

RETAIL/FLEX INVESTMENT FOR SALE

1500 N. Locust Grove Rd., Meridian, ID 83642



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE \$2,400,000

CAP RATE 5.96%

BUILDING SIZE 8,181 SF

SITE AREA 0.742 AC

MARKET Meridian

ZONING C-G

PARCEL R7104253321

*Financials available upon request



EXECUTIVE SUMMARY

Lee & Associates is pleased to present a premier retail investment opportunity in one of the Treasure Valley's most visible and heavily trafficked commercial corridors. Located at the signalized intersection of Locust Grove Road and Fairview Avenue, the property offers excellent visibility, easy access, and strong daily traffic counts.

The center is anchored by a strong retail environment, adjacent to D&B Supply and directly across from Fred Meyer, generating consistent customer traffic and supporting tenant success. A diverse tenant mix, stable occupancy history, and proven leasing performance provide a reliable income stream and long-term investment stability.

Just one mile from Eagle Road and The Village at Meridian, the property is surrounded by established neighborhoods, growing residential communities, and a thriving commercial base. Its prime location, strong market fundamentals, and proven operating history make this an attractive opportunity for investors seeking a well-positioned retail asset.

PROPERTY HIGHLIGHTS

- » Prime retail investment opportunity in the heart of Meridian
- » Excellent visibility and access with strong daily traffic counts
- » Good tenant mix with a proven history of occupancy and leasing success
- » Ample parking and convenient ingress/egress for customers and tenants



FLOOR PLAN



*Floor plan is approximate - Buyer to verify



 **INTERSTATE - 2.7 MILES**

 **MICRON - 15.9 MILES**

 **BOISE AIRPORT - 10.2 MILES**





	2-MILE	4-MILE	6-MILE
2025 Population	44,721	172,694	274,271

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$106,757	\$123,146	\$118,879

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	16,704	63,985	103,848

LABOR FORCE

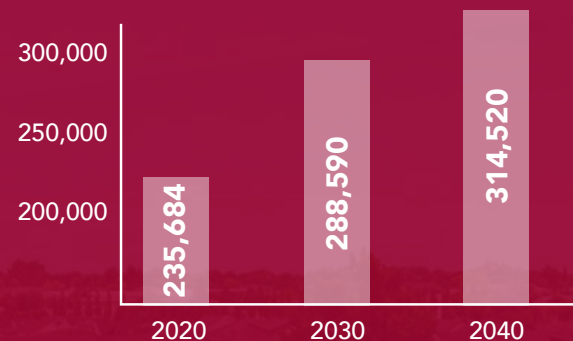
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	23,571	89,384	139,470

KEY EMPLOYERS

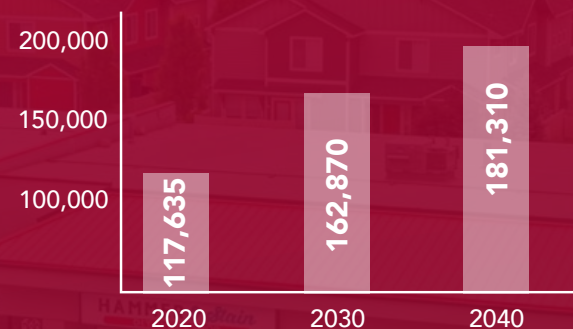
# OF EMPLOYEES	
Albertsons	2,730,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

