

NEW CONSTRUCTION RETAIL FOR LEASE | COMING Q3 2026

Orchard Park

1041 W CHINDEN BLVD | MERIDIAN, ID 83646

TOK

COMMERCIAL



CONSTRUCTION UNDERWAY!



Tenants can be open for business in 2026!

Prime opportunity to join Meridian's newest mixed-use development.

Join tenants Chipotle, Idaho Central Credit Union, Jacksons, Mo' Bettahs, Olive Garden, Tide Cleaners, Wendy's, Winco, Wingstop, Parlor Donuts, and many more!

New Meridian Library at Orchard Park now open.

High visibility location with Chinden frontage!

T.I. allowance negotiable based on tenant and term.

SPACE	SIZE	RATE
Space 107	1,127 SF	Contact Agent

PROP TYPE:	Retail	NNN RATE:	\$7.50/SF
DELIVERY:	2026	TERM:	5+ years
LEASE TYPE:	NNN		

CONTACT

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HIGHLIGHTS

DETAILS



UPDATED: 5.13.2026

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SAGARRA TOWNHOMES
[147 UNITS]

THE LIBRARY PLAZA

THE WEST MARKET

COMING SOON
WYLDER

WinCo
FOODS

THE COLLECTION

THE BARN [FUTURE]

LINDER ROAD

46,326 VPD

Jacksons

GUNDEN BOULEVARD



ORCHARD PARK LOT 11

PLANNED MIXED-USE
[2025]



CLICK TO VIEW 360°
PANORAMIC AERIAL TOUR

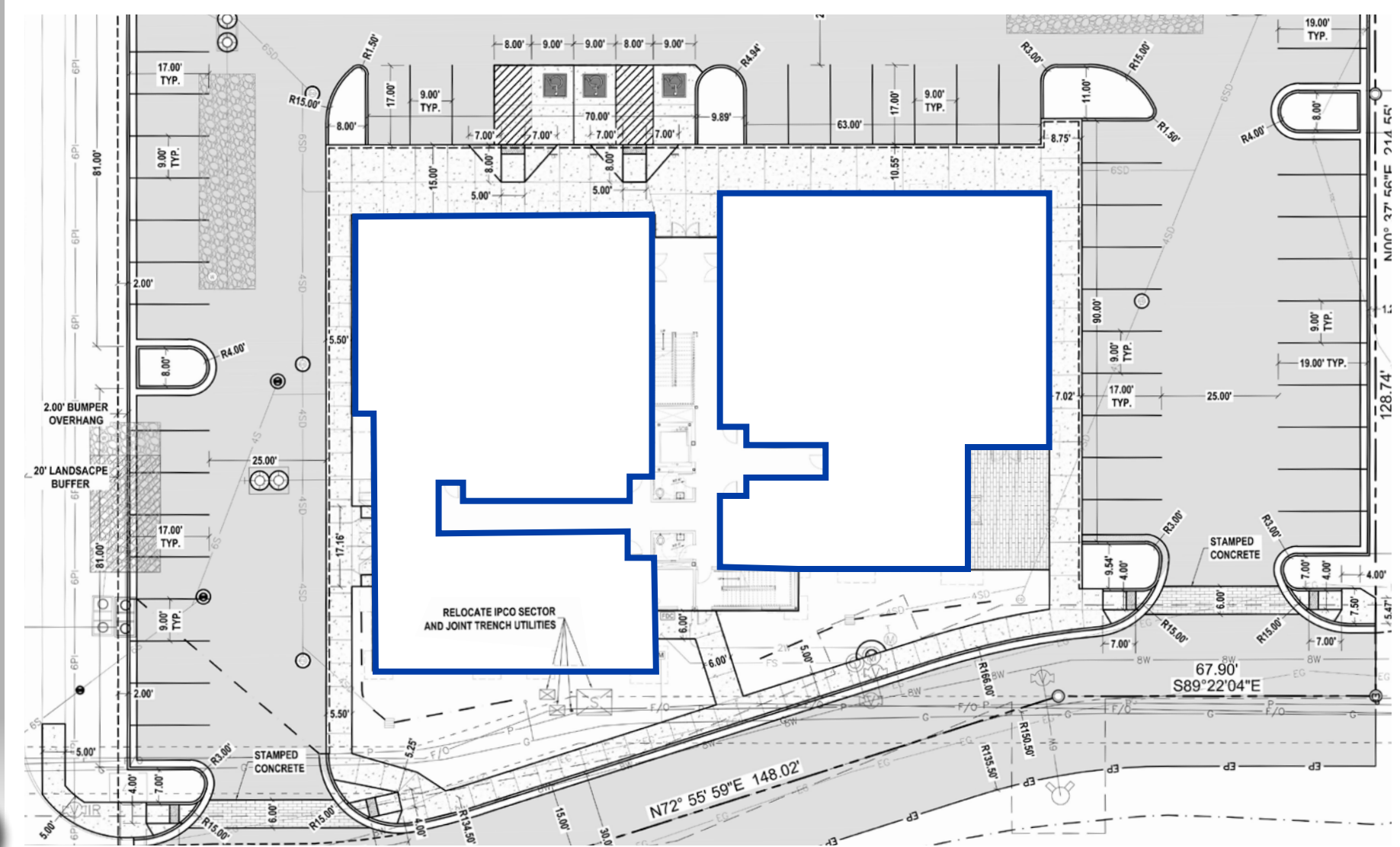
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SITE PLAN

