



# Orchard Park

LOT 1

1582 W ORCHARD PARK DR | MERIDIAN, ID 83646

**100% NNN LEASED | NEW CONSTRUCTION RETAIL**



**TOK**  
COMMERCIAL

**\$11,768,238**

SALE PRICE

**\$647,254**

NOI

**5.5%**

CAP RATE



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BOISE OVERVIEW



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# OFFERING HIGHLIGHTS



- TENANTS WILL BE OPEN FOR BUSINESS BY Q3 2025!
- NORTH MERIDIAN'S PREMIER MIXED-USE DEVELOPMENT.
- CO-TENANTS INCLUDE CHIPOTLE, IDAHO CENTRAL CREDIT UNION, JACKSONS, MO' BETTAHS, OLIVE GARDEN, TIDE CLEANERS, WENDY'S, WINCO, AND MANY MORE!
- NEW MERIDIAN LIBRARY AT ORCHARD PARK NOW OPEN.
- NEW 40,000 SF LIFESTYLE CENTER COMING TO ORCHARD PARK! [THE COLLECTION.](#)
- HIGH VISIBILITY LOCATION AT CHINDEN AND LINDER – OVER 46,000 VPD AT THE INTERSECTION!

# OFFERING OVERVIEW

<b>PROPERTY ADDRESS</b>	1582 W ORCHARD PARK DR MERIDIAN, ID 83646
<b>PROPERTY TYPE</b>	NEW CONSTRUCTION RETAIL
<b>BUILDING SIZE</b>	16,546 SF
<b>YEAR BUILT</b>	2025
<b>OFFERING PRICE</b>	\$11,768,238
<b>CAP RATE</b>	5.5%
<b>NET ANNUAL RENT</b>	\$681,320
<b>VACANCY RESERVE</b>	5%   \$34,066
<b>OCCUPANCY</b>	100%
<b>NOI</b>	\$647,254
<b>LEASE TYPE</b>	NNN



UPDATED: 4.16.2025

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# STRONG TENANT BASE PROPERTY



Dr. Lucas Hayes, a San Diego native, graduated in 2014 with a Doctorate in Chiropractic from Southern California University of Health Sciences in Whittier, California. With a decade of experience in chiropractic care, Dr. Hayes is passionate about empowering the body's natural healing capabilities through proper spinal alignment and restoring the brain-spinal cord connection. His greatest joy lies in helping patients enhance their quality of life.



Eight Turn Crepe originally opened its doors in New York City's Soho neighborhood in 2013. Their vision was to introduce the Japanese crepe while focusing on superior customer service, presentation and quality. Now, people are coming from miles around to experience one of the most unique and awesome food experiences out there.



Born in San Diego in 2007, Club Pilates has expanded around the globe, bringing Pilates to hundreds of thousands of people. They serve up over eight million workouts each year to their dedicated members. Pure to Joseph Pilates' original Reformer-based Contrology Method, but modernized with group practice and expanded state-of-the-art equipment, Club Pilates offers high-quality, life-changing training at a surprisingly affordable price.



Uplift Hot Yoga offers a variety of classes of varying paces, formats, and difficulty levels. Every class is a journey as an instructor leads students through a customized experience. Uplift Hot Yoga will be a place of refuge, where students and teachers will feel loved, valued, and seen.



For 27 years, their bakeries have been more than just a place to get dessert—they're where you turn when you want to give a little more, so others can feel a little more. Where traditions are baked and joy is always on the menu. That joy quickly became contagious, spreading from their ovens to bakeries nationwide. Today, Nothing Bundt Cakes® is the #1 specialty cake company in the U.S., with over 600 locations serving up millions (yes, millions) bites of joy every year.



Slice House by Tony Gemignani, founded by the globally acclaimed 13-time world pizza champion, offers an unparalleled pizza experience blending artisan craftsmanship with fast-casual dining. Originating from San Francisco's iconic North Beach neighborhood, Slice House provides a diverse menu from signature New York, Detroit, Grandma, and Sicilian style pizzas, including health-conscious options, complemented by a hand-picked selection of local craft brews and natural wines.

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# STRONG TENANT BASE PROPERTY



RISE Modern Wellness is an advanced & versatile wellness center featuring a modern IV hydration lounge, a premier infrared sauna studio, and state of the art body sculpting equipment. They offer multiple wellness services including vitamin injectables (Glutathione, B-12, and Vitamin D) and IV hydration therapies (Myer's Cocktail, Immunity & Detox, Fast Infusion Glutathione) within their highly rated IV lounge.



