

FLEX OFFICE SPACE FOR LEASE

2910 S. MERIDIAN ROAD, MERIDIAN, ID, 83642



BALL
VENTURES
AHLQUIST



VICTORY COMMONS FLEX BUILDING 1

AVAILABLE SF: 12,322 SQ FT

LEASE RATE: \$15.00 / SQ FT

TI ALLOWANCE: \$10.00 / SQ FT

BUILDING SIZE: 29,000 SQ FT

PARKING: 3/1000 SQ FT

YEAR BUILT: 2022



MARK CLEVERLEY
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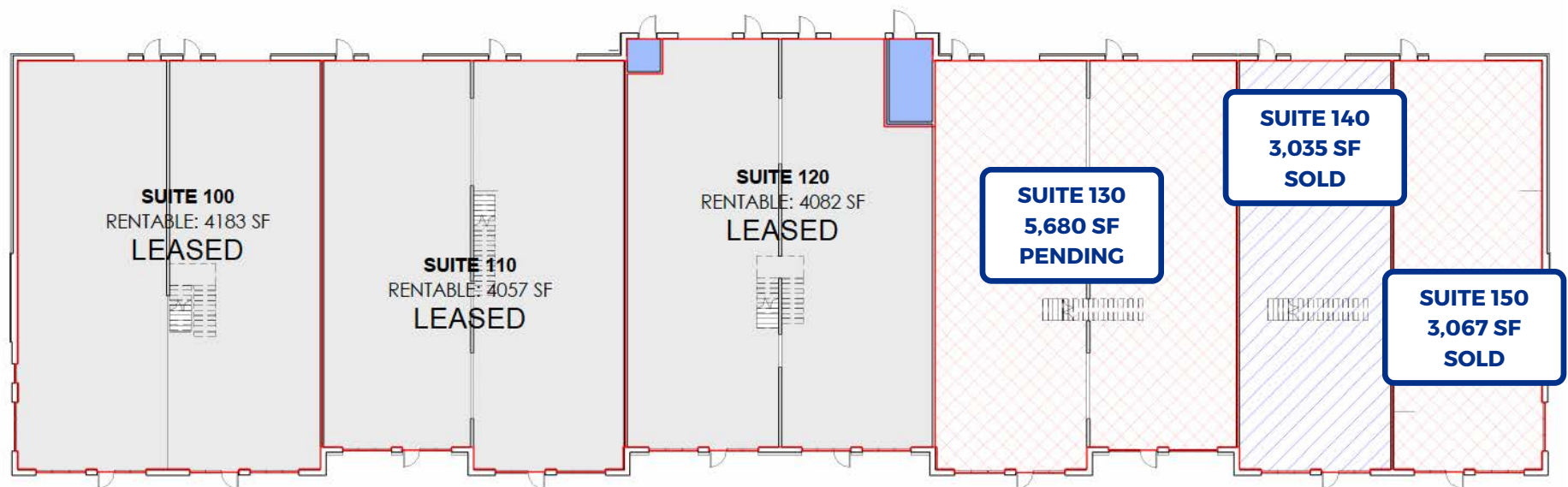
KEKOA NAWAHINE
208.810.0137
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BUILDING DETAILS

BUILDING FLOORPLATES

Below are images of the building's floor plates showing availability.

