

QUALITY INN - MERIDIAN

1575 S MERIDIAN RD, MERIDIAN, ID 83642



OFFERING MEMORANDUM



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CONFIDENTIALITY AGREEMENT

In connection with the offering of the Quality Inn Meridian at 1575 S Meridian Rd Meridian, ID 83642, (the “Property”) for sale, the undersigned (“Interested Party”) has requested copies of the investment offering package (the “Investment Package”) and certain other information for purposes of evaluating the potential purchase of the Property (the “Potential Transaction”). The Investment Package together with all other documents, communications, or information furnished by the those offering the Property or their agent, Diana Anderson and Shari Minton of Silvercreek Realty Group, to the Interested Party, including without limitation, pro-forma, rent rolls, expenses and service contracts shall be collectively referred to herein as “Protected Information”). In consideration of the foregoing, Interested Party hereby agrees that the Protected Information when received in whatever form or media shall be deemed confidential. Interested Party shall not directly or indirectly disclose Protected Information to any person or entity; provided Interested Party may disclose the Protected Information to the Interested Party’s legal counsel and prospective lender, and, if applicable, the Interested Party’s partners, for purposes of evaluating the Potential Transaction, so long as such persons have agreed in writing to be bound by the terms hereof or are subject to a confidentiality and nondisclosure agreement, the terms of which are at least as restrictive as the terms hereof. The Interested Party shall (i) treat such Protected Information as strictly confidential, (ii) use the information solely for the purpose of evaluating the Potential Transaction, and (iii) exercise the same degree of care in the protection of such Protected Information as the Interested Party exercises with respect to its own confidential or proprietary information, but in no event may such degree of care be less than reasonable given the nature of Protected Information. Neither Owner nor Silvercreek Realty Group makes any representation or warranties, express or implied, as to the accuracy or completeness of the Protected Information or any other information provided to the Interested Party and Interested Party hereby assumes all risks associated with any reliance on the same and waives any and all claims or recourse Interested Party may have against Owner or Silvercreek Realty Group with respect to the same. Interested Party hereby agrees to defend, indemnify and hold Owner, Silvercreek Realty Group and their respective affiliates, agents, employees, successors and assigns, harmless from and against and all claims, causes of action, damages, losses, liabilities, and expenses, including, without limitation, reasonable attorneys’ fees, arising out of or related to Interested Party’s breach of the terms and conditions of this agreement. This document may be executed electronically and delivered by facsimile or electronic mail, and any such signature shall have the effect of an original signature.

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LISTING BROKERS

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EXECUTIVE SUMMARY

QUALITY INN MERIDIAN 81 ROOMS | 32,024 SF

Premier Meridian Rd I-84 Interchange Opportunity

Property Investment Idaho is pleased to present this two-building Choice Brand Hotel, with an excellent opportunity to acquire a complete 81 room hotel at Meridian's most prominent interstate interchange.

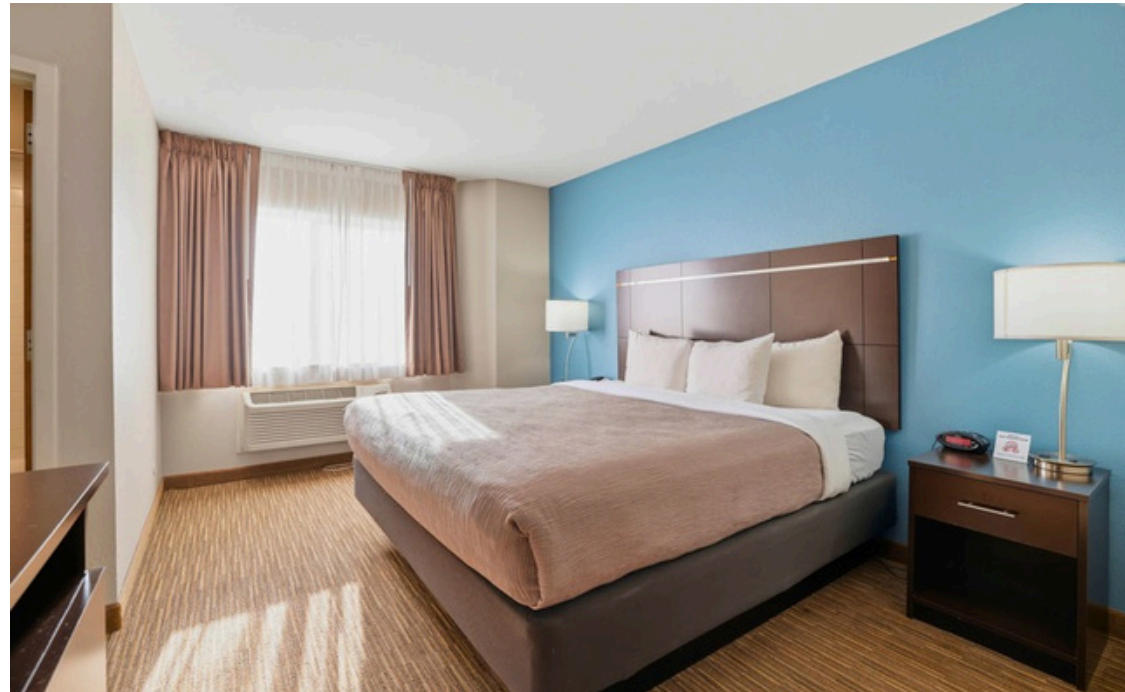
Strategically positioned at the Meridian Road exit of I-84 with exceptional freeway visibility, this 32,024-square-foot hotel assemblage offers investors multiple repositioning strategies across two distinct buildings, each sitting on its own lot with separate legal descriptions.