CHINDEN BLVD

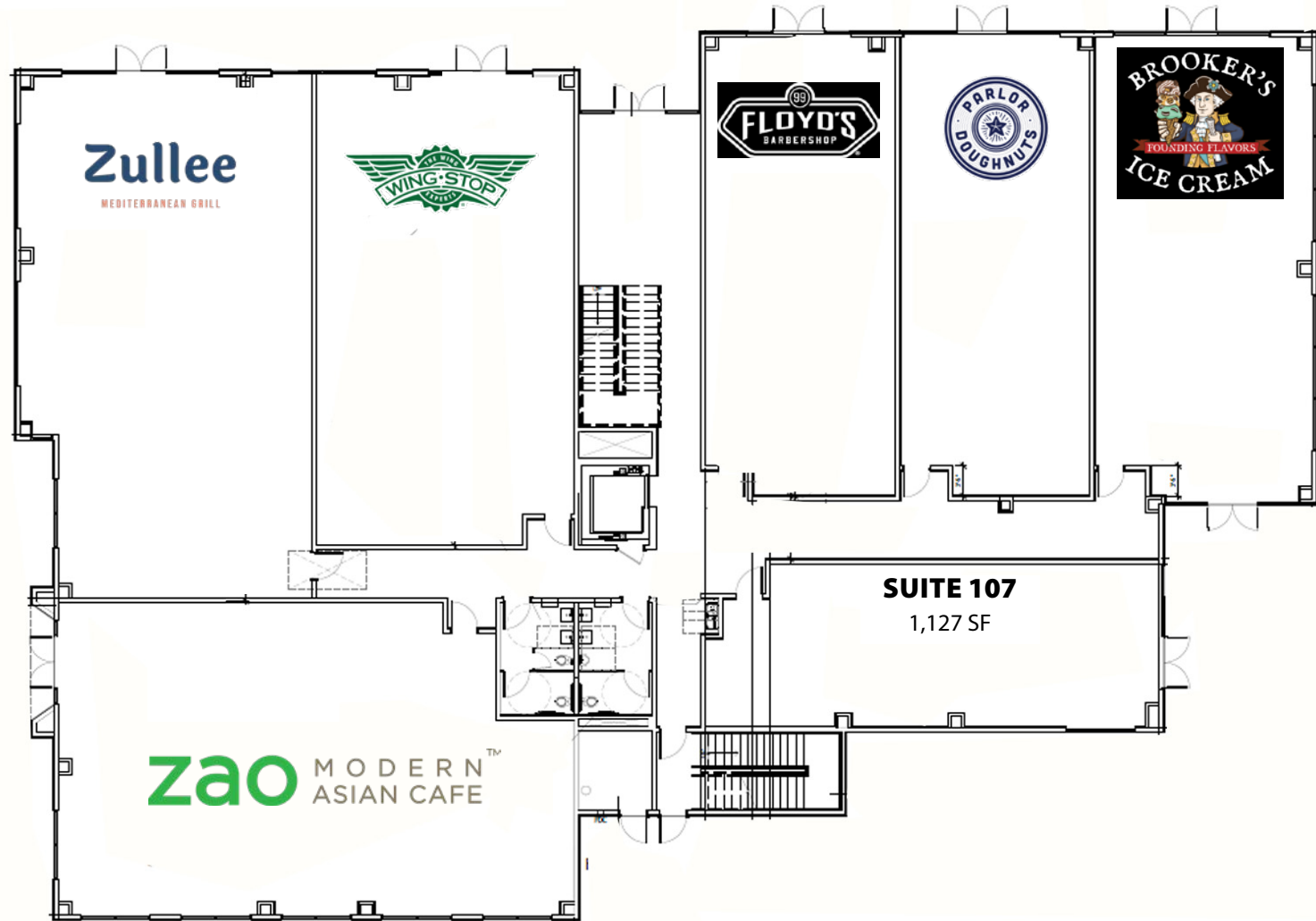


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FLOOR PLAN FLEXIBLE CONFIGURATIONS

CHINDEN BLVD



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TENANT PROFILE

The Schell Brothers build high-performance homes with quality craftsmanship and extensive personalization and a tremendous amount of time and effort goes into the design of their homes. The exceptional curb appeal of a Schell Brothers home reflects the quality and care that goes into the house and is a huge source of pride for their homeowners.

Schell Brothers are known for their outstanding customer service, dedicated resources, and their esteemed culture of happiness.



2023 BUILDER OF THE YEAR

Their design process provides homeowners with all the tools and resources necessary to make choosing beautiful finishes fun and easy.

SCHELL BROTHERS OPENING NEW BRANCH AT ORCHARD PARK LOT 11

- Builds 500+ homes a year
- Each home buyer makes multiple visits to their design studio on the 2nd floor of Orchard Park Lot 11
- Increases premium foot traffic of new home buyers

