

MERIDIAN CROSSROADS



IDAHO'S PREMIER RETAIL CENTER
1,332 - 20,000 SF | AVAILABLE FOR LEASE

NAISelect



E FAIRVIEW AVE

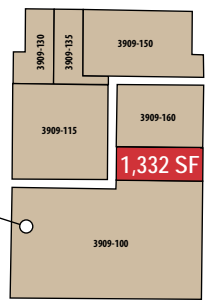


MERIDIAN CROSSROADS



**AVAILABLE
20,000 SF
END CAP SPACE**

**Phenix
Salon Suites**



TENANT ROSTER

UNIT	TENANT	SF
1330-000	Zurcher's Party & Wedding	11,400
1350-000	Scandinavian Designs	38,146
3401-000	OldNavy	15,327
3427-000	Destination XL	9,721
3499-000	Albertson's Market Street	109,783
3545-000	Office Depot	21,442
3553-000	Ross Dress for Less	30,187
3635-000	Ashley Fine Furniture	36,000
3677-000	Half Price Books	7,000
3701-000	Dollar Tree	10,500
3797-000	Sportsman's Warehouse	45,866
3455-000	Famous Footwear	6,263
1400-106	Nothing Bundt Cake	1,756
1400-105	Claire's	1,200
1400-104	A New Vintage Wine Shop	1,350

UNIT	TENANT	SF
1400-103	Cold Stone Creamery	1,500
1400-101	Bath & Body Works	3,791
3909-100	Phenix Salons	10,296
3909-115	State of Idaho Liquor Store	4,356
3909-130	Northwest Knives	1,216
3909-135	The Joint Chiropractic	1,365
3909-150	Adacare Dental & Dentures	3,421
3909-160	KNG Mobility	2,628
3909-170	Available	1,332
1250-000	Bassett Furniture	10,795
1220-000	Petsmart	19,107
1200-000	Cost Plus World Market	18,479
1190-000	Under Armour	8,000
1180-101	America's Best Optical	3,027
1180-102	Hallmark	3,600
1180-103	Palm Beach Tan	3,400
1180-104	Available	3,000
1180-105	Massage Envy	2,904
1160-000	Available	20,000

UNIT	TENANT	SF
3355-101	GNC	1,200
3355-102	Sport Clips	1,200
3355-103	Gamestop	1,380
3355-104	uBreakiFix	1,110
3355-105	Tree City Juice & Smoothie	990
1140-000	Goodwood BBQ	5,373
1270-000	Arby's	3,500
1320-000	Carl's Jr.	4,136
1440-000	Chase Bank	2,837
1460-000	Applebee's	5,800
1500-000	Panda Express	1,800
1510-000	Hook & Reel	4,700
3525-000	IHOP	5,000
3551-000	Johnny Carino's	6,297
3671-000	Popeye's Chicken	3,150
3801-000	Texas Roadhouse	6,702
U1	Walmart	203,742
GLA*		527,397

*Does not include Walmart

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FOR LEASE



OFFERING SUMMARY

GLA	±527,397 SF
CITY	Meridian, ID
ZONING	C-G
LEASE RATE	Contact Agent
AVAILABLE SPACE	
SUITE 1180-104	±3,000 SF
SUITE 3909-170	±1,332 SF
SUITE 1160-000	±20,000 SF

HIGHLIGHTS

- Albertson's Market Street: A specialty grocery concept by Albertsons featuring their largest product offering in their entire chain. Other unique attributes include in-store cooking classes, a food court, and an in-house sommelier. Albertson's Market Street – Meridian ID is the #1 volume store in the United States.
- Shadow-Anchored by Walmart: A significant presence flanking the eastern part of the property to balance customer traffic.
- A strong mix of national and local retailers and restaurants, such as: Cost Plus World Market, PetSmart, Craft Warehouse, Famous Footwear, Old Navy, Bed Bath & Beyond, Office Depot, Ross Dress for Less, and Ashley Furniture.
- Several dining options including Goodwood BBQ, Panda Express, Hook & Reel, IHOP, and Texas Roadhouse.
- Positioned at Idaho's busiest intersection (80,000+ VPD), ensuring excellent visibility and access.

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IDAHO'S PREMIER RETAIL CENTER



PROPERTY OVERVIEW

Meridian Crossroads is a large, high-traffic shopping center in Meridian, Idaho, offering over 527,000 square feet of retail space. It's strategically located at the busiest intersection in Idaho and is anchored by major retailers like Albertson's Market Street and Walmart, which create significant foot traffic. The Albertson's here is a full-service grocery concept with unique amenities such as in-store cooking classes, a food court, and a sommelier, making it a destination for shoppers. Other notable tenants include Ross Dress for Less, PetSmart, Office Depot, Ashley Furniture, Craft Warehouse, Sportsman's Warehouse, and a variety of restaurants like Goodwood Barbecue and Texas Roadhouse.