With 128,000 vehicles per day (2015 data) passing this high-visibility corridor, the property benefits from extraordinary exposure serving Idaho's fastest-growing city and the greater Boise Valley metropolitan area. The portfolio's flexible structure supports diverse investment strategies from continued hospitality operations to mixed-use conversion, adaptive reuse, or campus redevelopment.



OFFERING SUMMARY

Building 1 Address	1575 S Meridian Rd
Building 2 Address	90 W Overland Rd
Building 1 Price	\$5,200,000
Building 2 Price	\$2,350,000
Total Price	\$7,550,000
Price Per Door	\$93,210
Keys	81
Beds	114
Buildings	2
Year Built	1992, 1995
Brand	Choice Brand
Class	Midscale
Floors	2
Land Area	1.79 Acres 77,972.4 SF
Parcels	R7702510013 R7702520040
Gross Building Area	32,024 SF
Price Per SF	\$236
Zoning	City of Meridian C-G
Parking	121 surface (cross-use agreement)
Amenities	Outdoor Pool, Complimentary Breakfast
VPD	128,000 (as of 2015 traffic study)



Building 1

Land Size 1.56 Ac
Gross Building SF 20,880
Amenities Breakfast,
Kitchen, Pool

60 Key / 92 Beds
1 ADA Queen room
27 Single Queen
32 Double Queen
5 are Pet Rooms

Building 2

Land Size .23 Ac
Gross Building SF 11,144

21 Key / 22 Beds
1 ADA King Room
1 Double King Room w/2 bath
18 Standard King with desk,
kitchenette and bathtub
1 Queen Room
2 are Pet Rooms



S Meridian Rd



TWO PARCELS

W Overland Rd

BUILDING 2
R7702520040

BUILDING 1
R7702510013



NOT A PART

AVAILABLE LISTED SEPARATELY
8,694 SF
25 SUITES

S Meridian Rd

INVESTMENT HIGHLIGHTS

Quality Inn Meridian

BUILDING

TWO
BUILDINGS

81 ROOMS

BUILT 1992-1995

FULL FIRE
SPRINKLER

AREA

PRIME CORNER
ON INTERSTATE 84

RAPID GROWTH
AREA

NEXT TO AMUSEMENT
& WATERPARK

CENTRAL
VALLEY

FINANCIAL

VALUE ADD
OPPORTUNITY

ADR \$102.32

AVERAGE OCCUPANCY
RATE 61.4%

REVPAR \$62.83

BUILDING #1 | 60 QUEEN ROOMS

PROPERTY OVERVIEW

This 81-room Quality Inn hotel presents a compelling investment opportunity at one of Meridian's most prominent interstate locations. Situated at the Meridian Road interchange of I-84, this 32,024-square-foot property offers exceptional freeway visibility and serves as a gateway to Idaho's fastest-growing city and the greater Boise Valley metropolitan area.

With an impressive 128,000 vehicles per day (2015 data) passing this strategic location, the property benefits from excellent exposure and accessibility. The Quality Inn franchise can remain with the property, providing established brand recognition and reservation system access for potential buyers seeking a turnkey hospitality operation.

