

AHLQUIST.

The District at Ten Mile - Retail 4

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Welcome to The District at Ten Mile

Nestled at the geographic center of the vibrant Treasure Valley, The District At Ten Mile offers a premium location with unparalleled access to the region's bustling economic epicenter. Situated amidst thriving communities and major transportation arteries, this development epitomizes connectivity and convenience.

Spanning across 222 acres of prime real estate, The District At Ten Mile is poised to become the premier destination for businesses seeking to thrive in one of the nation's fastest-growing regions. With a diverse mix of class A office space, premium retail suites and sites, flex office space, and light industrial facilities, this development caters to the dynamic needs of today's businesses.

Overview- Retail 4

LOCATION	NW CORNER OF TEN MILE & I-84
BUILDING SIZE	16,931 SQ. FT.
BUILDING COMPLETION	Q1 2027
LEASE RATE	CONTACT AGENT
TI ALLOWANCE	CONTACT AGENT



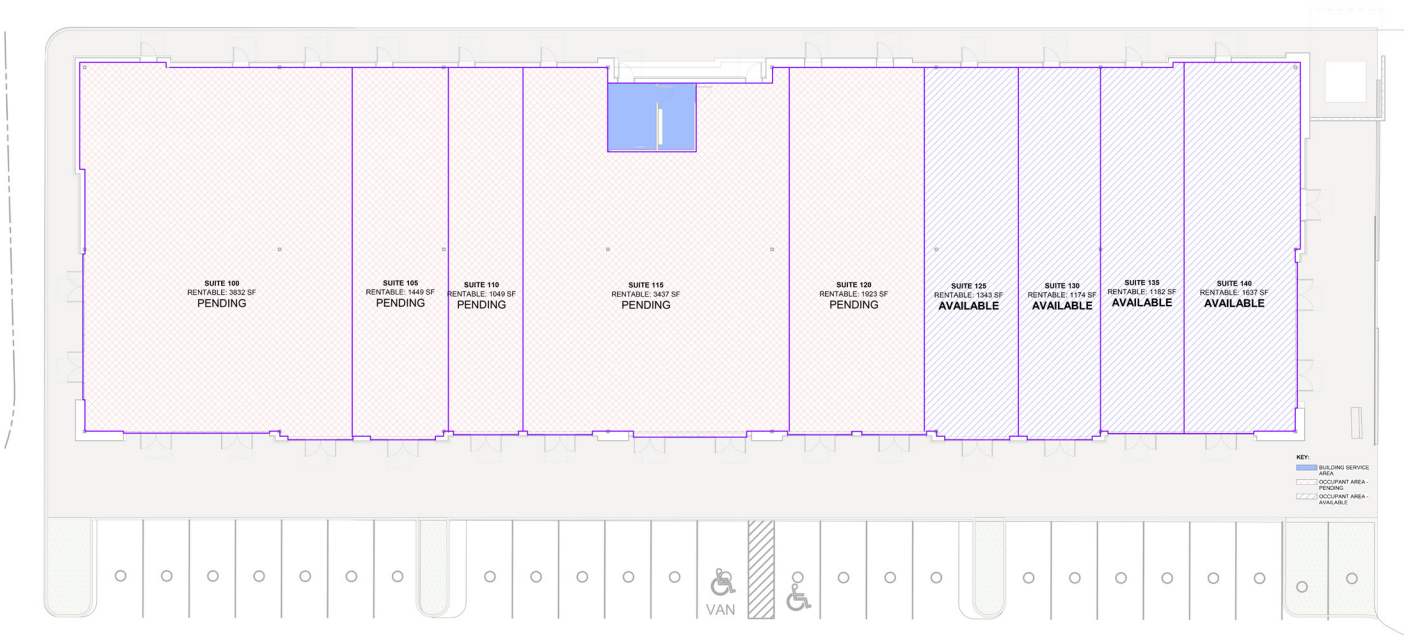
The District at Ten Mile

Overview

Retail 4 Floorplate

Available Suites

SUITE 125	1,343 SQ. FT.
SUITE 130	1,174 SQ. FT.
SUITE 135	1,182 SQ. FT.
SUITE 140	1,637 SQ. FT.



The District at Ten Mile

Floorplate

The District

THE HEART OF THE DISTRICT: WHERE COMMUNITY FINDS RHYTHM

Each retail suite features large, dedicated patio areas that serve as natural extensions of the storefronts.

In an era where “place-making” is everything, the courtyard at Ten Mile stands out as a true sanctuary. It isn't just a pass-through; it's a destination. By providing a high-energy yet welcoming environment, we've created a space where the community doesn't just shop—they gather, they celebrate, and they belong.