Master Yang's Martial Arts is a cherished family-owned school, passed down through generations with a deep commitment to creating a welcoming, supportive environment. Combining the wisdom of their founders with fresh, modern approaches, they uphold the tradition of martial arts excellence while nurturing their students' growth as part of our family.



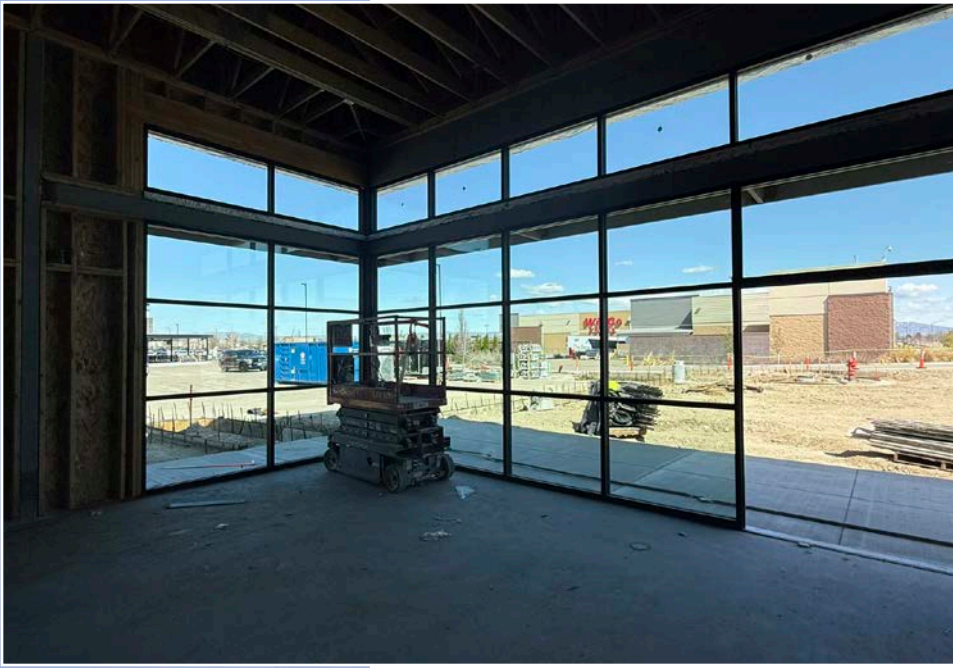
At MOD it's all about YOU! From the quality products to the music you hear. Every detail is attended to. They focus on each individual client, making sure their expectations are met every single time. Their team is taking continual education to stay up to date on the latest trends. From cuts, colors and styles, they got you.