PROPERTY FEATURES

- Queen guest rooms and King Suite in well-maintained facility
- Full-service breakfast area
- Swimming pool amenity, leased from adjacent building
- Ample on-site parking
- High-visibility signage from I-84

LOCATION HIGHLIGHTS

- Interstate Access: Direct visibility and immediate access from I-84, Idaho's primary east-west transportation corridor
- Entertainment Hub: Adjacent to Roaring Springs Water Park & Wahooz Family Fun Zone, creating guest traffic & extended-stay
- Retail Convenience: Neighboring gas station & restaurant with Walmart and Starbucks across the street
- Central Valley Access: Minutes from downtown Meridian with easy connectivity to Boise, Nampa, and regional employment centers include St. Lukes Hospital at the next freeway exit.
- Services & Amenities: Surrounded by retail, dining, and service providers serving both business and leisure travelers

Please Note: Current flag contract expires November 2028.

BUILDING #2 | 21 KING ROOMS

PROPERTY OVERVIEW

This 21-suite extended-stay property offers exceptional flexibility for investors seeking a versatile asset at Meridian's most dynamic interstate corridor. Situated at the Meridian Road interchange of I-84 located next to the 60-room Quality Inn queen suites, Roaring Spring Water Park, Wahooz Family Fun Center and more, this 11,144-square-foot building presents multiple income-generating opportunities tailored to evolving market demands. With 128,000 vehicles per day (2015 data) passing this high-visibility location, the property benefits from extraordinary exposure that supports multiple business models and conversion strategies.

FLEXIBLE ACQUISITION & OPERATION OPTIONS

This property's independent structure and separate legal description create unique positioning for diverse investment strategies:

Combined Hospitality Asset: Purchase alongside the 60-room Quality Inn to create an 81-room hotel complex with extended-stay component, capturing both transient and long-term guest markets

Standalone Extended Stay Hotel: Operate independently as a boutique extended-stay property serving corporate relocations, medical visitors, and project-based workers

Short-Term Rental Portfolio: Convert to Airbnb-style vacation rentals capitalizing on proximity to Roaring Springs Water Park, Wahooz Family Fun Center, and regional attractions

Office Conversion: Adapt suites to professional office space under current C-G zoning, leveraging interstate visibility for business tenants

Residential Conversion: Pursue Conditional Use Permit (CUP) for multifamily housing, addressing Meridian's growing residential demand in a transit-oriented location

BUILDING #2 | 21 KING ROOMS

ZONING & REGULATORY FRAMEWORK

Zoning: C-G (General Retail and Service Commercial)

- Permitted Uses: Hotel/hospitality operations and office uses allowed by right
- Conditional Uses: Residential conversion available through Conditional Use Permit (CUP) process

INVESTMENT CONSIDERATIONS

Independent Operation: If purchased separately from the Quality Inn, this property does not include shared amenities (pool and breakfast service). However, its suite configuration and high-visibility location support self-contained operation models.

Separate Legal Description: Property sits on its own lot with independent legal description, allowing for isolated sale, financing, or development strategies.

