

**0.5 - 1 ACRE PADS & 1,200 - 9,000 SF SPACES FOR LEASE**  
**MIDDLETON RD & SAWTOOTH LAKES, MIDDLETON, IDAHO**



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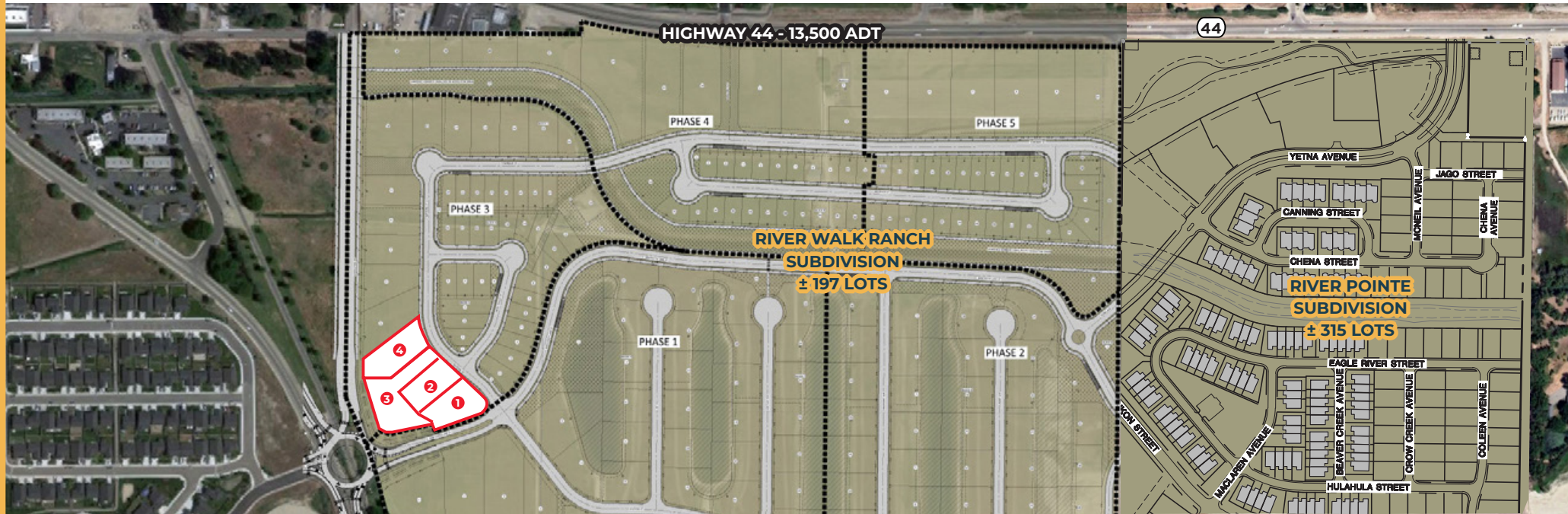
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# 0.5 - 1 ACRE PADS & 1,200 - 9,000 SF SPACES FOR LEASE MIDDLETON ROAD & SAWTOOTH LAKES, MIDDLETON, IDAHO