FLOOR 1



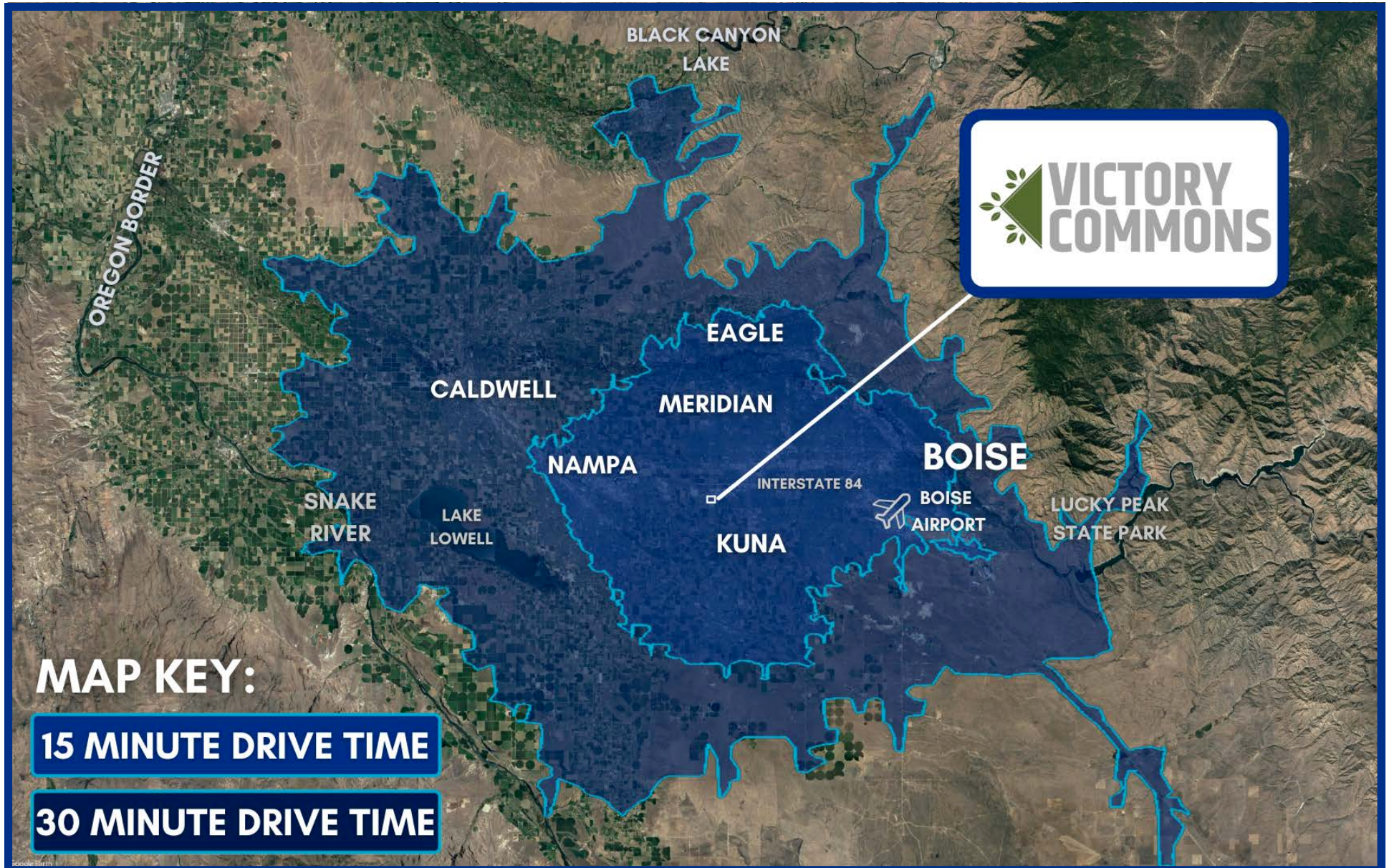
SITE HIGHLIGHTS

ABOUT VICTORY COMMONS

Victory Commons is a 17-acre mixed use development featuring medical office, retail, light industrial, and flex office spaces. Located at the intersection of Meridian and Victory Road, Victory Commons is in close proximity to a large number of residential neighborhoods and interstate accessibility, making it an ideal location for those wanting a high traffic presence in Meridian that is still accessible by the entire Treasure Valley.



SITE HIGHLIGHTS



SITE DEMOGRAPHICS

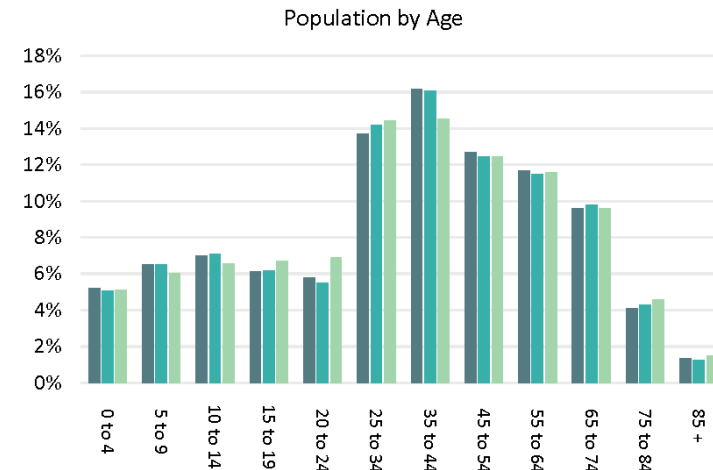
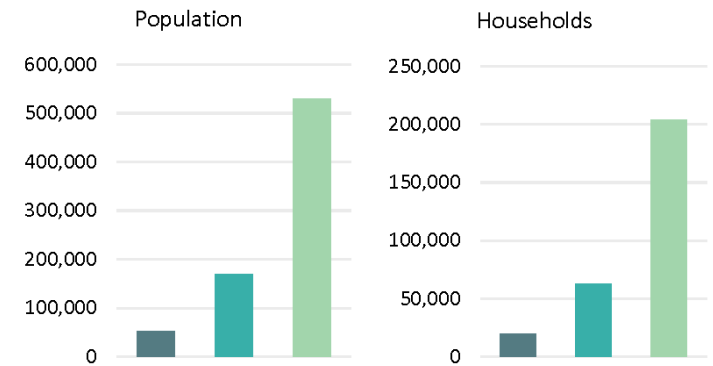
VICTORY COMMONS