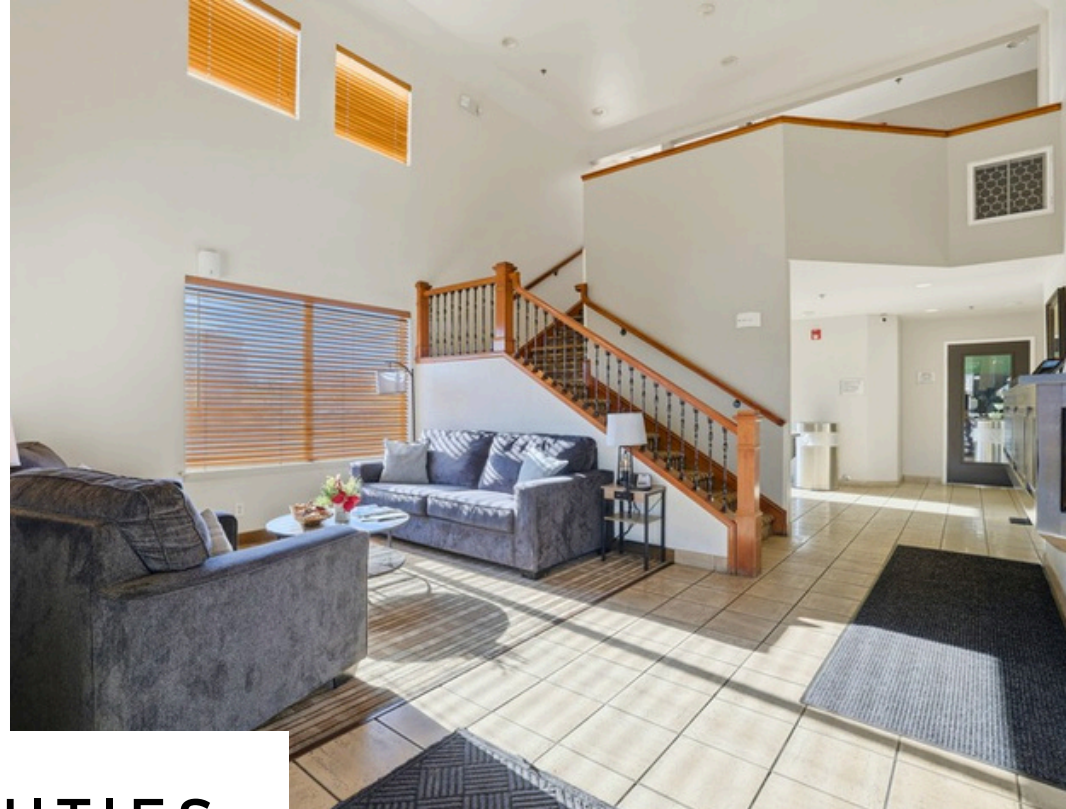
ADJACENT PROPERTIES ALSO AVAILABLE

This property is one of three buildings currently offered for sale at this premier Meridian Road interchange location. Two adjacent buildings provide investors with strategic assembly opportunities: a 60-room Quality Inn hotel (20,880 SF) and this 21-suite extended-stay property at 11,114 sf, plus a 25-room building that is ideal for a retail or office conversion. The buildings share the same exceptional location advantages while each sit on their own lot with separate legal descriptions, allowing for flexible acquisition strategies ranging from individual purchases to a comprehensive 81-room hospitality campus with additional services next door.