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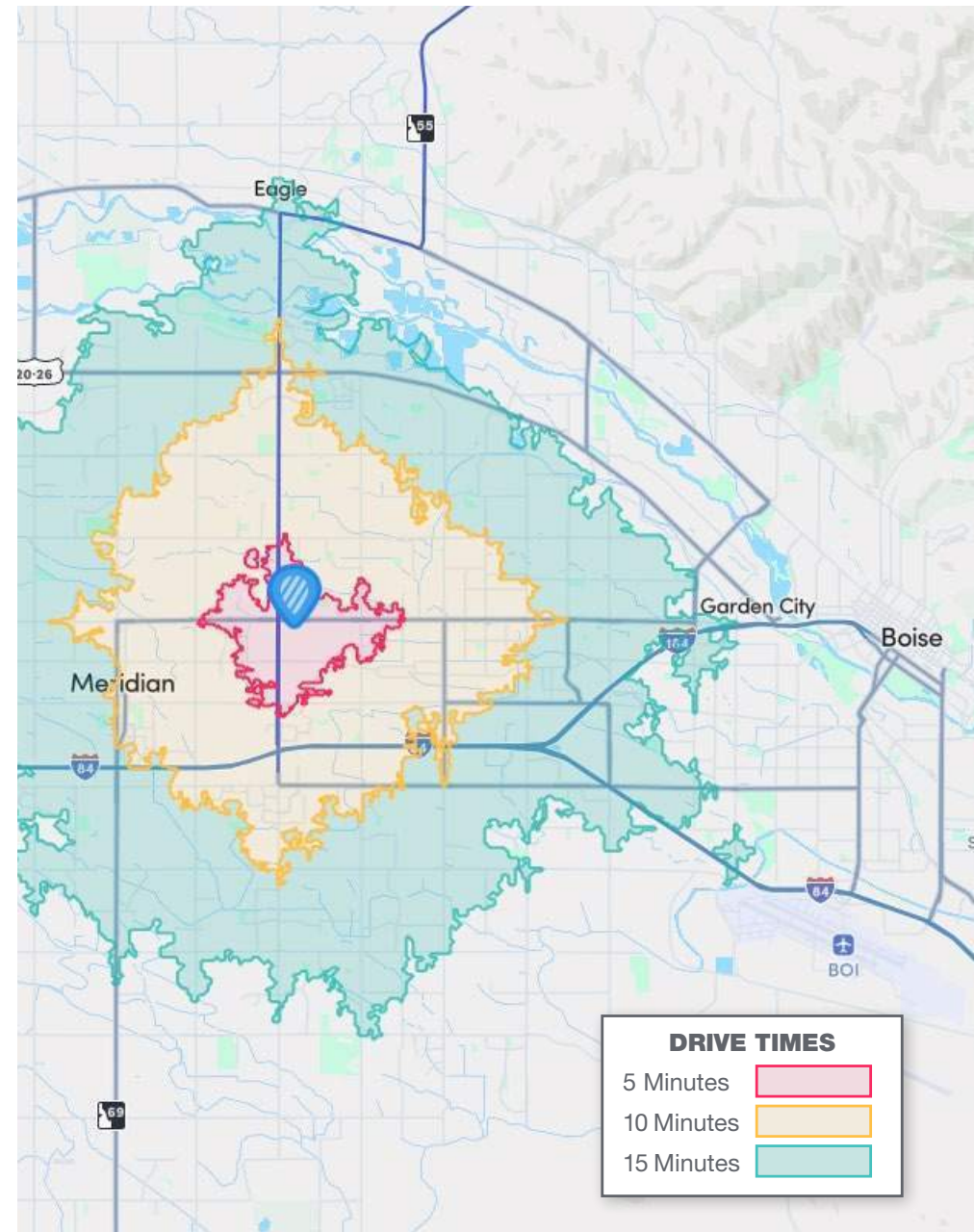
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,487	106,704	254,823
AVERAGE AGE	37	40	40
AVERAGE AGE (MALE)	36	38	38
AVERAGE AGE (FEMALE)	38	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,951	39,893	93,779
# OF PERSON PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$110,677	\$108,788	\$119,134
AVERAGE HOUSE VALUE	\$474,468	\$500,227	\$560,992



