

LAND FOR LEASE OR BTS PADS AVAILABLE

CHINDEN & BLACK CAT PADS

TOK COMMERCIAL
REAL ESTATE



N BLACK CAT RD

W TREE CREST DR

MODERN CRAFTSMAN
BLACK CAT

36,424 VPD

TREE FARM SUBDIVISION

W WAVERTON DR

N BLACK CAT RD

19,986 VPD

SITE

FAIRBOURNE SUBDIVISION

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W CHINDEN BOULEVARD

MODERN CRAFTSMAN
BLACK CAT

19,986 VPD

36,424 VPD

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W CHINDEN BOULEVARD

N BLACK CAT RD

W WAVERTON DR

BTS Land for Lease In Treasure Valley's Fastest-Growing Corridor

- Retail pads available for Ground Lease or Build-to-Suit.
- New 28,302 SF Boise Co-op coming soon, creating a strong neighborhood anchor.
- Highly visible Chinden Boulevard frontage pad.
- Southeast pad offers drive-thru potential.
- Excellent exposure at a signalized intersection with traffic counts exceeding 36,000 vehicles per day.
- Located in the rapidly growing North Meridian trade area, surrounded by established retailers and expanding residential communities.
- Strong North Meridian demographics, including high household incomes, continued population growth, and an expanding consumer base, see page 10.



OFFERING DETAILS

Submarket:	NW Meridian
Property Type:	Office Retail BTS Land
Parcel No:	S0421449500
Bldg Size:	TBD
Acreage:	.5 - 2 Acres
Zoning:	C-C Community Business
Availability:	Late 2027
Lease Rate:	Contact Agent

UPDATED: 7.15.2026

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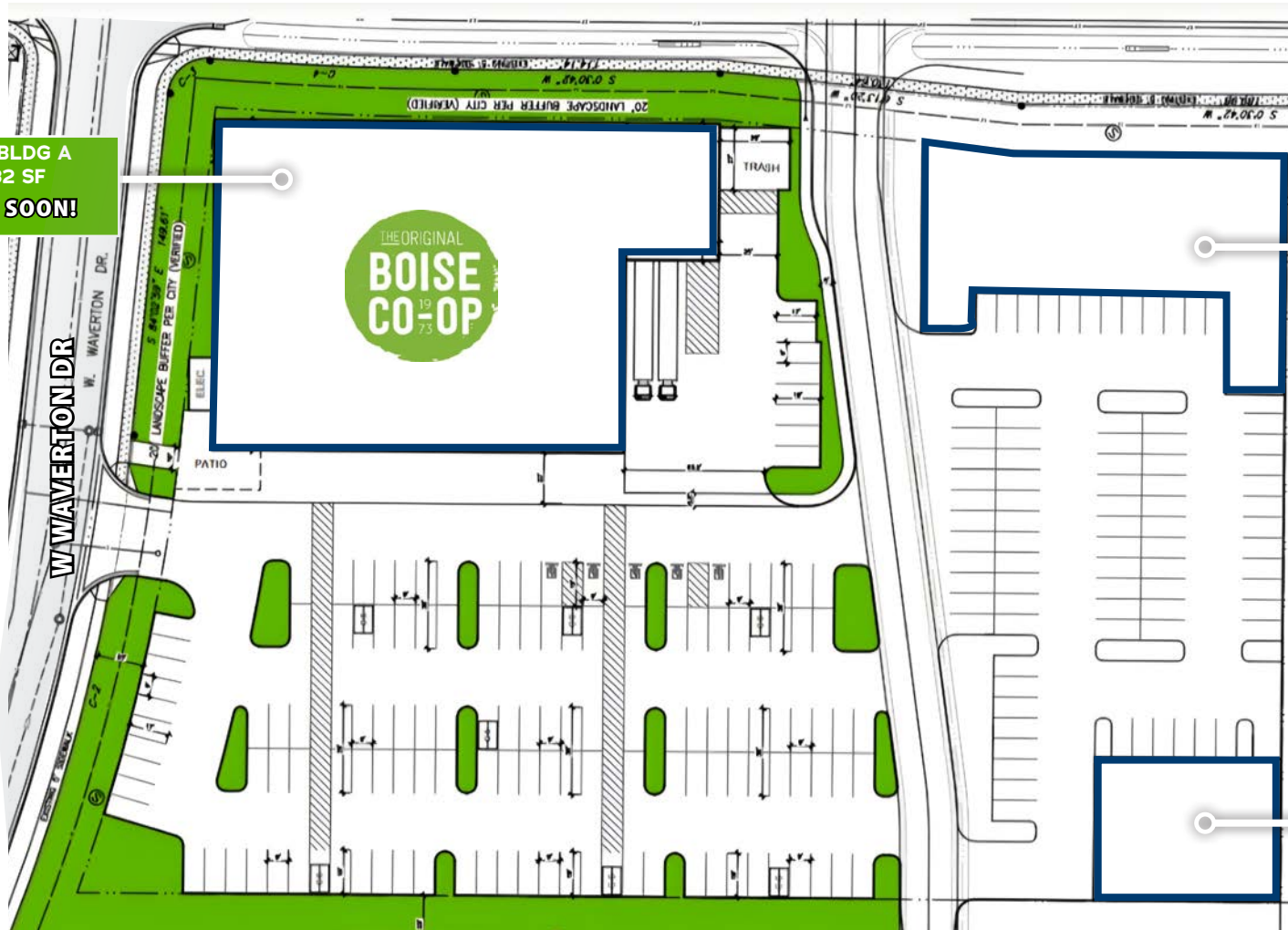
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CHINDEN & BLACK CAT PADS