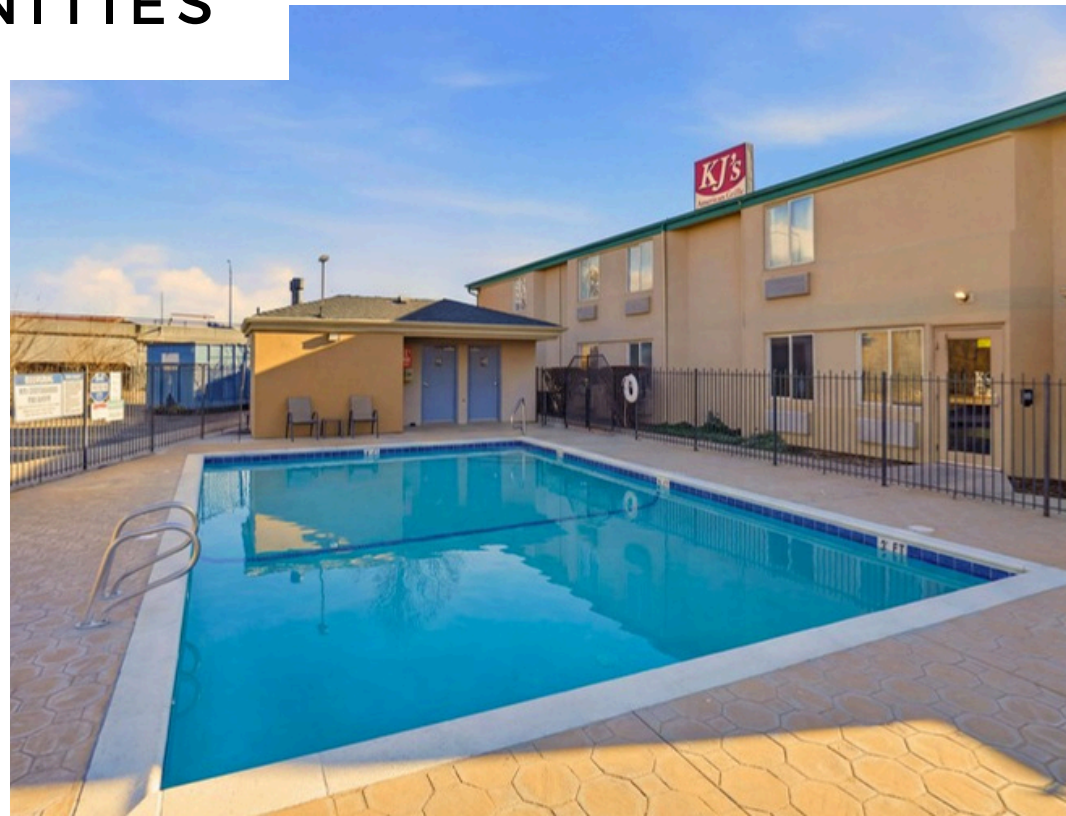
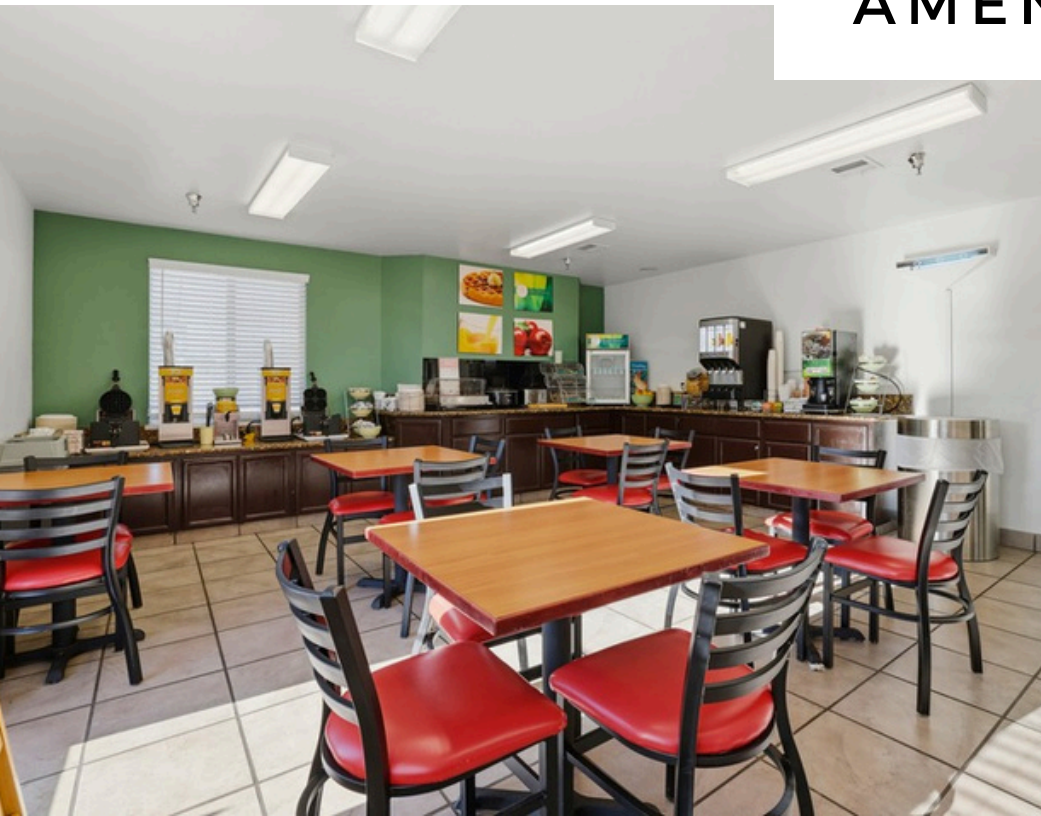