## PROPERTY HIGHLIGHTS

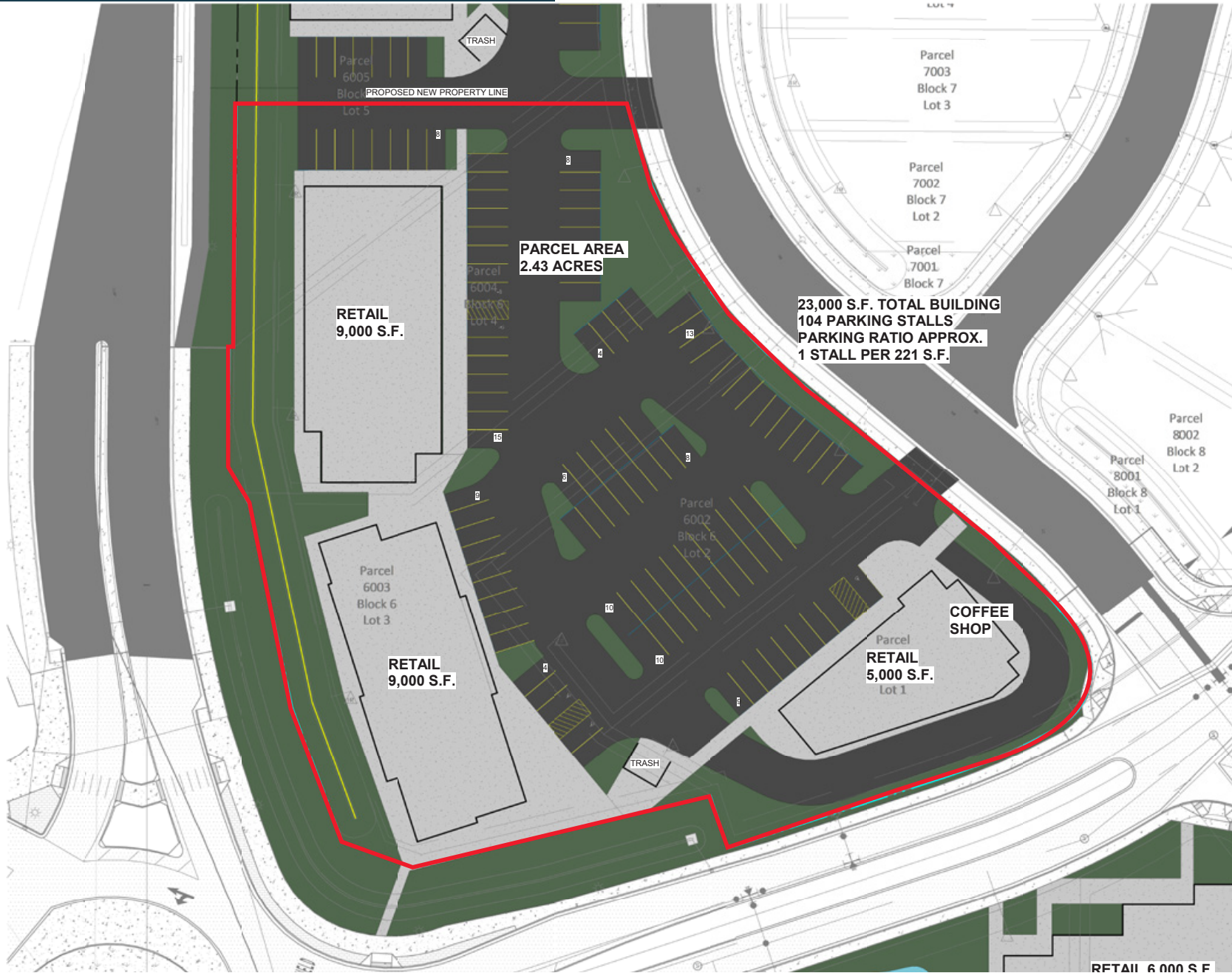
<b>GROUND LEASE:</b>	0.5 - 1 Acre
<b>FREE STANDING:</b>	5,000 - 9,000 SF
<b>IN-LINE SPACES:</b>	1,200 - 9,000 SF
<b>LEASE RATES:</b>	Negotiable - Contact Agents
<b>T.I. ALLOWANCE:</b>	Available for Custom Build-Outs
<b>PROJECT SIZE:</b>	23,000 SF Total - Potential to Increase
<b>ZONING:</b>	Commercial
<b>PROJECT STATUS:</b>	Construction Starting Soon
<b>POTENTIAL USES:</b>	Retail, Drive-Thru Restaurant, Office

## LISTING DETAILS

- New 23,000 SF development project located in the River Walk Subdivision off Highway 44 - the main thoroughfare from Eagle & Star to Middleton and on to Interstate 84 - [Google Map View](#)
- Options include ground lease from half to a full acre, free-standing build to suit space from 5,000 to 9,000 SF, or multi-tenant in-line spaces ranging from 1,200 to 9,000 SF
- Newly constructed spaces will be delivered in shell condition, tenant improvement allowance available for custom build-outs
- The project is encompassed by other new commercial & residential developments in a soon to be underserved market
- Potential uses include retail, drive-through restaurant with patio, medical, office, professional service providers, and more
- Surrounding retailers include Tractor Supply, Ridley's, Family Dollar, Ace Hardware, O'Reilly Auto, Jack in the Box, Subway