SITE PLAN | CHINDEN FRONTAGE

N BLACKCAT RD

PAD A | BLDG A
28,032 SF
COMING SOON!



PAD B
1,000 - 10,000 SF
DRIVE THRU POTENTIAL!
FOR LEASE/BTS

PAD C
2,000 - 5,000 SF
FOR LEASE/BTS

W CHINDEN BLVD



Boise Co-op is a locally owned grocery cooperative that has been serving the Treasure Valley for more than 50 years. Recognized for its fresh, local, and organic offerings, the Co-op has built a loyal customer base and is regarded as one of the region's premier neighborhood grocery destinations.

The new 2,832 SF Boise Co-op will serve as a daily-needs anchor, generating consistent customer visits and increasing activity throughout the development. Grocery-anchored centers are among the strongest retail traffic drivers, creating repeat visits that benefit neighboring restaurants, retailers, and service businesses.

Boise Co-op Snapshot:

- Locally owned community grocery cooperative
- Serving the Treasure Valley for 50+ years
- New 2,832 SF neighborhood market coming soon
- Loyal customer base with frequent repeat visits
- Daily-needs retailer that drives consistent traffic
- Strong regional brand known for local and organic products

For retailers, restaurants, and service users, Boise Co-op provides a complementary anchor that helps generate recurring customer traffic and supports long-term retail success.

LEARN MORE



CHINDEN & BLACK CAT PADS

OPPORTUNITY IN THE MERIDIAN/STAR GROWTH PATH



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CHINDEN & BLACK CAT PADS

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BANBRIDGE
SUBDIVISION

TRILOGY SUBDIVISION

MODERN CRAFTSMAN
BLACK CAT

19,986 VPD

36,424 VPD

N BLACK CAT RD

W CHINDEN BOULEVARD

THE ORIGINAL
BOISE
CO-OP

W WAVERTON DR

C-C

CITY OF MERIDIAN, COMMUNITY BUSINESS

This designation will provide a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses. Multi-family residential may be allowed in some cases, but should be careful to promote a high quality of life through thoughtful site design, connectivity, and amenities.