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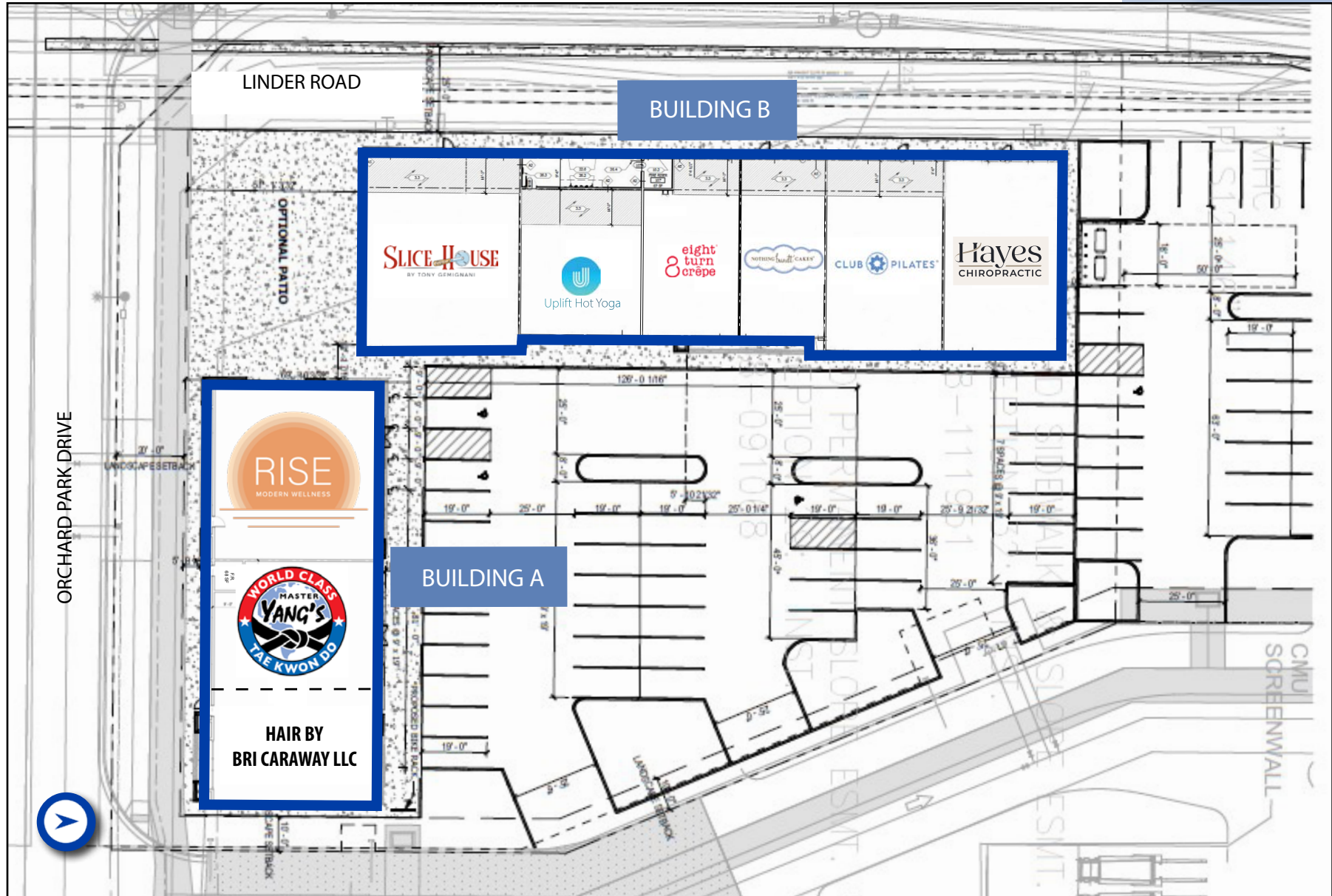
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# SITE PLAN



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# HIGH VISIBILITY LOCATION AT CHINDEN & LINDER



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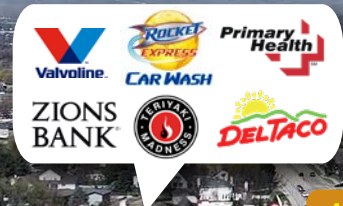
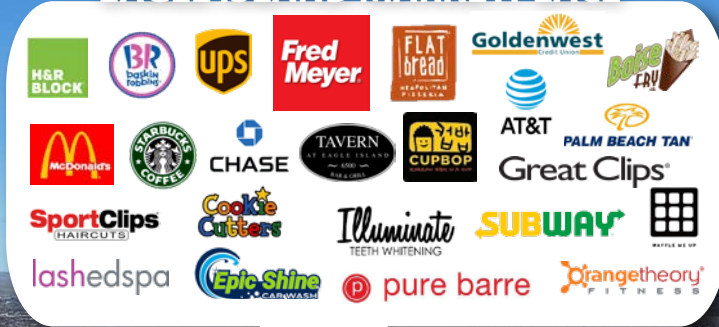
**THE COLLECTION**  
40,000 SF NEIGHBORING MIXED-USE DEVELOPMENT COMING 2026