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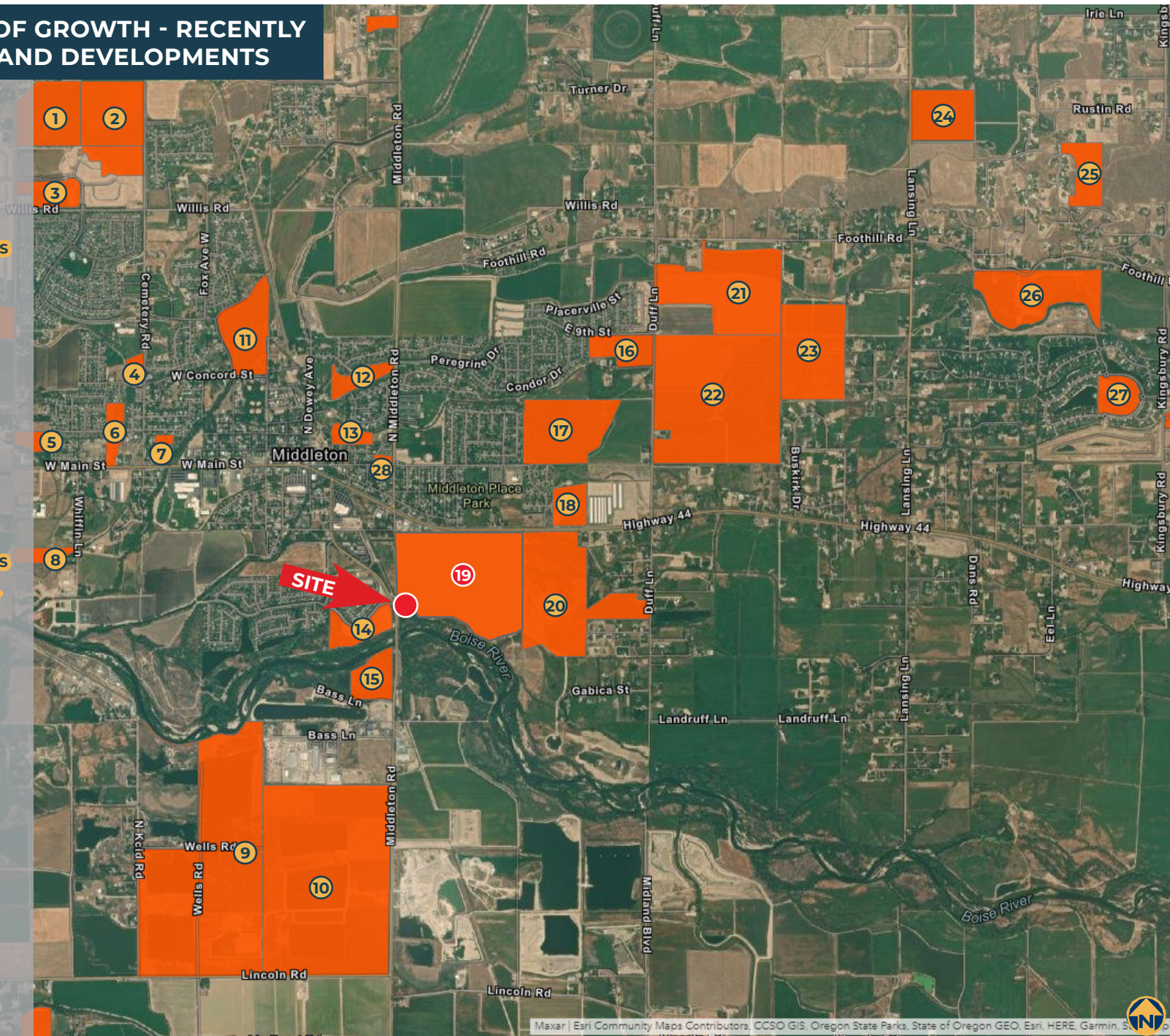
## POTENTIAL LOT LAYOUT AND BUILDING CONFIGURATION - 1,200 - 9,000 SF



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**LOCATED IN THE PATH OF GROWTH - RECENTLY PLATED SUBDIVISIONS AND DEVELOPMENTS**

