



DESERT EDGE
COMMERCIAL

KUNA SALES LOT

252 N MERIDIAN RD
KUNA, IDAHO

FOR LEASE



IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

TRAFFIC COUNTS & ACCESS



MERIDIAN RD / SH-69 CORRIDOR

- Location: 252 N Meridian Rd, Kuna, ID
- Direct frontage along a key Kuna commercial route
- North/south connector between Kuna and Meridian
- Convenient access to SW Boise, Meridian, Nampa, and surrounding growth areas



HIGH-VISIBILITY SALES LOT

- Existing office building included
- 60 front retail/sales stalls designated for lease
- Functional layout for customer parking, inventory display, and outdoor sales activity

ABOUT THE PROPERTY

This site offers a rare Kuna sales-lot lease opportunity with an existing office building and 60 designated front sales stalls. The site is well-positioned for auto, trailer, equipment, powersports, or other outdoor sales users seeking visibility, customer access, and functional inventory display space along a growing commercial corridor.



SITE COMPONENTS



- Existing office building
- 60 designated sales stalls
- Front sales/display area
- Paved lot and drive aisles
- Meridian Road visibility



GET IN TOUCH

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MARKET SNAPSHOT

31,490

2024 POPULATION
ADA COUNTY COMPASS EST.

+485%

GROWTH SINCE 2000
FROM 5,382 RESIDENTS

\$96,219

MEDIAN HH INCOME
2024 ACS ESTIMATE

3.81%

ANNUAL GROWTH RATE
CONSISTENT MULTI-YEAR TREND

31.8

MEDIAN AGE
YOUNG, FAMILY-ORIENTED BASE

27K+

DAILY VEHICLES — SH-69
CORRIDOR EXPANSION UNDERWAY

ABOUT THE MARKET

Kuna is one of the fastest-growing communities in Ada County and consistently ranks among the top 100 growth cities nationally. Driven by Treasure Valley in-migration and a young, family-oriented population, the market has sustained annual growth well above state and national averages. The SH-69 / Meridian Road corridor serves as the primary commercial spine connecting Kuna to the broader metro — making sites with direct frontage increasingly rare and strategically valuable.

COMPASS projects Kuna's population to reach **40,530 by 2050**, with a projected 5.0% annual growth rate — the highest of any city in Ada County. The Idaho Transportation Department has initiated plans to widen SH-69 to up to seven lanes to accommodate a projected 55% increase in corridor traffic over the next 25 years.

KEY GROWTH INDICATORS

- Top 100 fastest-growing U.S. cities (2020–2024, U.S. Census)
- Employment grew 8.55% year-over-year (2023–2024)
- Projected 40,530 residents by 2050 (COMPASS)
- Highest Ada County projected growth rate at 5.0%/yr

CORRIDOR & INFRASTRUCTURE



SH-69 EXPANSION PLANNED

ITD is advancing a plan to widen SH-69 to 7 lanes (Overland to Kuna Rd) and 5 lanes (Kuna Rd to Orchard Ave), with a continuous raised median, dual 10-ft multi-use pathways, and improved access management.



55% TRAFFIC GROWTH PROJECTED

ITD corridor study projects a 55% increase in traffic along SH-69 over the next 25 years — signaling sustained commercial demand along this route.



REGIONAL CONNECTIVITY

SH-69 serves as the primary north-south connector between Kuna and Meridian, with convenient access to SW Boise, Nampa, and I-84 — positioning the corridor as a critical commercial link in the Treasure Valley network.



NEARBY COMMERCIAL ANCHORS

Tractor Supply Co., D&B Supply, Albertsons, Les Schwab Tire Center, and AutoZone anchor the Kuna commercial corridor, supporting strong drive-by retail capture.

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MAP



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