3070 S Meridian Rd | Meridian, ID 83642

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Current						
2023 Population	51,813	---	170,556	---	530,019	---
2028 Projected Population	57,557	---	188,157	---	577,813	---
Pop Growth (%)	11.1%	---	10.3%	---	9.0%	---
2023 Households	19,682	---	62,908	---	204,033	---
2028 Projected Households	22,073	---	70,108	---	224,476	---
HH Growth (%)	12.1%	---	11.4%	---	10.0%	---
Daytime Population	44,575	---	120,056	---	417,046	---
Average Business Travelers	475	---	1,475	---	5,799	---
Average Leisure Travelers	42	---	59	---	493	---
Average Migrant Workers	0	---	0	---	18	---
Group Quarters Pop	42	---	59	---	493	---
Pop in Family Households	45,648	---	150,355	---	436,274	---
Pop Non-Family Households	5,833	---	19,196	---	83,102	---
Total Population by Age						
Median Age (2023)	37.9		38.0		37.7	
Ages by Year						
0 to 4	2,698	5.2%	8,694	5.1%	27,088	5.1%
5 to 9	3,375	6.5%	11,094	6.5%	31,908	6.0%
10 to 14	3,626	7.0%	12,104	7.1%	34,750	6.6%
15 to 19	3,171	6.1%	10,557	6.2%	35,605	6.7%
20 to 24	3,001	5.8%	9,407	5.5%	36,703	6.9%
25 to 34	7,115	13.7%	24,226	14.2%	76,408	14.4%
35 to 44	8,372	16.2%	27,413	16.1%	77,056	14.5%
45 to 54	6,581	12.7%	21,257	12.5%	66,051	12.5%
55 to 64	6,051	11.7%	19,623	11.5%	61,329	11.6%
65 to 74	4,989	9.6%	16,708	9.8%	50,809	9.6%
75 to 84	2,136	4.1%	7,354	4.3%	24,415	4.6%
85 +	698	1.3%	2,119	1.2%	7,899	1.5%

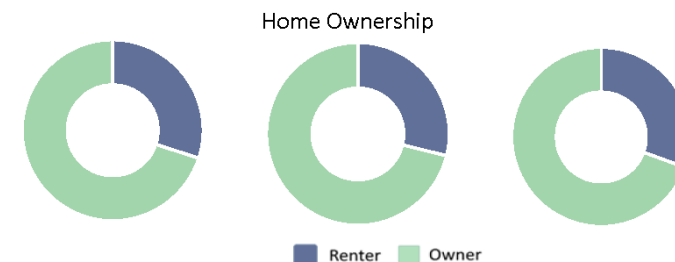
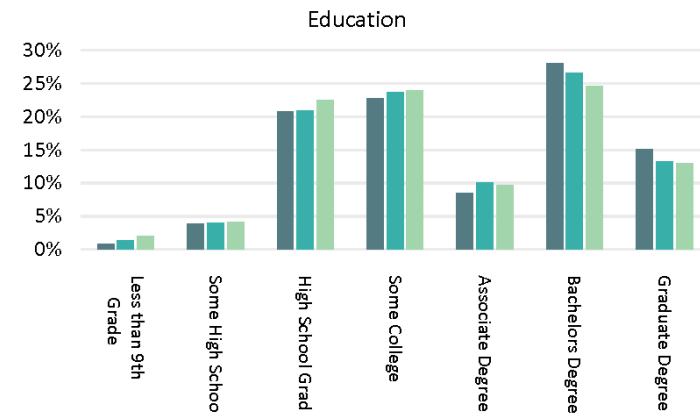
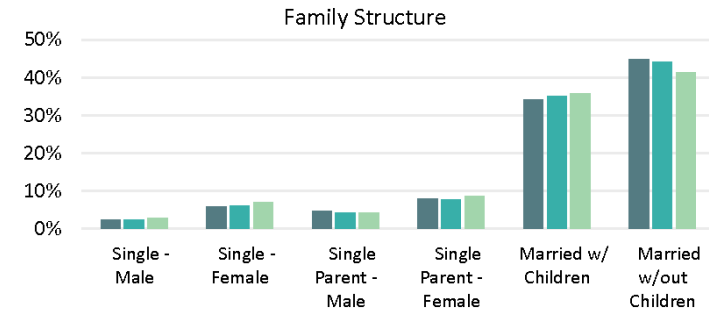