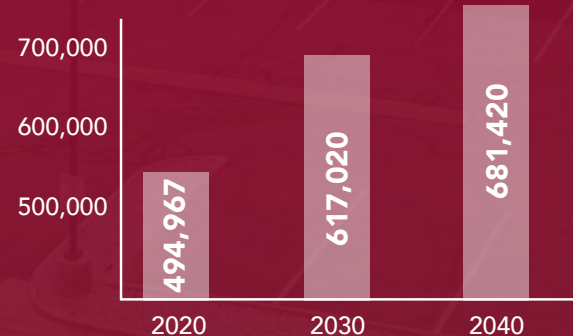
BOISE



MERIDIAN



ADA COUNTY

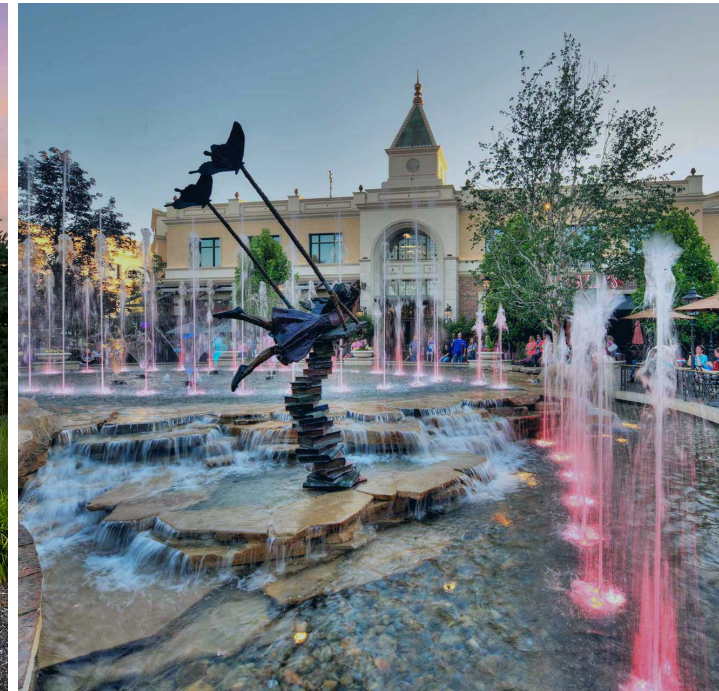
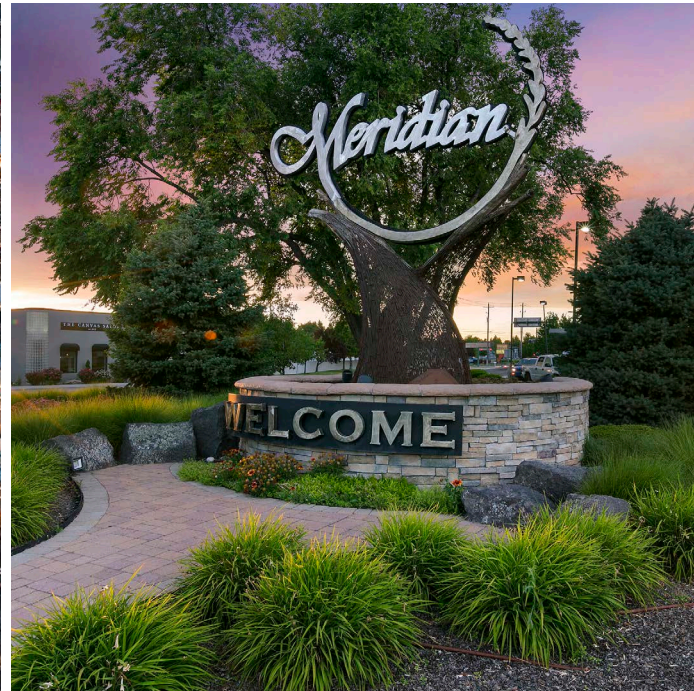


AREA OVERVIEW

MERIDIAN, IDAHO

Centrally located in the heart of Treasure Valley, and a short 15-minute drive from the Boise Airport, Meridian offers a plethora of amenities to include beautiful city parks, locally owned and operated restaurants, shopping, and entertainment options. Whether you want to enjoy dinner and a movie at the Village at Meridian, escape the heat at the Roaring Springs Water Park, catch a race at the Meridian Speedway, or have a picnic at one of the many city parks, the opportunities to create lasting memories are endless.

The City of Meridian is the second largest city in Idaho, and is strategically placed in the heart of the Treasure Valley just 6 miles west of Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an estimated population of 140,067 people. Health sciences and technology industries are a strong focus in Meridian, with an 18,000 acre health sciences and technology corridor attracting dozens of new businesses each year.



CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 1500 N. Locust Grove Rd., Meridian, ID 83642 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, en-

dorsement or advice as to the value of the property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





FOR MORE INFORMATION, PLEASE CONTACT

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