CURRENT BOISE MSA DEVELOPMENTS



500 ACRES OF LUXURY
WATERFRONT HOMES



LUXURY OVERSIZED
HOMESITES



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ORCHARD PARK CO-TENANTS

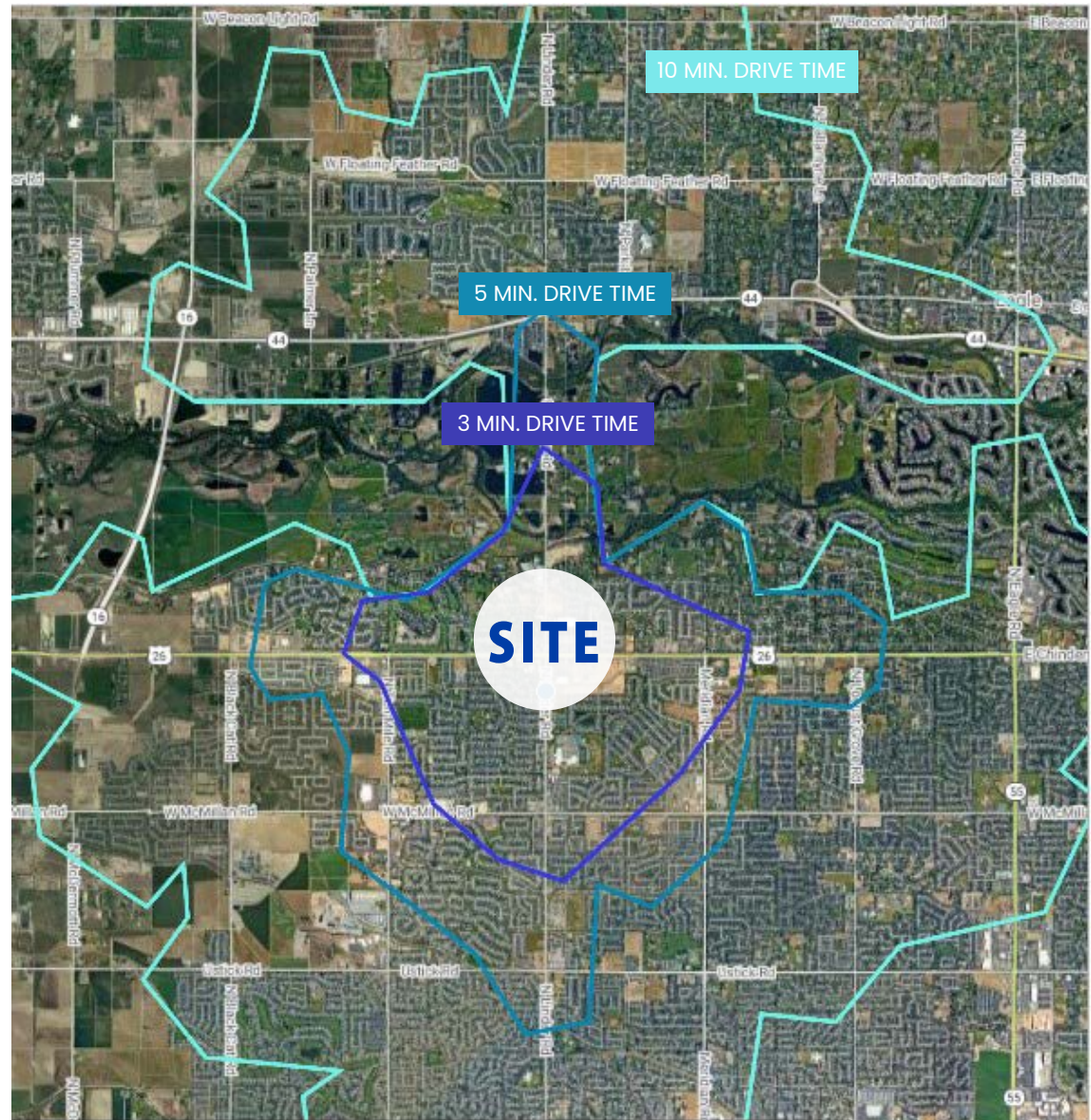


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DEMOGRAPHICS & DRIVE TIMES



	3 min Drive Time	5 min Drive Time	10 min Drive
Population	14,233	29,618	91,422
Median HH Income	\$161,667	\$145,414	\$115,638
0-19 Population	3,987	8,089	23,633
20-64 Population	8,397	17,391	53,908
65+ Population	1,849	4,138	13,880



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EAGLE ISLAND MARKETPLACE

Valvoline
ROCKET EXPRESS CAR WASH
Primary Health
ZIONS BANK
DELTA CO
DELTA CO

H&R BLOCK
BR
ups
Fred Meyer
FLAT bread
Goldenwest
Bake Fry
McDonald's
STARBUCKS COFFEE
CHASE
TAVERN AT EAGLE ISLAND
CUPBOP
AT&T
PALM BEACH TAN
Great Clips
SportClips HAIRCUTS
Cookie Cutters
Illuminate TEETH WHITENING
SUBWAY
lashedspa
Epic Shine CARWASH
pure barre
Orangetheory FITNESS

46,326 VPD

CHINDEN BLVD

SITE

Idaho Farm Bureau
DOLLAR TREE
BRUCHI'S
Envie FITNESS
FLAME BROILER

Wendy's
Olive Garden
CHIPOTE MEXICAN GRILL
Tide Cleaners
STRETCH ZONE
KNEADERS
Jacksons
EYEMART
SWITCH CHECKS
blo
Candy
Giggly D's
The Collection
Coming 2025

ORCHARD PARK

WinCo FOODS

The Library

meridian library district

The Barn
Coming 2026

LINDER ROAD

Sagarra
147 Units
Coming Soon

+3,332,432 STORE VISITS PER YEAR AT THE CHINDEN & LINDER INTERSECTION!