EXTERIOR



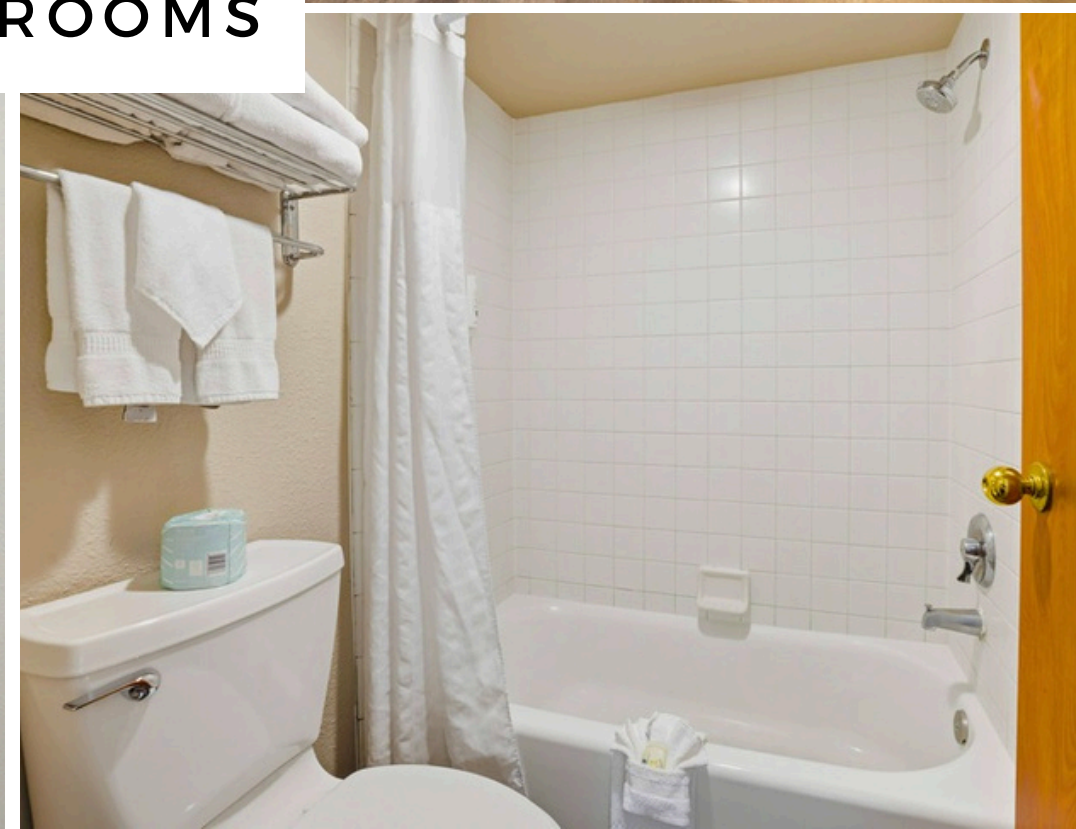


AMENITIES



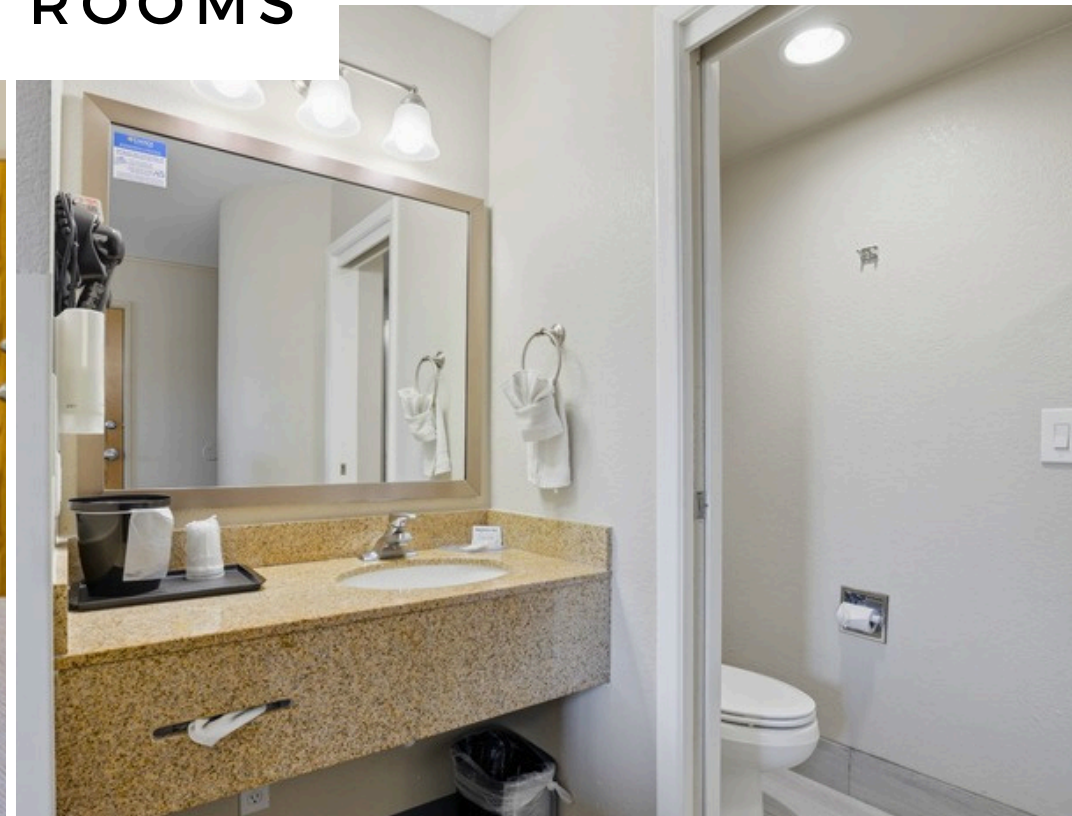
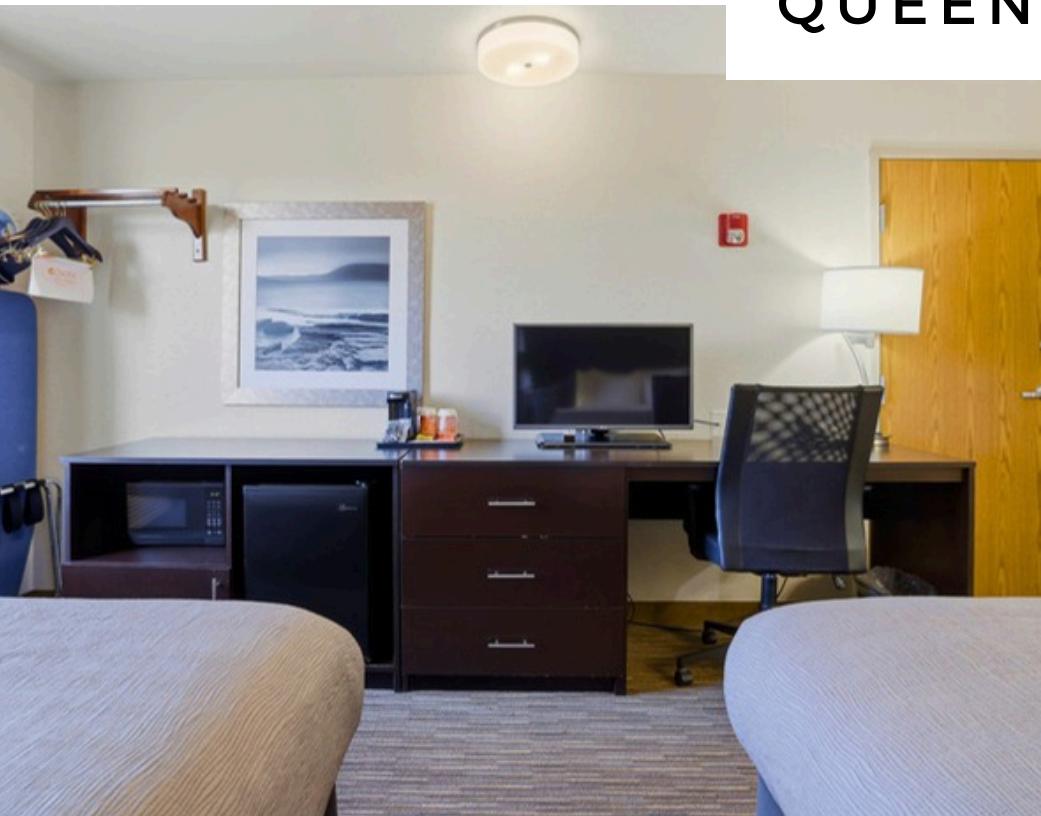


KING ROOMS





QUEEN ROOMS



LOCATION 1575 S Meridian Rd





OVERLAND RD



S MERIDIAN RD

MARKET OVERVIEW

Quality Inn Meridian



LOCATION OVERVIEW

ABOUT MERIDIAN

DEMOGRAPHICS



0.8 Miles

Chinden Blvd

THE VILLAGE MERIDIAN
500,000 sqft retail

SEPHORA **H&M**
NIKE lululemon

Boise Towne Square Mall
Boise Towne Square
Largest Mall in Idaho
1.2 Million SqFt

KOHL'S **macy's**
Dillard's **JCPenney**



B
BOISE STATE UNIVERSITY
20,000 Students

Eagle Rd

Overland Rd

S Meridian Rd



Quality INN
BY CHOICE HOTELS

WALMART **ROARING SPRINGS**
WALMART **LOWE'S**

Boise Airport
Largest Airport in Idaho
Joint Civil/Military Airport
23 Gates



CITY of MERIDIAN

#1 Ranked #1 Best Suburb to Raise a Family in Idaho (Niche.com)

#5 Rated 5th safest City in Idaho



Meridian:

is a vibrant hub of culture, history, and outdoor recreation, featuring a mix of modern and historic architecture, unique shops and restaurants, and easy access to the Boise River and Greenbelt.