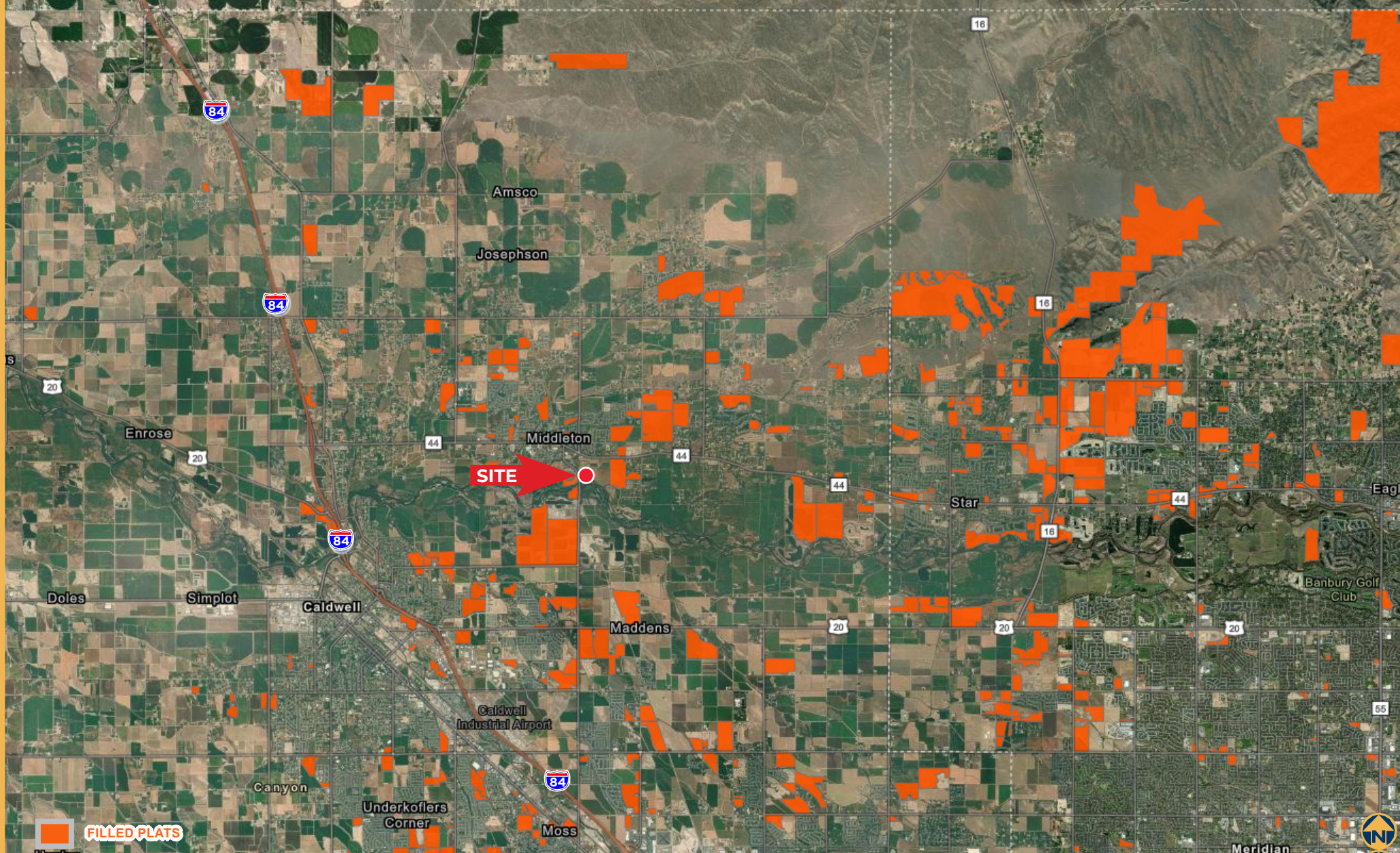
- 1 W HIGHLANDS RANCH - 560 LOTS
- 2 BLACK POWDER - 117 LOTS
- 3 WILLOW WOOD ESTATES - 63 LOTS
- 4 HEIGHTS LANDING - 13 LOTS
- 5 HARTLEY LANE TOWNHOMES - 63 LOTS
- 6 REEDS LANDING - 44 LOTS
- 7 PICCADILLY SQUARE - 5 LOTS
- 8 CARLTON MEADOWS - 27 LOTS
- 9 THE QUARRY - 175 LOTS
- 10 QUARRY EAST - 707 LOTS
- 11 CREEKSIDE TERRACE - 127 LOTS
- 12 THE MILL - 60 LOTS
- 13 HIDDEN MILL - 24 LOTS
- 14 SAWTOOTH LAKES MIXED-USE - 5 LOTS
- 15 MIDDLETON INDUSTRIAL PARK - 1 LOT
- 16 FALCON VALLEY - 184 LOTS
- 17 STERLING LAKES - 128 LOTS
- 18 ARTESIAN SPRINGS - 47 LOTS
- 19 RIVER RANCH (SUBJECT) - 120 LOTS
- 20 RIVER POINTE - ± 315 LOTS
- 21 WATERFORD - 279 LOTS
- 22 WAVERLY PARK - 417 LOTS
- 23 WATERFORD EAST - 186 LOTS
- 24 SD2021-0008 - 25 LOTS
- 25 WYATTS HOLLOW - 35 LOTS
- 26 BLUE MEADOWS - 124 LOTS
- 27 LAKES AT TELAGA - 16 LOTS