The District at Ten Mile



The District at Ten Mile

The Site



The District at Ten Mile

The Site

Treasure Valley
POPULATION 900,000

CALDWELL

DRIVE TIME TO
THE DISTRICT: 22 MIN
POP: 68,000

MERIDIAN

DRIVE TIME TO
THE DISTRICT: 8 MIN
POP: 140,000

NAMPA

DRIVE TIME TO
THE DISTRICT: 14 MIN
POP: 115,000

EAGLE

DRIVE TIME TO
THE DISTRICT: 25 MIN
POP: 33,000

BOISE FOOTHILLS

BOISE

DRIVE TIME TO
THE DISTRICT: 16 MIN
POP: 240,000

EAST BOISE

KUNA

DRIVE TIME TO
THE DISTRICT: 16 MIN
POP: 30,000

The District

CHINDEN BLVD.

TEN MILE RD.
HWY 16

EAGLE RD.

84

84

84

The District at Ten Mile

The Site

Consumer Profile Report

Population

	3 miles		5 miles		7 miles	
Population	51,940		147,277		289,026	
Population Density (people per sq mi)	1,850		1,891		1,900	

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B01003

Income

	3 miles		5 miles		7 miles	
Median Household Income (in 2024 inflation adjusted dollars)	\$87,778		\$97,225		\$95,113	
Average Household Income (in 2024 inflation adjusted dollars)	\$115,567		\$128,380		\$122,573	
Families in Poverty	684	5%	1,757	4%	3,862	5%
Households	20,104		53,802		104,744	
Less than \$25,000	1,771	9%	3,992	7%	8,146	8%
\$25,000 to \$49,999	2,482	12%	6,128	11%	13,017	12%
\$50,000 to \$74,999	4,079	20%	9,352	17%	18,386	18%
\$75,000 to \$99,999	3,364	17%	8,356	16%	15,936	15%
\$100,000 to \$199,999	6,385	32%	17,811	33%	35,470	34%
Over \$200,000	2,023	10%	8,163	15%	13,788	13%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B19001, B19013, B19025, B17010

Age

	3 miles		5 miles		7 miles	
Median Age	37		37		37	
Population	51,940		147,277		289,026	
Ages 9 & under	6,436	12%	18,394	12%	37,514	13%
Ages 10 to 19	7,362	14%	21,286	14%	41,357	14%
Ages 20 to 29	6,992	13%	19,666	13%	36,907	13%
Ages 30 to 39	7,115	14%	20,644	14%	41,305	14%
Ages 40 to 49	6,905	13%	19,877	13%	38,691	13%
Ages 50 to 59	5,860	11%	18,105	12%	35,121	12%
Ages 60 to 69	4,836	9%	14,319	10%	29,349	10%
Ages 70 & over	6,434	12%	14,987	10%	28,782	10%

Race & Ethnicity

	3 miles		5 miles		7 miles	
Population	51,940		147,277		289,026	
White	41,732	80%	117,453	80%	225,148	78%
Black	703	1%	1,784	1%	2,907	1%
American Indian	98	0%	452	0%	660	0%
Asian	758	1%	3,508	2%	6,360	2%
Pacific Islander	76	0%	159	0%	327	0%
Other race	180	0%	943	1%	2,024	1%
Two or more races	2,073	4%	5,958	4%	12,520	4%
Hispanic or Latino	6,321	12%	17,021	12%	39,081	14%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B03002

Educational Attainment

	3 miles		5 miles		7 miles	
Population Aged 25 & Over	34,771		98,382		192,340	
No high school diploma	2,256	6%	5,007	5%	11,125	6%
High school graduate or equal	8,138	23%	20,752	21%	43,471	23%
Some college	8,494	24%	23,284	24%	45,995	24%
Associate's degree	3,306	10%	8,688	9%	17,181	9%
Bachelor's degree	8,977	26%	26,897	27%	51,084	27%
Advanced degree	3,601	10%	13,754	14%	23,483	12%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B15002

Employment Status

	3 miles		5 miles		7 miles	
Population Aged 16 & Over	40,596		114,409		224,153	
In labor force	27,738	68%	78,629	69%	152,498	68%
Civilian labor force	27,673	68%	78,434	69%	152,175	68%
Employed	26,742	66%	76,414	67%	148,142	66%
Unemployed	931	2%	2,021	2%	4,033	2%
In armed forces	65	0%	194	0%	322	0%
Not in labor force	12,857	32%	35,780	31%	71,656	32%

The District at Ten Mile

Demographics

Consumer Profile Report

Households

	3 miles		5 miles		7 miles	
Households	20,104		53,802		104,744	
Family households	14,019	70%	39,798	74%	78,189	75%
Married couples	11,407	57%	32,966	61%	63,780	61%
With kids under 18	4,830	24%	14,049	26%	27,279	26%
Other family types	2,612	13%	6,832	13%	14,410	14%
Single dad households with kids	686	3%	1,271	2%	2,852	3%
Single mom households with kids	737	4%	2,376	4%	4,853	5%
Non-family households	6,085	30%	14,003	26%	26,555	25%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B11001, B11003