SITE DEMOGRAPHICS

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Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Family Structure (2023)	14,681		47,299		137,391	
Single - Male	348	2.4%	1,142	2.4%	3,854	2.8%
Single - Female	857	5.8%	2,929	6.2%	9,589	7.0%
Single Parent - Male	694	4.7%	2,003	4.2%	5,741	4.2%
Single Parent - Female	1,177	8.0%	3,715	7.9%	11,995	8.7%
Married w/ Children	5,015	34.2%	16,612	35.1%	49,196	35.8%
Married w/out Children	6,590	44.9%	20,898	44.2%	57,016	41.5%
Education (2023)	35,942		118,699		363,966	
Less than 9th Grade	314	0.9%	1,668	1.4%	7,284	2.0%
Some High School	1,379	3.8%	4,702	4.0%	15,330	4.2%
High School Grad	7,464	20.8%	24,924	21.0%	81,776	22.5%
Some College	8,185	22.8%	28,092	23.7%	87,179	24.0%
Associate Degree	3,078	8.6%	11,959	10.1%	35,314	9.7%
Bachelors Degree	10,098	28.1%	31,535	26.6%	89,777	24.7%
Graduate Degree	5,424	15.1%	15,819	13.3%	47,305	13.0%
Home Ownership (2023)	26,195		82,839		272,564	
Housing Units Occupied	19,682	75.1%	62,908	75.9%	204,033	74.9%
Housing Units Vacant	609	2.3%	1,791	2.2%	6,221	2.3%
Occupied Units Renter	5,904	22.5%	18,139	21.9%	62,310	22.9%
Occupied Units Owner	13,777	52.6%	44,769	54.0%	141,724	52.0%
Unemployment Rate (2023)		1.2%		1.5%		2.0%
Employment, Pop 16+ (2023)	44,575		120,056		417,046	
Armed Services	236	0.5%	574	0.5%	1,350	0.3%
Civilian	29,780	66.8%	96,583	80.4%	297,822	71.4%
Employed	29,284	65.7%	94,539	78.7%	289,205	69.3%
Unemployed	496	1.1%	2,044	1.7%	8,617	2.1%
Not in Labor Force	11,378	25.5%	39,067	32.5%	129,705	31.1%
Businesses						
Establishments	2,397	---	5,878	---	21,316	---
Employees (FTEs)	23,259	---	48,286	---	191,547	---

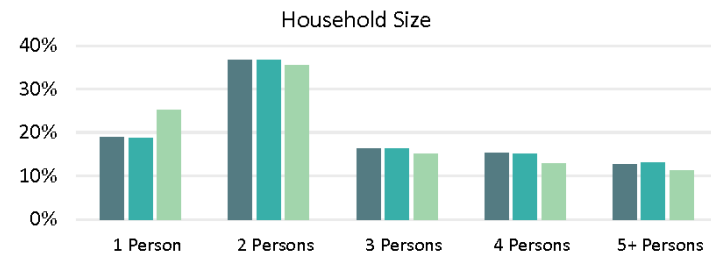
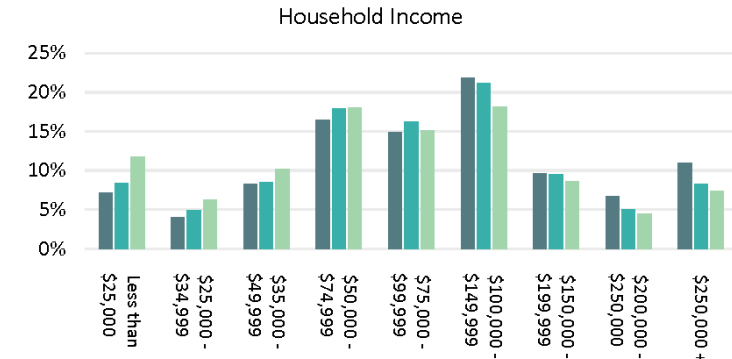
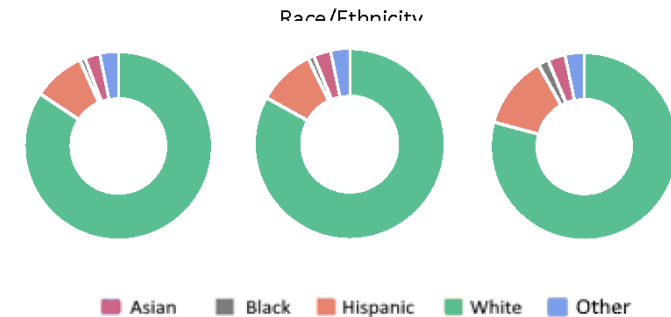