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LOCATED IN THE PATH OF GROWTH - RECENTLY  
PLATED SUBDIVISIONS AND DEVELOPMENTS

 [Google Map View - Click Here](#)



Middleton is now the focus of many single family and multi-family developers due to the low cost of land relative to the rest of the Treasure Valley.

The city of Middleton has a long-term growth plan to improve infrastructure and supporting services. [Click Here to Learn More](#)

# 1, 3 & 5 MILE DEMOGRAPHICS

## 5 MILE SNAPSHOT

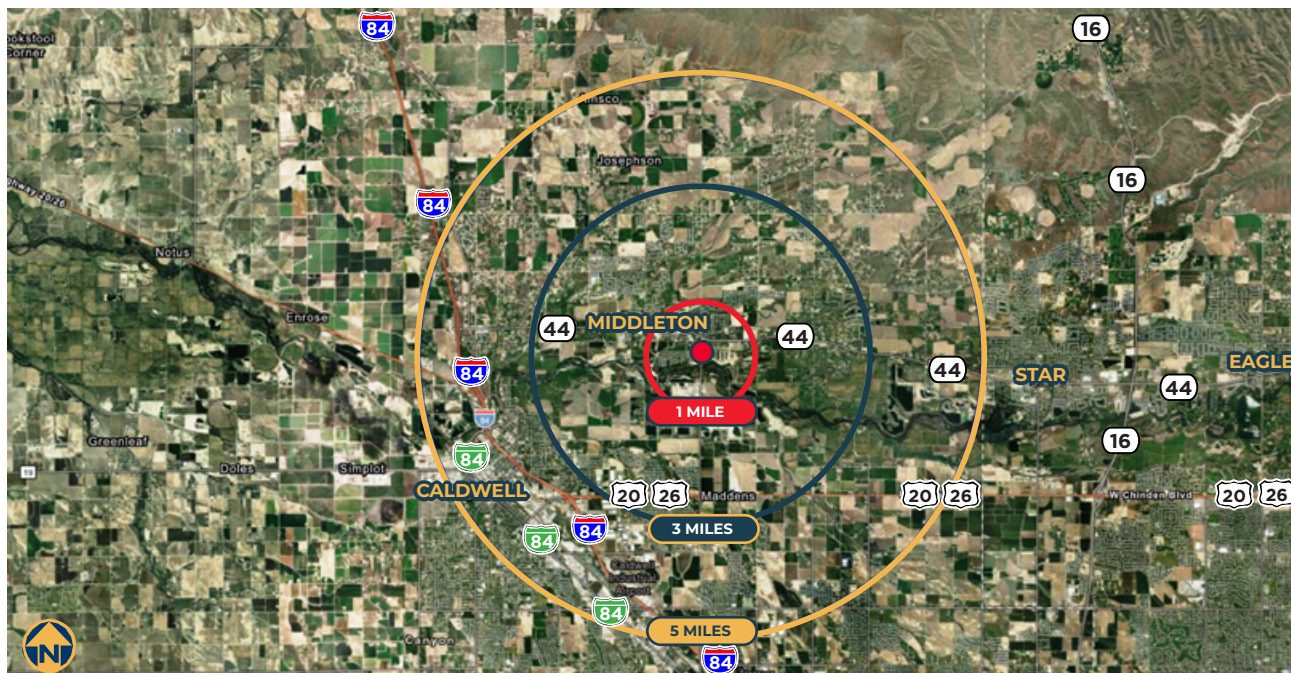
67,313  
POPULATION

21,840  
HOUSEHOLDS

\$74,335  
MEDIAN HH INCOME

\$95,809  
AVERAGE HH INCOME

14,591  
DAYTIME POPULATION



1, 3 & 5 MILE DEMOGRAPHICS  
CLICK BELOW TO VIEW

RETAIL DEMAND REPORT  
CLICK BELOW TO VIEW



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