Homes

	3 miles		5 miles		7 miles	
Homes	20,566		55,641		108,357	
Occupied Homes	20,104		53,802		104,744	
Owner occupied units	14,047	70%	39,917	74%	80,094	76%
Renter occupied units	6,058	30%	13,885	26%	24,650	24%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B25024, B25003

Housing Unit Value

	3 miles		5 miles		7 miles	
Median Home Value	\$467,674		\$513,510		\$483,185	
Owner Occupied Homes	14,047		39,917		80,094	
Under \$100,000	554	4%	1,734	4%	3,005	4%
\$100,000 to \$199,999	314	2%	769	2%	2,137	3%
\$200,000 to \$299,999	599	4%	1,565	4%	4,679	6%
\$300,000 to \$399,999	2,615	19%	5,645	14%	14,234	18%
\$400,000 to \$499,999	4,346	31%	9,485	24%	19,222	24%
\$500,000 to \$749,999	3,857	27%	14,056	35%	24,331	30%
\$750,000 to \$999,999	1,408	10%	5,276	13%	8,551	11%
\$1,000,000 to \$1,499,999	267	2%	877	2%	2,326	3%
\$1,500,000 to \$1,999,999	35	0%	266	1%	906	1%
Over \$2,000,000	53	0%	243	1%	701	1%

Detailed Age

	3 miles		5 miles		7 miles	
Population	51,940		147,277		289,026	
Male:	26,318	51%	73,425	50%	144,413	50%
Under 5 years	1,420	3%	4,223	3%	8,408	3%
5 to 9 years	1,574	3%	4,628	3%	10,041	3%
10 to 14 years	2,249	4%	6,394	4%	12,341	4%
15 to 17 years	997	2%	3,245	2%	6,364	2%
18 and 19 years	631	1%	1,649	1%	3,256	1%
20 years	365	1%	1,451	1%	2,280	1%
21 years	366	1%	833	1%	1,970	1%
22 to 24 years	922	2%	2,599	2%	5,553	2%
25 to 29 years	1,813	3%	4,990	3%	9,203	3%
30 to 34 years	2,067	4%	5,087	3%	10,243	4%
35 to 39 years	1,905	4%	5,813	4%	11,204	4%
40 to 44 years	1,768	3%	4,947	3%	9,622	3%
45 to 49 years	1,703	3%	4,893	3%	9,578	3%
50 to 54 years	1,481	3%	4,838	3%	9,313	3%
55 to 59 years	1,612	3%	4,408	3%	8,143	3%
60 and 61 years	668	1%	1,624	1%	3,226	1%
62 to 64 years	815	2%	1,987	1%	4,431	2%
65 and 66 years	341	1%	1,198	1%	2,693	1%
67 to 69 years	543	1%	1,807	1%	3,481	1%
70 to 74 years	1,231	2%	2,839	2%	5,730	2%
75 to 79 years	1,001	2%	1,919	1%	3,784	1%
80 to 84 years	476	1%	1,235	1%	2,163	1%
85 years and over	370	1%	817	1%	1,385	0%
Female:	25,622	49%	73,853	50%	144,614	50%
Under 5 years	1,436	3%	4,363	3%	8,309	3%
5 to 9 years	2,007	4%	5,181	4%	10,756	4%
10 to 14 years	1,911	4%	5,468	4%	10,219	4%
15 to 17 years	1,173	2%	3,311	2%	6,465	2%
18 and 19 years	400	1%	1,219	1%	2,711	1%
20 years	252	0%	1,068	1%	1,852	1%
21 years	360	1%	819	1%	1,546	1%
22 to 24 years	1,107	2%	2,445	2%	4,615	2%
25 to 29 years	1,807	3%	5,461	4%	9,888	3%
30 to 34 years	1,677	3%	4,655	3%	9,584	3%
35 to 39 years	1,465	3%	5,089	3%	10,274	4%
40 to 44 years	1,898	4%	5,145	3%	10,105	3%
45 to 49 years	1,536	3%	4,892	3%	9,385	3%
50 to 54 years	1,405	3%	4,566	3%	8,957	3%
55 to 59 years	1,363	3%	4,292	3%	8,708	3%
60 and 61 years	472	1%	1,414	1%	2,943	1%
62 to 64 years	648	1%	2,588	2%	4,924	2%
65 and 66 years	536	1%	1,603	1%	3,489	1%
67 to 69 years	813	2%	2,098	1%	4,163	1%
70 to 74 years	1,494	3%	3,357	2%	6,330	2%
75 to 79 years	843	2%	2,039	1%	4,430	2%
80 to 84 years	432	1%	1,288	1%	2,374	1%
85 years and over	588	1%	1,492	1%	2,586	1%

The District at Ten Mile

Demographics



Mark Cleverley

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Mark is one of the founding members of Ahlquist. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



Holt Haga

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Holt is one of the founding members of Ahlquist. As VP of Leasing, Holt has delivered the successful completion of over 4 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.

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Contact

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Thank you

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