



CUSHMAN &
WAKEFIELD

RETAIL / RESTAURANT & PAD AVAILABLE

4,124 SF FREE-STANDING RESTAURANT
1,000 TO 8,400 SF BTS PAD SITE

3155 EAST FAIRVIEW AVENUE
MERIDIAN, IDAHO 83642

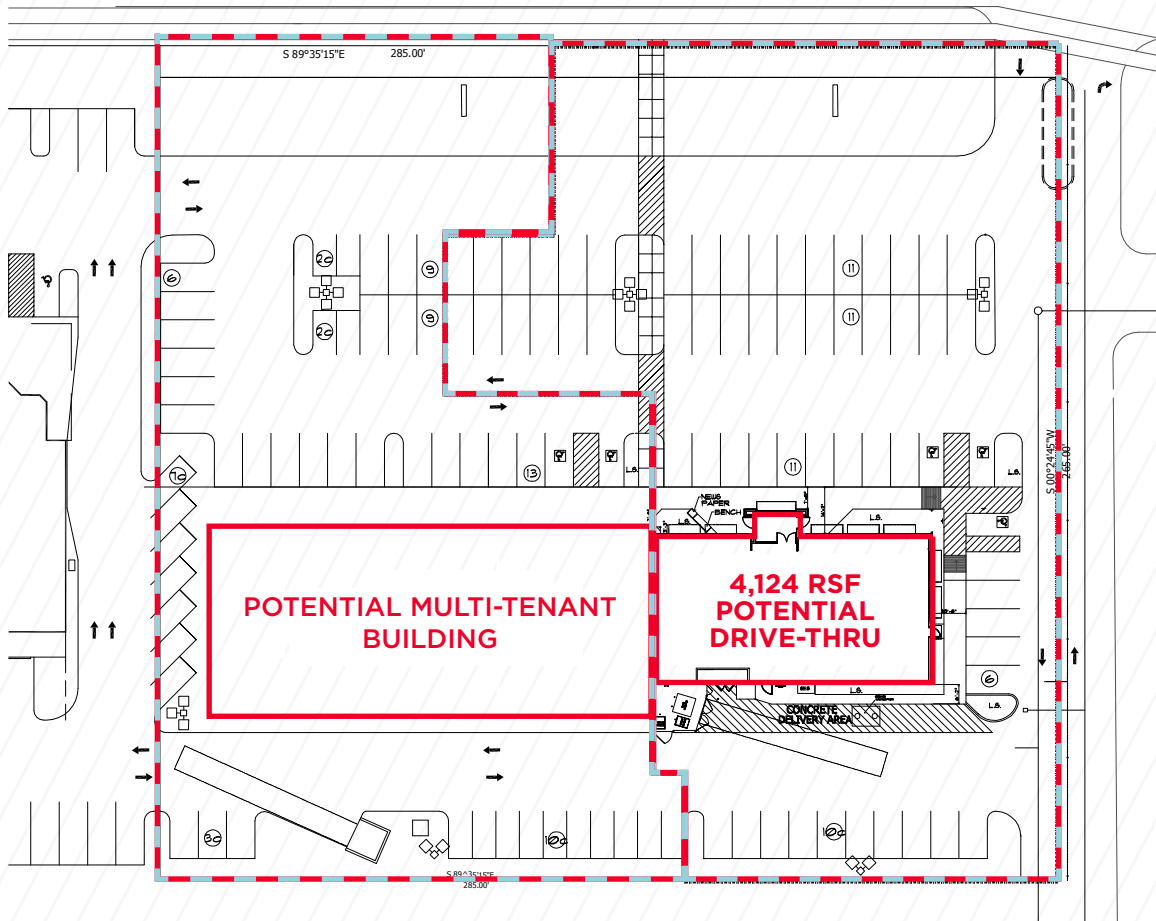
LEASE - GROUND LEASE OR B-T-S

MAJOR INTERSECTION
ADJACENT TO THE VILLAGE AT MERIDIAN



4,124 RSF

PAD SITE
1,000 TO 8,400



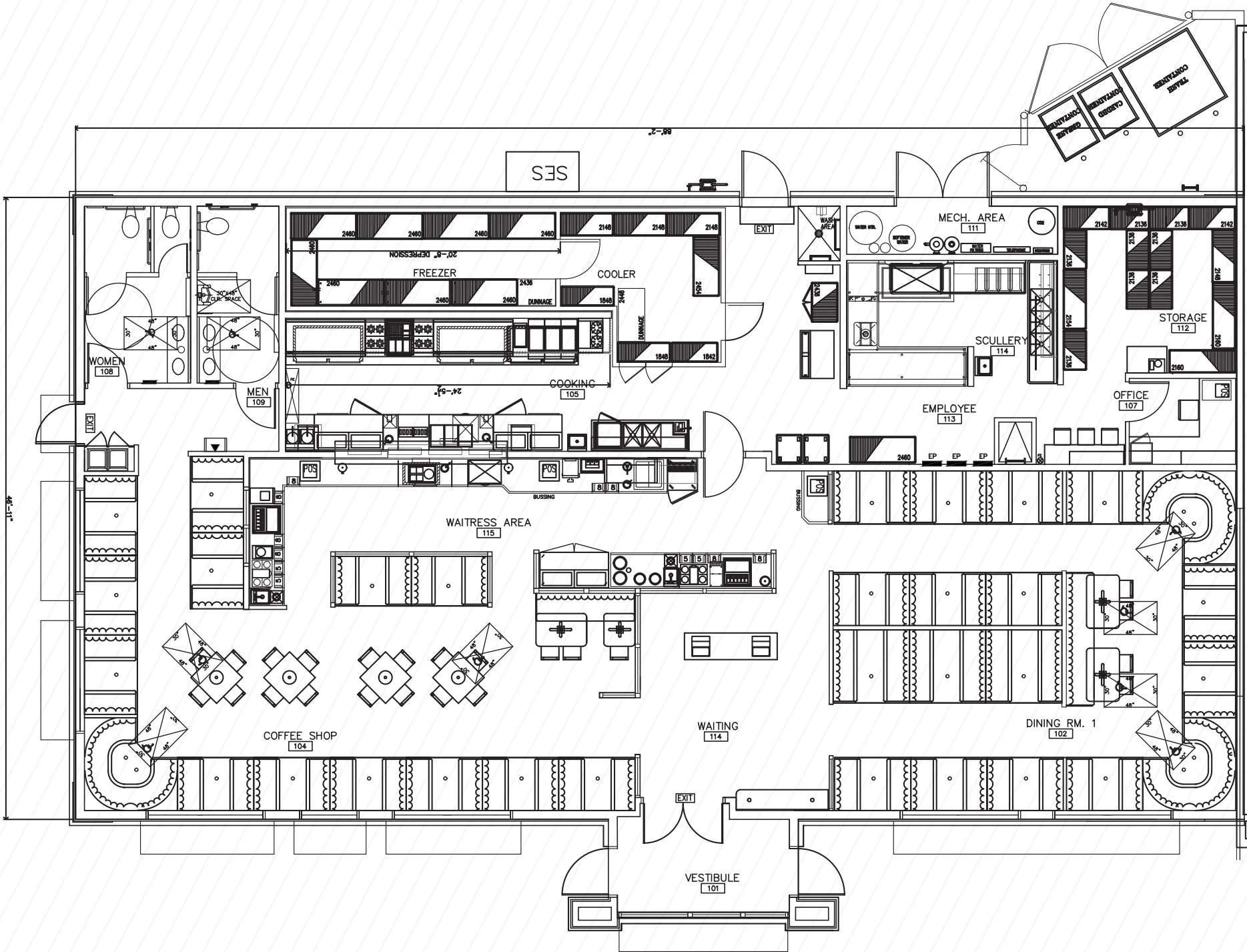
HIGHLIGHTS

RETAIL / RESTAURANT & PAD SITE AT EAGLE & FAIRVIEW IN MERIDIAN

- 4,124 SF free-standing restaurant with drive-thru potential
- 1,000 to 8,400 SF pad site - potential for drive-thru restaurant
- Surrounded by national & regional tenants
- Located on two major thoroughfares
- Just off the hard corner - 83,104 CPD
- Intersection serves as a shopping, dining & entertainment destination
- South side of Fairview west of Eagle Rd