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



EAGLE ISLAND MARKETPLACE



46,326 VPD

CHINDEN BLVD

ORCHARD PARK



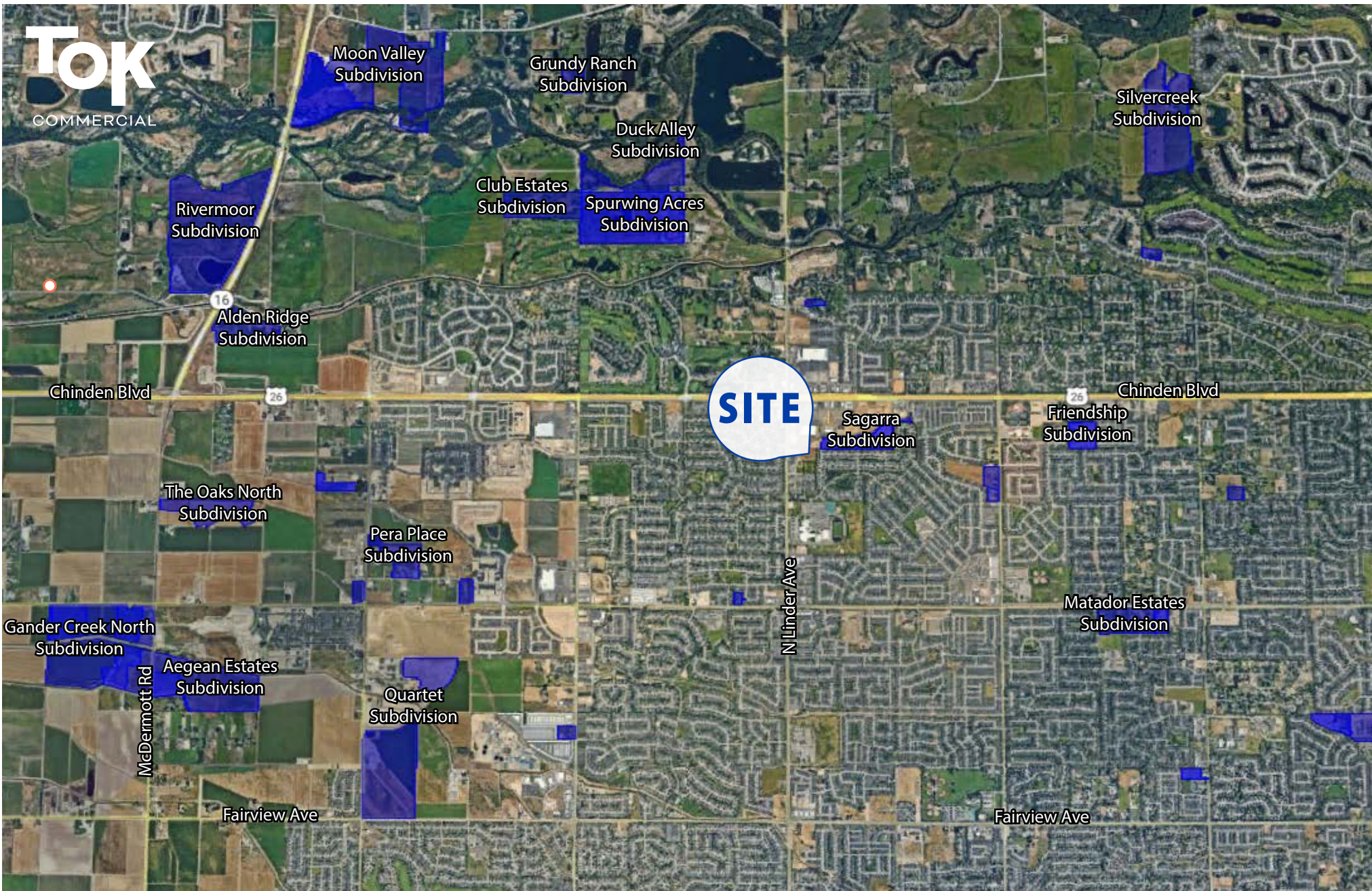
WinCo Foods



LINDER ROAD



# AMIDST MERIDIAN'S PATH OF GROWTH



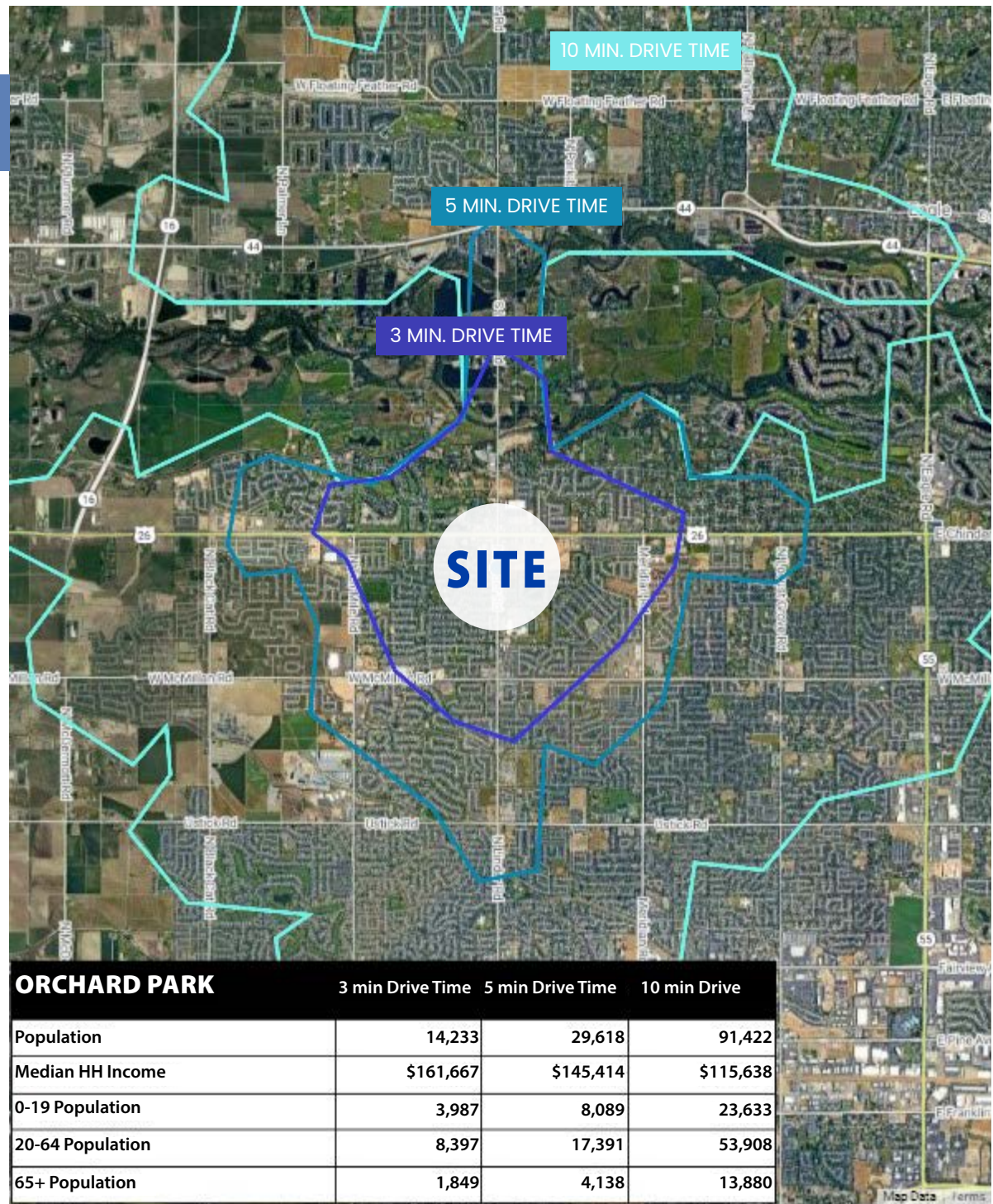
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# DEMOGRAPHICS & DRIVE TIMES



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**\$540,000**

Ada County Median:  
**Home Value** (IMLS Dec 2024)

**3.6%**

Boise MSA:  
**Unemployment Rate** (Dec 2024)

**\$128,006**

Ada County Average:  
**Household Income** (Regis 2024)

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The Boise Valley  
**Boise Ranked #3 Best  
Performing Large City  
Economy by Milken  
Institute.**

**845,864**

Population:  
**Metro Area** (2024)

**#6**

Best Large City to Start a  
Business:  
**Boise**  
(WalletHub, 2023)

**#3**

Best Performing City:  
**Boise**  
(Milken Institute, 2024)

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The Boise Valley  
**Serves as the center of  
commerce, politics, and  
cultural events for the  
region.**

# 241,924

Population:  
**Boise** (2024)

# #1 & #3

Best Run Cities in America:  
**Nampa & Boise**  
(WalletHub 2024)

# #3 & #5

Best Place to Live Out West:  
**Meridian & Boise**  
(Livability 2024)

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The Boise Valley  
**Includes several of  
Idaho's most highly  
populated cities.**



# Orchard Park

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**100% NNN LEASE | NEW CONSTRUCTION RETAIL**

**FULL  
OFFERING  
MEMORANDUM**



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