

High-traffic intersection connecting residents from Meridian, Kuna, and South Boise with direct commuter access to Interstate 84 and Eagle Road.

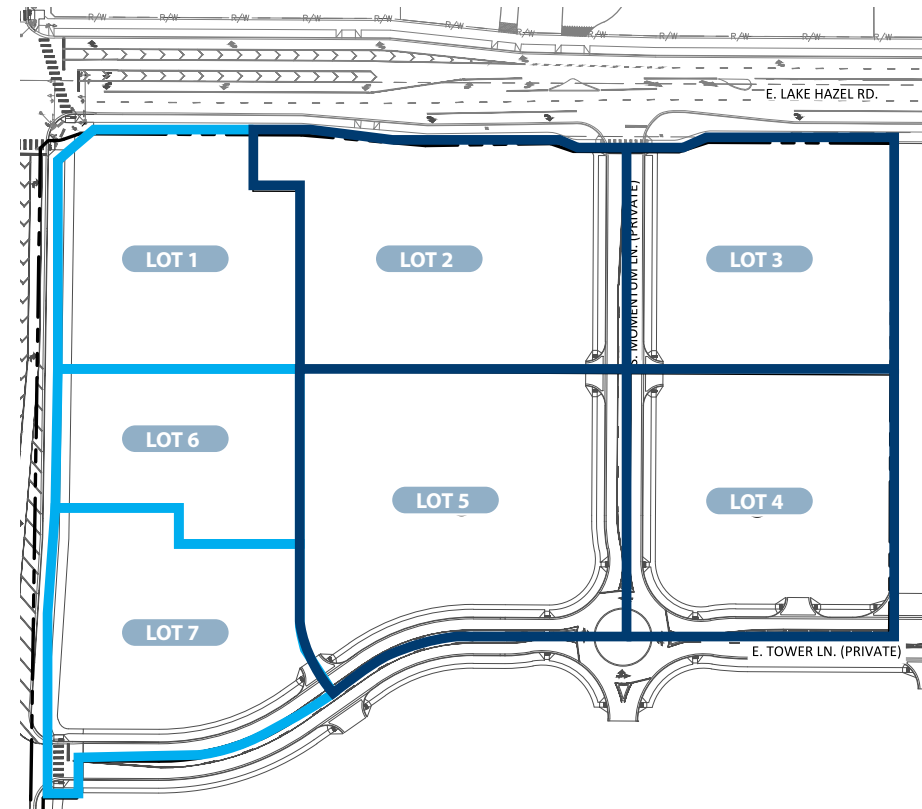
Prime corner location with outstanding visibility and frontage along two major arterials: Lake Hazel Road and Meridian Road.

CONTACT

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■ FOR LEASE ■ FOR SALE

LOT	LISTING TYPE	LOT SIZE	LEASE RATE	PRICE
LOT 1	LEASE	58,356 SF	\$210,000/YR	-
LOT 2	SALE	82,359 SF	-	\$3,129,642 (\$38.00/SF)
LOT 3	SALE	65,496 SF	-	\$2,357,856 (\$36.00/SF)
LOT 4	SALE	75,308 SF	-	\$2,560,472 (\$34.00/SF)
LOT 5	SALE	95,726 SF	-	\$3,254,684 (\$34.00/SF)
LOT 6	LEASE	41,082 SF	\$140,000/YR	-
LOT 7	LEASE	63,660 SF	\$175,000/YR	-

Boise Airport

- 4,990,885 - Yearly passengers
- 81% Increase in passengers (2014-2024)
- 27 Nonstop destinations

micron

BOISE'S NEXT-GEN SEMICONDUCTOR CAMPUS

- 15M SF Campus Expansion
- \$50B in Idaho Investment Committed
- 19,000 Jobs Created Statewide



EAGLE RD

S LOCUST GROVE RD

**PINNACLE
MARKETPLACE**

UNDER CONSTRUCTION
**COSTCO
WHOLESALE**

HWY 69 // S MERIDIAN RD

W LAKE HAZEL RD





↓ DIRECT CONNECTION NORTH TO I-84, NORTH MERIDIAN, EAGLE & MORE

PINNACLE MARKETPLACE

 POPULATION 128,983 5 MI. RADIUS	 HISTORIC ANN. GROWTH 4.3% 5 MI. RADIUS	 AVG. HOUSEHOLD INC. \$130,793 5 MI. RADIUS
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