

3485 W. CHINDEN BLVD.  
MERIDIAN, ID 83646

# COSTCO ANCHORED RETAIL SPACE

EL POLLO LOCO OPENING IN Q3

FOR LEASE



INTEN MILE RD ±10,257 VPD

HAND & STONE

Cafe Rio

MOUNTAIN AMERICA

BURGER KING

COSTCO GASOLINE

FIREHOUSE SUBS

SLIM CHICKENS

DUTCH BROS

KeyBank

SITE

El Pollo Loco

EL POLLO LOCO  
OPENING IN Q3

CHINDEN BLVD ±29,000 VPD



MJPCRE GROUP



eXp  
COMMERCIAL

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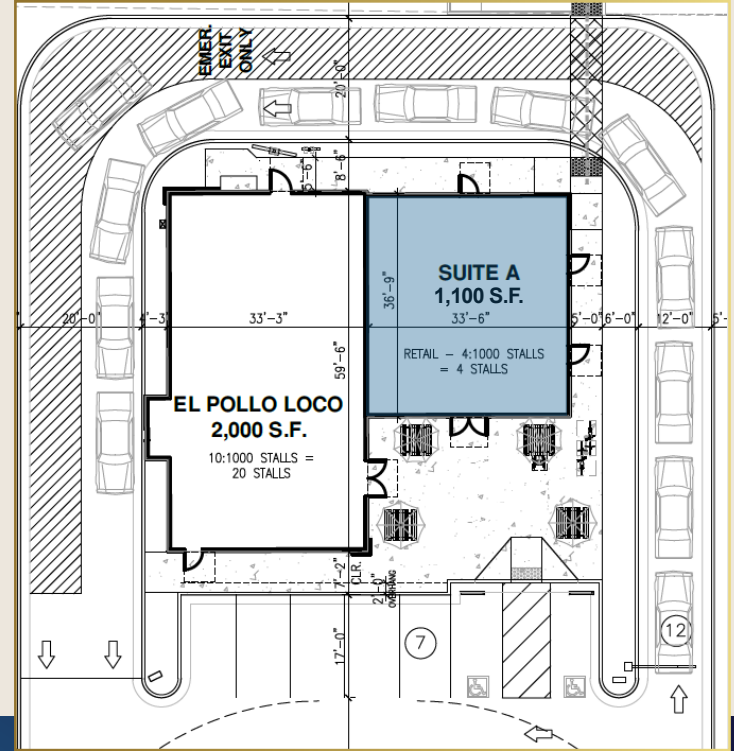
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# Property Highlights

- Join El Pollo Loco in a Costco Anchored Shopping Center with high visibility and access on Chinden Blvd (Hwy 20/26) with approximately 29,000 vehicles per day (VPD)
- Signalized intersection with easy ingress/egress and strong traffic circulation throughout the center
- Co-tenants include: Rocky Mountain Chocolate Factory, MACU, Burger King, Dutch Bros, SWIG, Fire House Subs, Cafe Rio and more.
- In the heart of a booming retail corridor with ongoing residential and commercial development
- Shared parking and excellent cross-access throughout the site
- Strong surrounding demographics support retail, food service, medical, and financial uses



<b>BUILDING SIZE:</b>	3,250 SF
<b>SPACE AVAILABLE:</b>	Suite A   1,110 SF
<b>ZONING CODE:</b>	C-G (general retail and service commercial)
<b>LEASE RATE:</b>	\$45.00 PSF
<b>LEASE TYPE:</b>	NNN
<b>PARKING RATIO:</b>	Ample - 4.5 per 1,000



# Site Plan



**SOUTH ELEVATION - SIDE ENTRANCE**

SCALE: 1/4" = 1'-0"

SIGNAGE BY VENDOR.  
SEPARATE PERMIT



**EAST ELEVATION - MAIN ENTRY**

SCALE: 1/4" = 1'-0"

# Location Map

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	8,024	61,401	150,625
2029 Population	9,473	72,427	178,924
Avg HH Income	\$139,904	\$127,399	\$113,579

**COSTCO WHOLESALE**  
**BURGER KING**  
**Cafe Rio**  
**MATTRESS FIRM**  
**DUTCH BROS**  
**Pollo Loco**  
**ROCKY MOUNTAIN CHOCOLATE FACTORY**  
**FIREHOUSE SUBS**  
**SLIM CHICKENS**

**WinCo FOODS**  
**Starbucks**  
**TACO BELL**  
**ups**  
**Fred Meyer**  
**CHIPOTLE**  
**Olive Garden**  
**Wendys**  
**REALLY AUTO PARTS**  
**McDonald's**  
**DOLLAR TREE**

±14,343 VPD

±17,721 VPD

±10,257 VPD

**Walmart**  
**Starbucks**  
**PANDA EXPRESS**

DENTAL CARE AT VERONA

INFLATABLE WORLD

**PAPA MURPHY'S**  
**Wienerschnitzel**  
**Rudy's PUB GRILL**  
**Broken Wings**  
**Tires LES SCHWAB**

DOC DIRECT ORTHOPAEDIC CARE

**HOBBY LOBBY**  
**KOHL'S**  
**SHOE CARNIVAL**  
**verizon**  
**maurices**  
**Panera BREAD**

TARGET Staples

CENTRAL ACADEMY

LOWE'S

Albertsons

**GATEWAY MARKETPLACE**  
**TRADER JOE'S**  
**OrangeTheory FITNESS**  
**NUTRISHOP**  
**Tires LES SCHWAB**  
**Culver's**

BLIND APPEAL Quality Window Coverings

MERIDIAN

**THE VILLAGE AT MERIDIAN**  
**MACYS**  
**SEPHORA**  
**LEGO**  
**IN-N-OUT BURGER**  
**Columbia**  
**carhartt**  
**CELTIC BAR**

**Marshall's**  
**AT&T**  
**Michael's**  
**SIERRA noodles**  
**BOISE CO-OP MARKET**

Lakeview Golf Course

TEN MILE RD

W CHERRY LN

**McDonald's**  
**Albertsons**

MERIDIAN HIGH SCHOOL

**MERIDIAN CROSSROADS**  
**Albertsons**  
**WORLD MARKET**  
**PET SMART**  
**ROSS DRESS FOR LESS**  
**SPORTSMAN'S WAREHOUSE**  
**STARBUCKS**  
**OLD NAVY**  
**urbanair**

Fred Meyer

Saint Alphonsus

CWI COLLEGE OF WESTERN IDAHO

**Walmart**  
**Ford IDAHO**

amazon

**GROCERY OUTLET**  
**PANDA EXPRESS**  
**Starbucks**

TESLA

SCHEELS

**THE HOME DEPOT**  
**WinCo FOODS**  
**Children's Museum**

Idaho State University

**SKY ZONE**  
**JCPenney**  
**WinCo FOODS**

84

Walmart

LOWE'S

CINEMARK

BanBury Golf Course Eagle

55

NEST

Real Estate

55

84