PROPERTY FEATURES

Single Tenant - Free-Standing:	4,124 RSF ± - Potential Drive-Thru - Former Denny's
Multi-Tenant Build to Suit:	1,000 to 8,400 SF ±
Pad Size:	10,019 SF ± (Parcel 0.89 Acres ±)
Lease - BTS Rate:	Negotiable, Dependent Upon Term & Use
Location:	High Visibility & Prominent Signage
Access:	Multiple Curb-Cuts
Zoning:	City of Meridian I-L
Development Size:	1.73 Acres Total



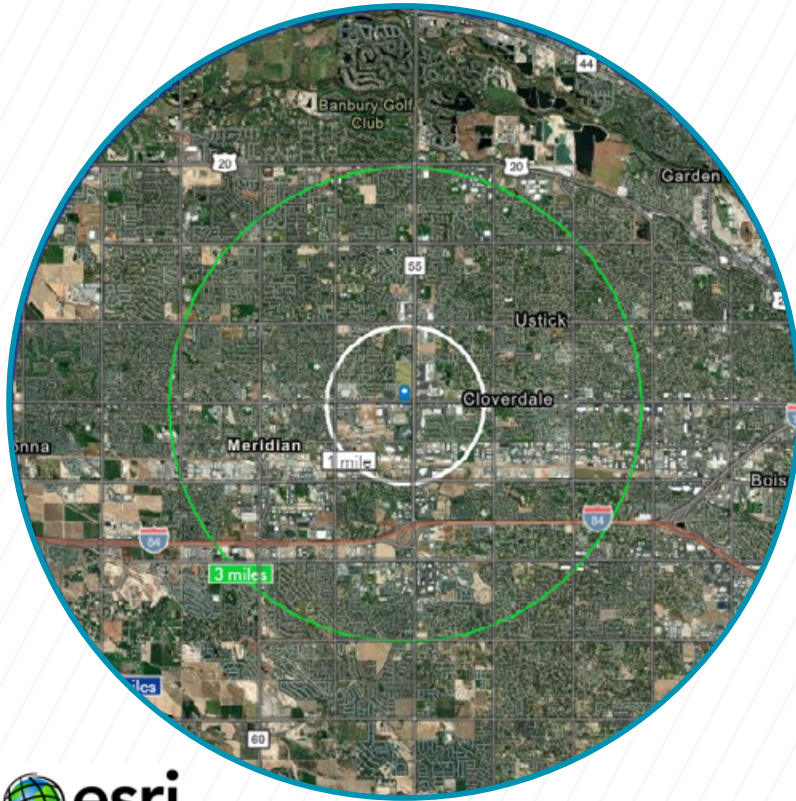
4,124 RSF - FREE-STANDING RESTAURNT

PRIME LOCATION



- LOCATED IN A GROWING AREA IN MERIDIAN -

In the identified area, the current year population is 245,625. In 2010, the Census count in the area was 183,786. The rate of change since 2010 was 2.61% annually. The five-year projection for the population in the area is 276,669 representing a change of 2.41% annually from 2021 to 2026.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
Population			
2000 Population	3,235	61,662	131,854
2010 Population	4,514	88,130	183,786
2021 Population	7,767	108,359	245,625
2026 Population	9,486	122,551	276,669
2000-2010 Annual Rate	3.39%	3.64%	3.38%
2010-2021 Annual Rate	4.94%	1.85%	2.61%
2021-2026 Annual Rate	4.08%	2.49%	2.41%
2021 Male Population	49.3%	48.9%	49.2%
2021 Female Population	50.8%	51.1%	50.8%
2021 Median Age	35.1	35.0	36.0

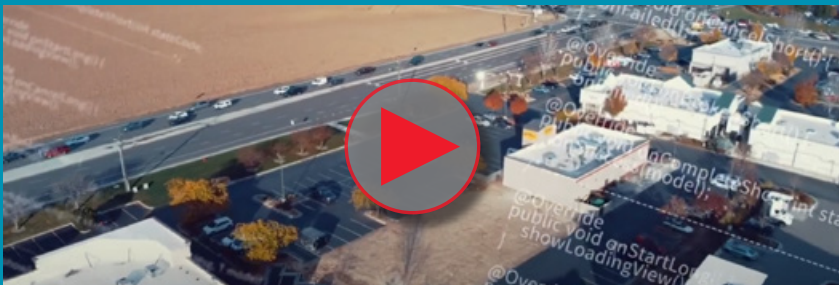
Households			
2021 Wealth Index	90	95	104
2000 Households	1,105	21,267	46,439
2010 Households	1,561	31,221	65,980
2021 Total Households	2,617	38,882	88,405
2026 Total Households	3,211	43,939	99,491
2000-2010 Annual Rate	3.52%	3.91%	3.57%
2010-2021 Annual Rate	4.70%	1.97%	2.63%
2021-2026 Annual Rate	4.18%	2.48%	2.39%
2021 Average Household Size	2.94	2.77	2.76