CHINDEN & BLACK CAT PADS

ANTICIPATED TRAFFIC FLOW INCREASE WITH HIGHWAY 16 EXTENSION NEARING COMPLETION



SURROUNDED BY RAPID RESIDENTIAL GROWTH | +7,985 LOTS PLANNED & ENTITLED

GROWTH STATS

CITY OF **MERIDIAN** ESTIMATED 3-YEAR GROWTH RATE = **15%+**

CITY OF **STAR** ESTIMATED 3 YEAR GROWTH RATE = **55%+**

2024 MEDIAN HOME PRICE FOR **NORTHWEST MERIDIAN** = ~\$515,000

AVERAGE HH INCOME (3 MILE RADIUS) = \$141,877

AVERAGE HH INCOME (**BOISE MSA**) = \$83,695

CHINDEN BLVD 19,053

HWY-16 EXPANSION

10,246 VPD

STAR

EAGLE

SITE

MERIDIAN

PLANNED SUBDIVISIONS
6,882 PLANNED LOTS

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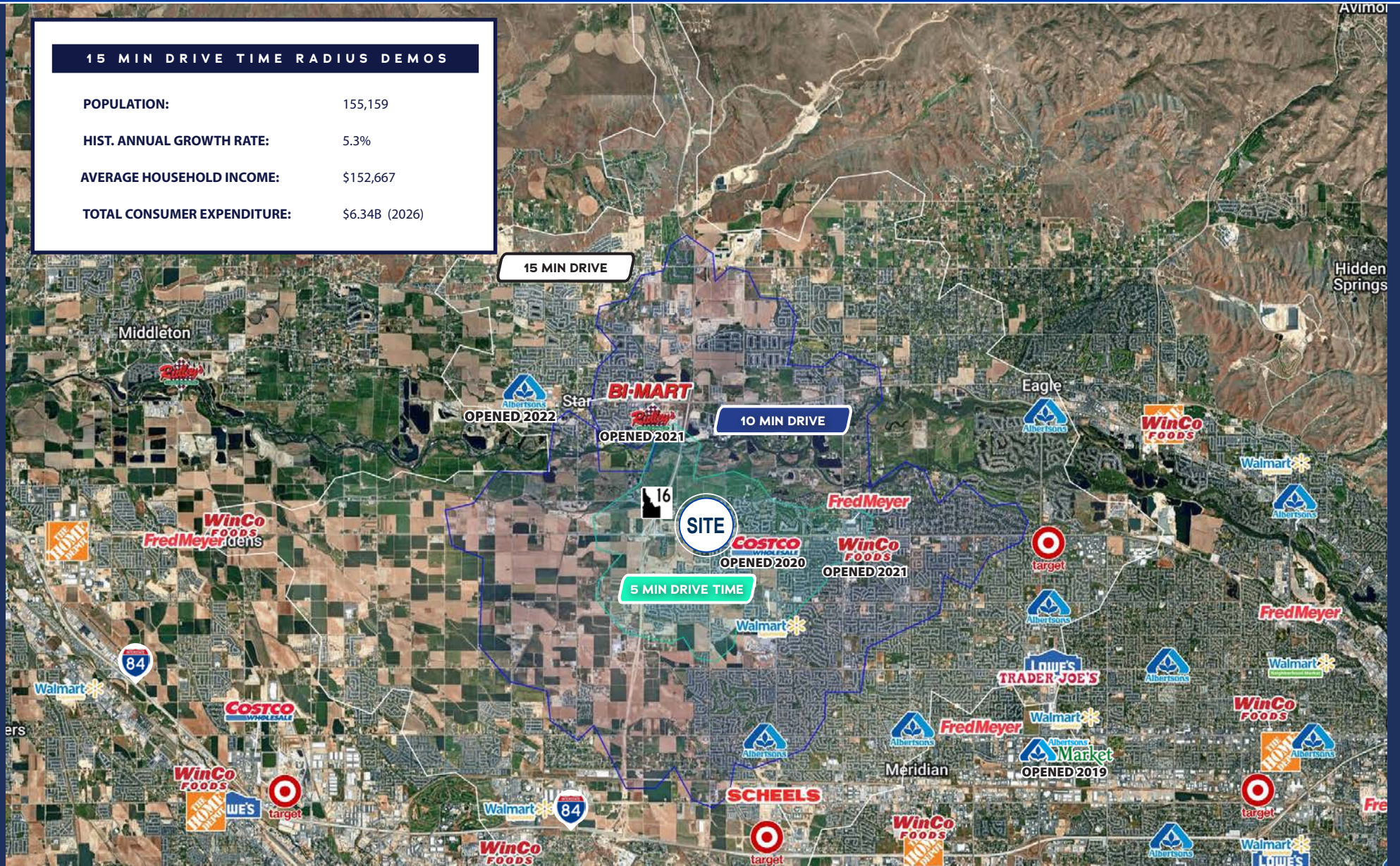
ENTITLED SUBDIVISIONS
1,103 PLANNED LOTS

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COMMUNITY DEVELOPMENT & INFRASTRUCTURE IMPROVEMENTS





NW MERIDIAN'S FASTEST GROWING CORRIDOR!

90,284

POPULATION
5 MILE RADIUS

19.5%

HIST. ANNUAL GROWTH
1 MILE RADIUS

\$196,774

AVG. HOUSEHOLD INCOME
1 MILE RADIUS

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