

RECENTLY RENOVATED



Property Highlights

Available	1,235 RSF - Suite 903
Lease Rate	\$18.95/SF NNN
NNN Est.	\$2.10/SF
Potential Uses	Office, Retail, Medical
Zoning	City of Meridian O-T
Lot Size	0.16 Acres
Parking	3 Off-Street Parking Spaces Plus Ample Street Parking
Availability	Immediate
LockBox	Yes, Contact Agent

Listing Features

- High visibility location on the corner of Main Street and Pine Avenue in Downtown Meridian
- Potential for building signage on both Main Street and Pine Avenue
- Space needs new paint and is otherwise ready for occupancy
- Over 400 apartment units either under construction or planned within 3 blocks
- Contact agent to discuss various uses and to schedule a site visit today!!

Dave Winder, CCIM

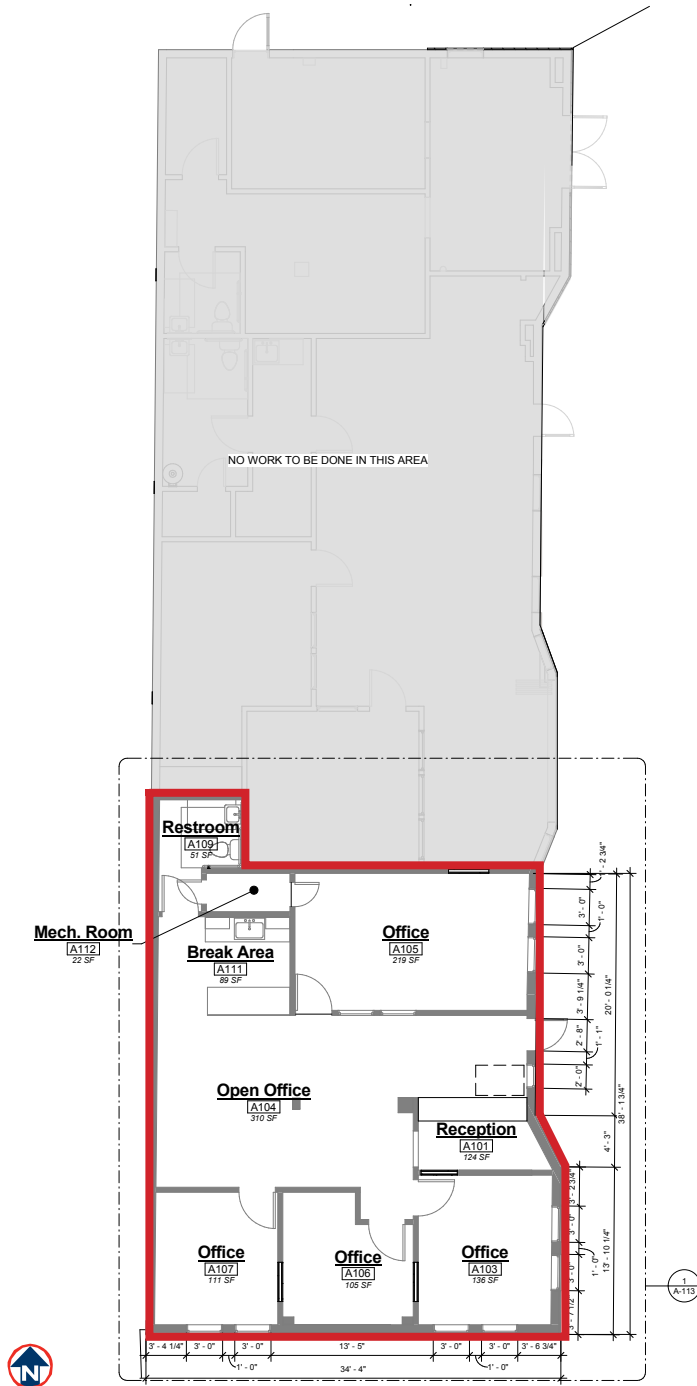
Director
Investment/Land Specialist
+1 208 287 9498
dave.winder@paccra.com

999 West Main Street, Ste 1300
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
paccra.com

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SUITE 903 - 1,235 RSF - \$18.95/SF + ESTIMATED \$2.10/SF NNN