DRIVE TIMES

- 5 Minutes
- 10 Minutes
- 15 Minutes

SUITE 1180-104



FLOOR 1



FLOOR 2

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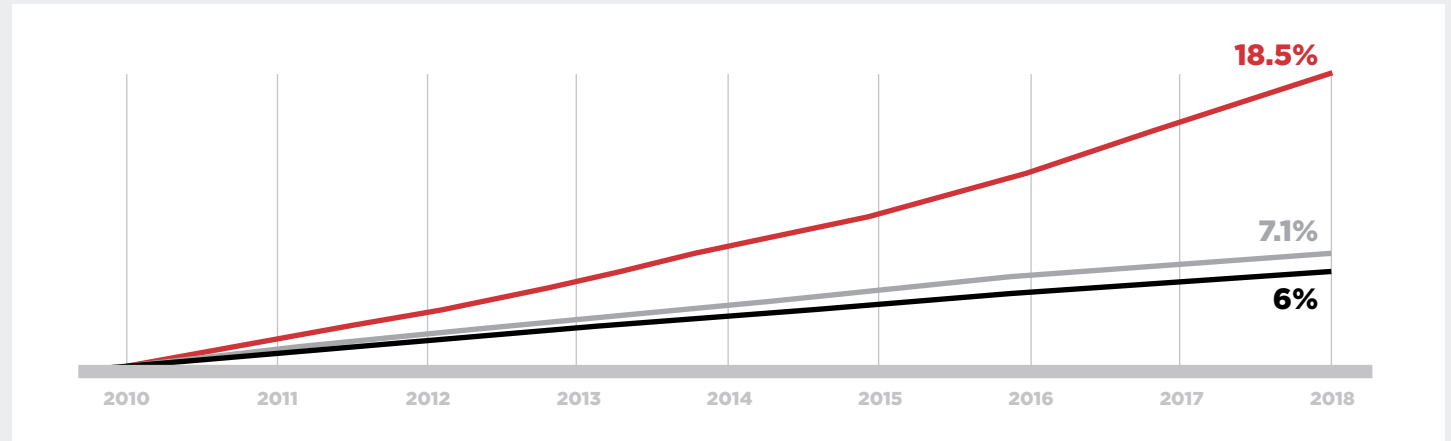
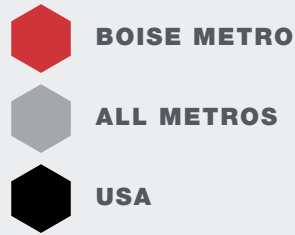
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Population Growth



Largest Private Sector Employers

From corporate headquarters to flourishing startups, the Boise Metro has proven to be a place where companies can put down roots and prosper.



Saint Alphonsus Health System
Idaho-based, not-for-profit health system.
7,000-7,999 employees



Micron Technology, Inc.
Manufacturing & Technology.
5,000-5,999 employees



Saint Alphonsus Health System
A four-hospital regional, faith-based Catholic ministry providing award winning cardiac care, ER, urgent care, women's health, orthopedic care and clinics.
5,000-5,999 employees



Albertsons
Headquarters for a national grocery chain.
3,000-3,999 employees



Walmart
Retail trade.
3,000-3,999 employees



J.R. Simplot Company
Headquarters and processing plant for national food processor
2,000-2,999 employees



HP Inc
The world's largest technology company, HP established its printer division in Boise in 1973. HP Inc, & HP Enterprise both of which are located here.
1,000-1,999 employees

*From "Boise Valley Economic Partnership." This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

IDAHO STATS

**#1 Least
Regulated State**

Mercatus Center at
George Mason University

**#1 State for
Creditworthiness**

Barron's

#3 Best Run State

24/7 Wall St.

#5 Best State

*U.S. News
& World Report*

**#3 State in 2021 U.S.
States By GDP And Which
States Have Experienced
The Biggest Growth**

Forbes

**#1 State for
in Lowest Annual
Tax Revenue Decline**

Pew Trusts

**#1 State in Year
Over Year Growth**

Pew Trusts

**#1 for Economy & #2 for
Business Friendliness**

CNBC

**#4 Best State for
Pandemic Response**

Politico

**Top 10 Lowest
Unemployment Rate
Among States**

*Bureau of
Labor Statistics*

**Top 10 State for
Overall Freedom**

Cato Institute

**#1 State for
Entrepreneurs**

AdvisorSmith

5th Best Economy

WalletHub

**5th Best Place to
Start a Business**

WalletHub

**6th Most
Independent State**

WalletHub

4th Best State to Live

WalletHub

7th Happiest State

WalletHub