Average Household Income			
2021 Average Household Income	\$92,478	\$91,348	\$95,175
2026 Average Household Income	\$104,807	\$102,806	\$107,292
2021-2026 Annual Rate	2.53%	2.39%	2.43%

Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	681	4,611	8,901
Daytime Population:	9,412	52,631	104,170

1, 3 & 5 MILE DEMOGRAPHICS

VIDEO FLY-OVER
CLICK BELOW TO VIEW



GOOGLE 360 TOUR
CLICK BELOW TO VIEW



YOU'RE NEVER FAR AWAY FROM THE REST OF THE WORLD

Meridian is strategically located in the heart of the Boise Metro and the diverse Pacific Northwest. The Treasure Valley is ripe with opportunities for entrepreneurs and start-ups, as well as established businesses. Come see where your place will be.

OFFICE? INDUSTRIAL? RETAIL? YES

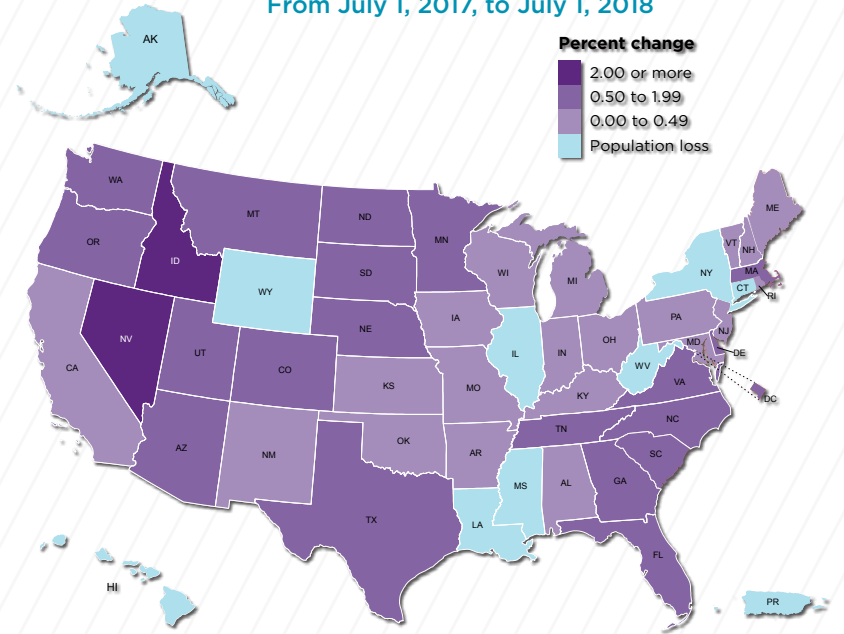
With more than 16 million square feet of commercial real estate, Meridian offers spaces to suit any business operation. Class A office and medical buildings, manufacturing facilities and industrial parks, bustling retail centers, and land ready for development make up Meridian's robust business community.



CLICK HERE TO DOWNLOAD THE COMPLETE CITY OF MERIDIAN OVERVIEW:
<https://pacra.com/wp-content/uploads/2021/06/MeridianBrochure-Feb-2021.pdf>

IDAHO IS ONE OF THE NATION'S FASTEST GROWING STATES

Population Change for States (and Puerto Rico)
 From July 1, 2017, to July 1, 2018



United States™
Census
 Bureau

U.S. Department of Commerce
 Economics and Statistics Administration

U.S. CENSUS BUREAU SOURCE: VINTAGE 2018 POPULATION ESTIMATES
census.gov WWW.CENSUS.GOV/PROGRAMS-SURVEYS/POPEST.HTML





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