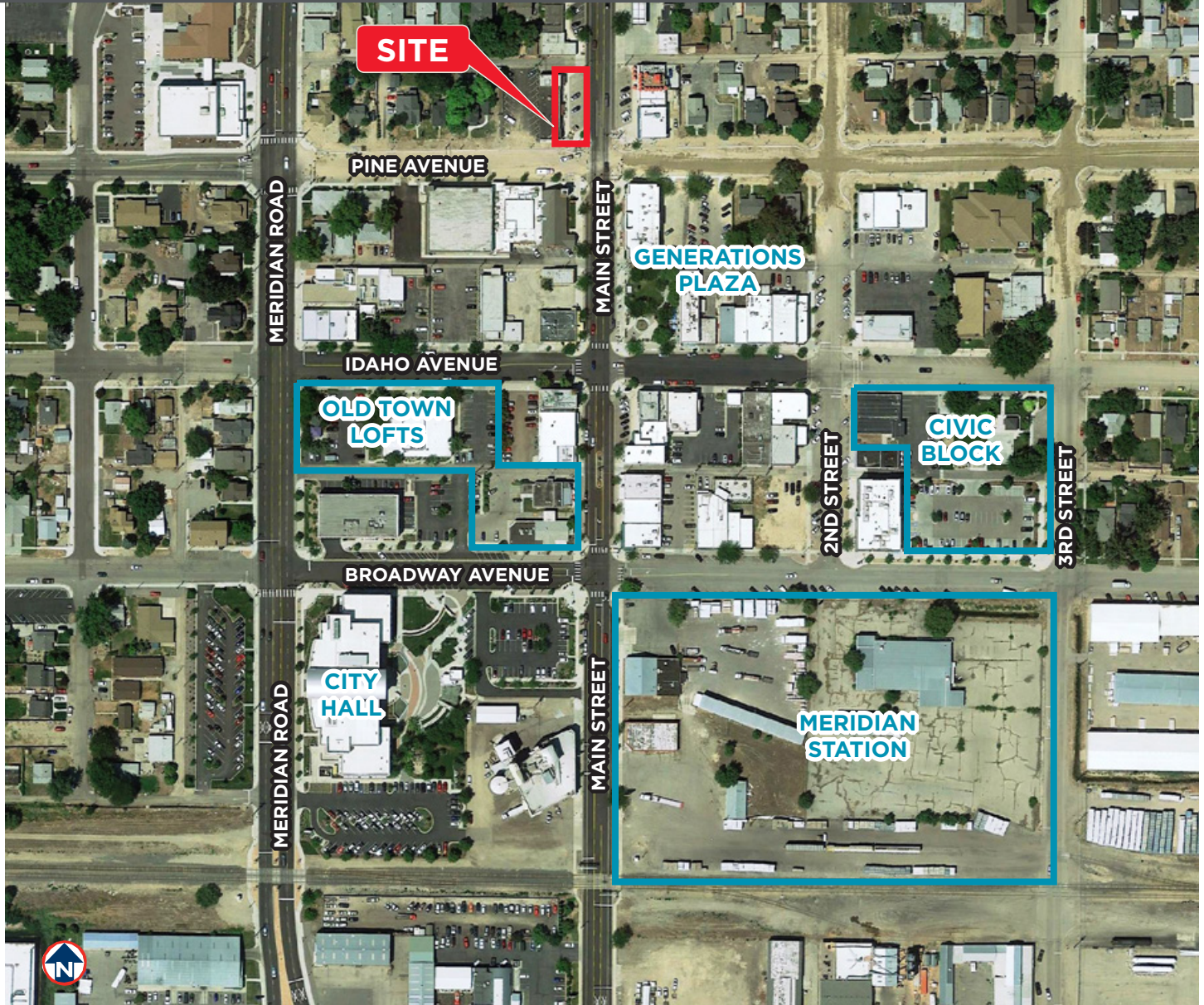
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SURROUNDED BY NEW AND EXISTING MIXED-USE DEVELOPMENTS



NOTABLE DEVELOPMENTS IN THE SURROUNDING AREA

- Old Town Lofts - 102 Apartments 16,000 SF Retail/Office Space (under construction)
- Meridian Station - Phase 1: 385 Apartments 29,000 SF Retail Space, Phase 2: 120,000 Office Space (proposed)
- Civic Block - 20,000 SF Community Center, 100 Apartment Units, 9,000 SF Retail Space (proposed)

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LOCATION AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2018 Estimated Population	13,912	91,619	180,008
2023 Projected Population	14,938	102,492	200,253
HOUSEHOLDS			
2018 Estimated Households	5,586	30,908	61,895
2023 Projected Households	6,013	34,472	68,702
2018 Est. Average HH Income	\$61,048	\$87,079	\$88,604
2023 Est. Average HH Income	\$72,052	\$101,841	\$102,845
BUSINESSES / EMPLOYEES			
Total Businesses	843	3,010	4,864
Daytime Population/Employees	10,071	38,531	59,337

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2018 AND 2023. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY

Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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