# DRIVE TIME DEMOGRAPHICS

## 15 MINUTE SNAPSHOT

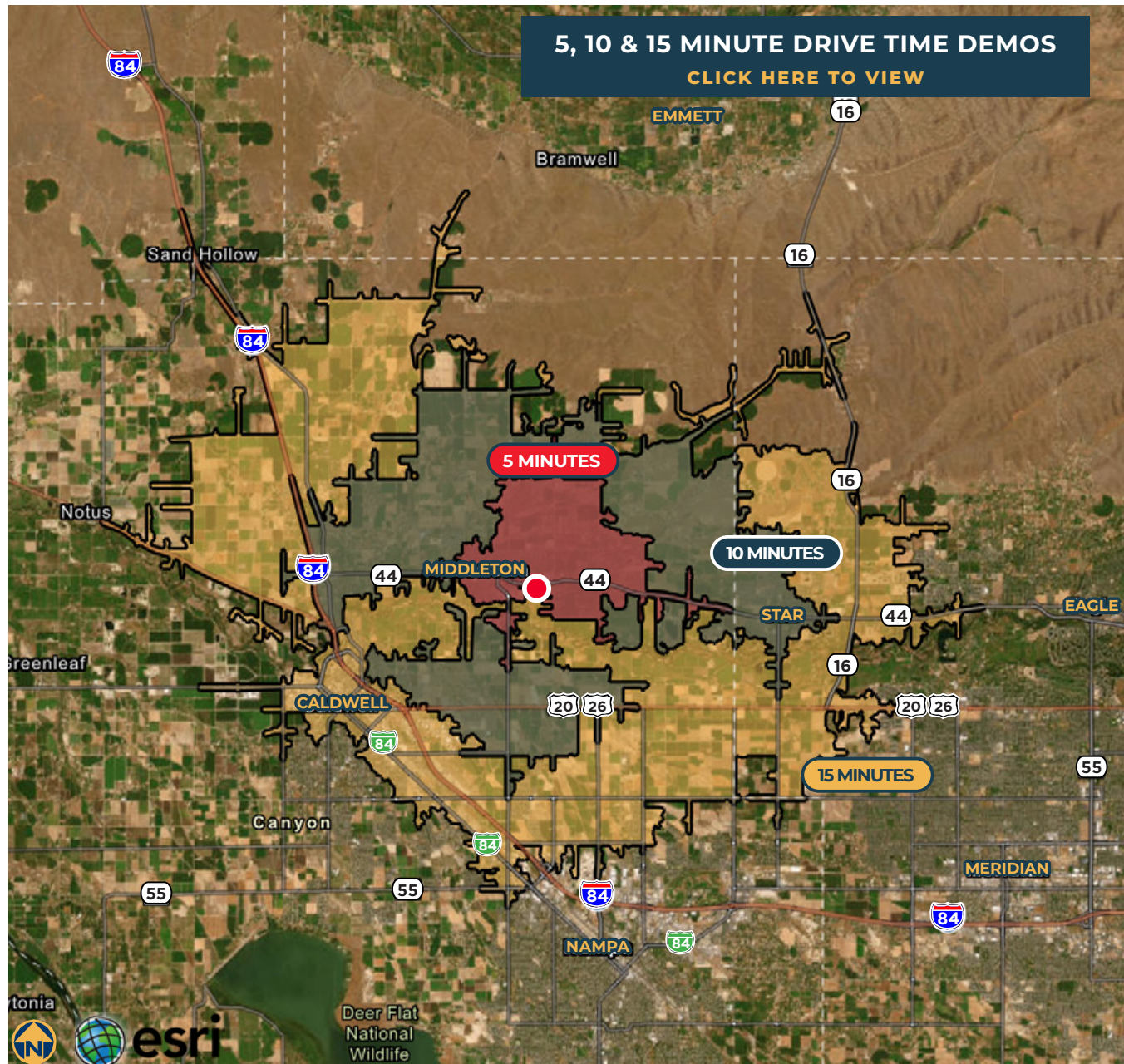
105,902  
POPULATION

35,526  
HOUSEHOLDS

\$79,872  
MEDIAN HH INCOME

\$104,548  
AVERAGE HH INCOME

26,690  
DAYTIME POPULATION



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## TRADE AREA INFORMATION

Canyon County's primary Economic Development mission is to proactively create and maintain a high-quality of life for all our citizens. To continually evolve as a County where people and businesses prefer to reside and visit. Our department will foster responsible economic development activities that result in industry growth, agribusiness, job creation, job retention, an expanded non-residential tax base, sustainable natural resources, tourism/agritourism, and an improved quality of life.