SITE DEMOGRAPHICS

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Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	43,714	84.4%	141,690	83.1%	419,737	79.2%
Hispanic	4,619	8.9%	16,574	9.7%	67,215	12.7%
Black, Non-Hispanic	479	0.9%	1,754	1.0%	9,549	1.8%
Asian, Non-Hispanic	1,373	2.7%	5,060	3.0%	16,121	3.0%
Other	1,628	3.1%	5,478	3.2%	17,397	3.3%
Language at Home (2023)						
Spanish Linguistically Isolated	21	0.1%	354	0.6%	2,119	1.0%
Spanish Not Isolated	1,620	8.2%	4,960	7.9%	17,350	8.5%
Asian Linguistically Isolated	88	0.4%	230	0.4%	551	0.3%
Asian Not isolated	170	0.9%	711	1.1%	1,933	0.9%
Household Income (2023)						
Per Capita Income	\$47,202	---	\$43,437	---	\$43,276	---
Average HH Income	\$124,124	---	\$117,616	---	\$111,882	---
Median HH Income	\$111,929	---	\$97,827	---	\$88,286	---
Less than \$25,000	1,407	7.2%	5,292	8.4%	24,092	11.8%
\$25,000 - \$34,999	795	4.0%	3,109	4.9%	12,738	6.2%
\$35,000 - \$49,999	1,625	8.3%	5,367	8.5%	20,773	10.2%
\$50,000 - \$74,999	3,248	16.5%	11,261	17.9%	36,733	18.0%
\$75,000 - \$99,999	2,928	14.9%	10,195	16.2%	30,861	15.1%
\$100,000 - \$149,999	4,301	21.9%	13,348	21.2%	37,153	18.2%
\$150,000 - \$199,999	1,896	9.6%	5,992	9.5%	17,513	8.6%
\$200,000 - \$250,000	1,317	6.7%	3,157	5.0%	9,153	4.5%
\$250,000 +	2,166	11.0%	5,189	8.2%	15,019	7.4%
Avg Family Income	\$134,940		\$126,430		\$127,766	
Avg Non-Family Income	\$99,888		\$97,158		\$95,739	
Household Size (2023)						
1 Person	3,748	19.0%	11,795	18.7%	51,331	25.2%
2 Persons	7,218	36.7%	23,143	36.8%	72,567	35.6%
3 Persons	3,225	16.4%	10,235	16.3%	30,802	15.1%
4 Persons	3,002	15.3%	9,514	15.1%	26,403	12.9%
5+ Persons	2,489	12.6%	8,222	13.1%	22,931	11.2%



ABOUT BVA



Ball Ventures Ahlquist (BVA) is Idaho's premier commercial real estate development company. BVA has delivered over 2 million square feet of class A office, medical office, retail, and industrial space since 2018, and has plans to deliver over 3 million more square feet in the next 5-10 years.

At BVA we strive to **INSPIRE EXCELLENCE** in everything we do. From leasing, and architecture, to construction, and property management; BVA's dedicated teams are the best in class. We provide unparalleled service to help you or your client find the perfect building, tailored to their needs. BVA projects specialize in office, retail, flex, medical, and industrial spaces located at some of the most strategic and visible locations in the valley.

Focusing on ground up development, asset stabilization, property management, and acquisition, BVA works every day to deliver excellence and value to tenants, investors, and partners through projects that inspire.



CONTACT INFORMATION



MARK CLEVERLEY - CHIEF LEASING OFFICER | 208.850.6113 | MARK@BVADEV.COM

Mark is one of the founding members of BVA. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associate's degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 15 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



KEKOA NAWAHINE - LEASING ASSOCIATE | 208.810.0137 | KEKOA@BVADEV.COM

Kekoa is the newest member of BVA's leasing team. Joining the company in 2021 as a leasing associate, Kekoa quickly showed a natural talent and aptitude for building relationships within the community and executing leasing deals. Kekoa graduated with a degree in business from Boise State University in 2020. During his time at University, he also played safety for the Boise State football team. Kekoa is a team player who is always willing to offer a helping hand. He is known for going the extra mile for his clients to make sure they have a fantastic experience working with BVA.