Abundant Outdoor Recreation:

Meridian is popular for its high quality of life and close proximity to endless outdoor recreation in the area. Residents and visitors can enjoy year round activities like floating the Boise River, River Surfing, Hiking, Mountain Biking, World class white water rafting, Boating on Lucky Peak reservoir, Fishing, Hunting, Skiing, Snowmobiling and more

Pro-Business Environment

Meridian, Idaho boasts a pro-business environment with low taxes, reasonable regulations, and a strong workforce, making it attractive for startups and established companies alike.

Boise State University

is a public metropolitan research University known for its commitment to student success, innovative programs, and vibrant campus life with approximately 20,000 alumni.

Ski Resorts within 3 hours:

Bogus Basin - Boise | Tamarack - Donnelly | Brundage - McCall | Baldy - Sun Valley

Key Employers:

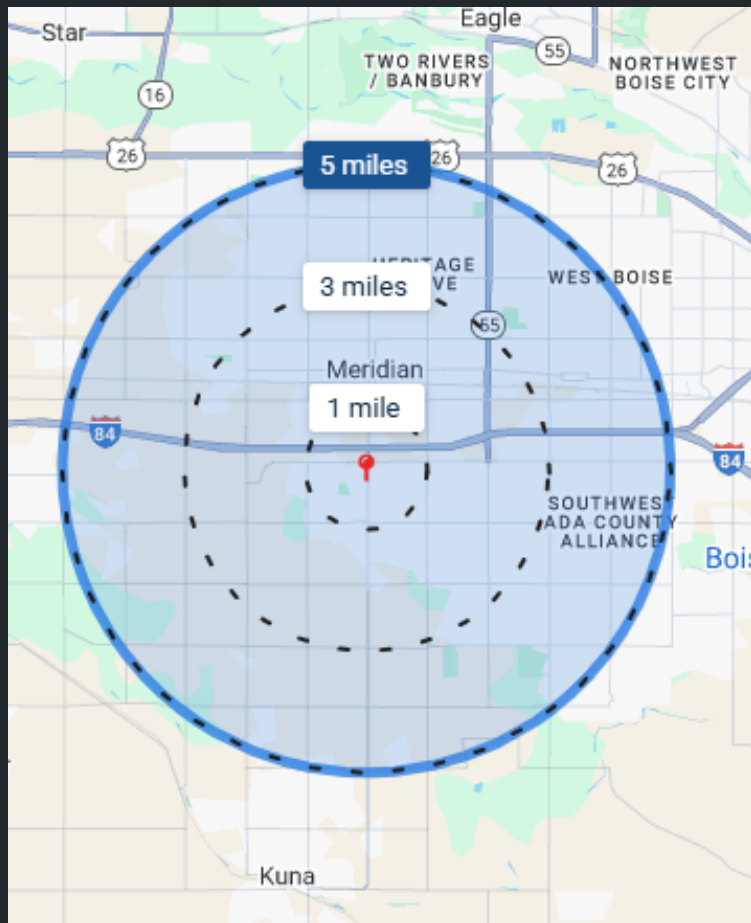
Micron, Boise Cascade Lumber, Albertsons, Simplot, Meta, St. Lukes, HP Enterprises, Boise State University, Clearwater Analytics, Scentsy, Winco Holdings, Cradlepoint



DEMOGRAPHICS

Population 2022

1 mile	21,300
3 mile	118,000
5 mile	268,100



Meridian Population **Approx 139,740**

Boise Metro Area Population **Approx 800,000**

Metro Annual Population Growth **+25,000 residents**

Boise Population Growth by 2050 **37%**

Job Growth 2020 - 2022 **8.7%**

Unemployment Rate (*national average 5.3%*) **3.3%**

Meridian Population Median Age **37**

Average Household Income within 3 Mile **\$97,700**

Meridian Average HH Income **\$98,686**

Boise MSA Annual Tourism Revenue **\$1.9B**

Best Suburb to Raise a Family in Idaho **#1**

Safest Cities in Idaho- Meridian **#5**

Renter to Homeowner Ratio Meridian **1:2**

Treasure Valley Retail GDP YOY Growth **2.4%**

*as of December 2025