Economic Development is a process through which the County, its Commissioners, private businesses, and other partners work collectively to create better conditions for economic growth and employment generation. Economic Development is more than just infrastructure, employment, tourism and new buildings. It is a pathway to self-sufficiency, and a fiscally sound community. This will be a long-term and sustained effort to build the County's ability to improve its economic future and the quality of life for all our residents for generations to come.

Canyon County is Idaho's second-most populous county. Caldwell and Nampa are the largest cities, and both are ranked in the top 5 in population. Nampa ranks 3rd, and Caldwell ranks 5th in the State.



*Click here to download the complete Canyon County Brochure:*  
<https://bit.ly/4niORJb>

## OPPORTUNITY, MEET AMBITION

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs. <https://bvep.org/>



*Click here to download the complete Boise Valley Regional Overview:*  
<https://bit.ly/45eyYq1>

# BOISE METRO INFORMATION

## NATIONAL ACCOLADES

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. Click the tiles below to view - View All Accolades Here: <https://bvcp.org/>

<b>Top U.S. Cities for Job Growth</b> NewHomeSource July, 2025	<b>#5 Best City for Work Life Balance</b> Coworking Cafe July 2025	<b>Top 20 Mid-Sized Cities on the Rise</b> LinkedIn News July 2025	<b>Idaho Ranked #2 in Top Job Growth</b> U.S Bureau of Labor Statistics July 2025	<b>Nampa, ID Top 100 Best Places to Live in the U.S</b> Livability July 2025	<b>Top 25 U-Haul Growth Metros</b> U-HAUL January 25
<b>#1 Best City for Working Families</b> ELEVATE February 2025	<b>#23 Fastest Growing Place in the U.S. 2024-2025</b> U.S. News February 2025	<b>#20 Most Dynamic Metropolitan City</b> Heartland Foward January 2025	<b>Best U.S. Cities for a Weekend Trip</b> Thrillist November 2024	<b>#2 Best Places to Live in the U.S. in 2024-2025</b> US World & News May 2024	<b>#1 Nampa &amp; #7 Meridian Top Cities for Economic Growth under 250K</b> Coworking Cafe July 2024
<b>#3 Meridian, #5 Boise, #16 Nampa Best Places To Live Out West</b> Livability July 2024	<b>Top 15 Cities for Young Professionals</b> Pheabs May 2024	<b>Tech Workers Ditching big city for Boise</b> Wired January 2024	<b>#3 Best Performing Cities</b> Milken Institute 2024	<b>Top 25 Metro for Economic Growth</b> Area Development Q4 2023	<b>#4 Overall On Talent Attraction Card</b> Lightcast 2023
<b>#7 Overall Cutting Edge Cities Boise</b> WSJ October 2023	<b>Top 20 Best Mid Size City in US</b> HGTV September 2023	<b>Top 20 Safest Cities</b> WalletHub October 2023	<b>#5 Best Performing Cities</b> Milken Institute 2023	<b>Blue Turf Biggest Attraction for Sport's Fans</b> USA Today 2023	<b>#6 Best Large Cities to Start a Business</b> WalletHub April 2023

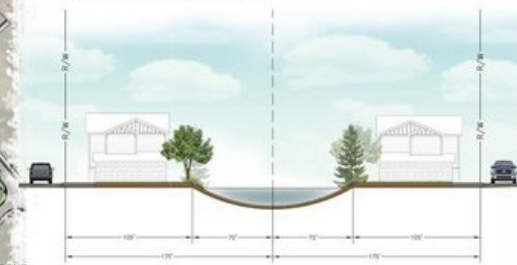


# SUMMIT COMMERCIAL REAL ESTATE GROUP



## RIVER WALK RANCH

TYPICAL LOT SECTION



ENTRY BOULEVARD SECTION



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