2986 NORTH EAGLE ROAD, MERIDIAN, IDAHO 83646

FORMER ROSAUERS GROCERY

2986 NORTH EAGLE ROAD, MERIDIAN, IDAHO 83646

BIG BOX RETAIL / GROCERY STORE
PROPERTY SUMMARY
Prime opportunity for a big box retailer or grocery store to locate to the “13th Fastest Growing City in the Western U.S.” and has been awarded numerous accolades including “Best Places to Live”.

The location is one of the best in the Treasure Valley, which consists of multiple cities, counties and trade areas in Idaho.

PROPERTY HIGHLIGHTS
- The property is located in the Gateway Marketplace, a retail development strategically located at one of the busiest intersections in the State of Idaho
- The location offers good traffic flow and draws from the surrounding businesses and residential subdivisions
- The development offers highly visible building and pylon signage spaces
- The property includes a large parking area with access from both Eagle and Ustick Roads
- Surrounded by large big box retailers including national and regional business including Lowe’s, Kohl’s, Hobby Lobby, Dick’s Sporting Goods, Walgreens and more
- Also encompassed by national and regional restaurants which include McDonald’s, Five Guys, Jimmy John’s, Chili’s, Sizzler, Costa Vida, Panera, Kneaders, Taco Bell and more
- The Village at Meridian, located to the south of the property, includes tenants such as Gordmans, Michaels, Nike Factory Outlet, Gap Outlet, Marshalls, Victoria’s Secret, Axiom Fitness, Petco and numerous other businesses and eateries
- Other surrounding amenities include schools, parks, fuel stations, convenience stores, financial institutions, local businesses and other complimentary services
- The building currently consists of one large retail space which was home to Rosauers Grocery Store but can be demised into 3 separate spaces (see the following space plan for proposed sizes)
- The landlord is open to negotiations and is flexible regarding custom build-outs / renovations, lease rates and terms as well as other deal points to satisfy almost any need

PROPERTY FACTS AT A GLANCE

<table>
<thead>
<tr>
<th>BIG BOX RETAIL / GROCERY STORE</th>
</tr>
</thead>
<tbody>
<tr>
<td>AVAILABLE SPACE</td>
</tr>
<tr>
<td>LEASE RATE</td>
</tr>
<tr>
<td>LEASE TERM</td>
</tr>
<tr>
<td>TENANT IMPROVEMENTS</td>
</tr>
<tr>
<td>PARCEL SIZE</td>
</tr>
<tr>
<td>PARKING</td>
</tr>
<tr>
<td>ZONING</td>
</tr>
<tr>
<td>ACCESS</td>
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<tr>
<td>TRAFFIC COUNTS</td>
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<tr>
<td>SHADOW ANCHORS</td>
</tr>
<tr>
<td>5 MILE POPULATION</td>
</tr>
<tr>
<td>5 MILE HOUSEHOLDS</td>
</tr>
<tr>
<td>5 MILE MEDIAN HOUSEHOLD INCOME</td>
</tr>
<tr>
<td>5 MILE DAYTIME POPULATION</td>
</tr>
</tbody>
</table>
Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

<table>
<thead>
<tr>
<th>SITE</th>
<th>Eagle Road - 48,000 CPD</th>
<th>Ustick Road - 15,000 CPD</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARCEL OUTLINES</td>
<td>19,500 CPD</td>
<td>SITE</td>
</tr>
</tbody>
</table>
**DEMOGRAPHICS 1, 3 & 5 MILES**

- **LOCATED IN A HIGH GROWTH AREA IN MERIDIAN** -
  In the identified area, the current year population is 224,418. In 2010, the Census count in the area was 192,377. The rate of change since 2010 was 2.15% annually. The five-year projection for the population in the area is 246,540 representing a change of 1.90% annually from 2017 to 2022.

**Population**

<table>
<thead>
<tr>
<th></th>
<th>1 mile</th>
<th>3 miles</th>
<th>5 miles</th>
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<tbody>
<tr>
<td>2000 Population</td>
<td>5,220</td>
<td>59,077</td>
<td>141,379</td>
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<tr>
<td>2010 Population</td>
<td>8,955</td>
<td>81,775</td>
<td>192,377</td>
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<tr>
<td>2017 Population</td>
<td>11,611</td>
<td>95,456</td>
<td>224,418</td>
</tr>
<tr>
<td>2022 Population</td>
<td>13,166</td>
<td>104,788</td>
<td>246,540</td>
</tr>
<tr>
<td>2000-2010 Annual Rate</td>
<td>5.55%</td>
<td>3.30%</td>
<td>3.13%</td>
</tr>
<tr>
<td>2010-2017 Annual Rate</td>
<td>3.65%</td>
<td>2.16%</td>
<td>2.15%</td>
</tr>
<tr>
<td>2017-2022 Annual Rate</td>
<td>2.55%</td>
<td>1.88%</td>
<td>1.90%</td>
</tr>
<tr>
<td>2017 Male Population</td>
<td>49.5%</td>
<td>49.0%</td>
<td>49.2%</td>
</tr>
<tr>
<td>2017 Female Population</td>
<td>50.5%</td>
<td>51.0%</td>
<td>50.8%</td>
</tr>
<tr>
<td>2017 Median Age</td>
<td>34.0</td>
<td>34.7</td>
<td>36.0</td>
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</table>

**Households**

<table>
<thead>
<tr>
<th></th>
<th>1 mile</th>
<th>3 miles</th>
<th>5 miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000 Households</td>
<td>1,667</td>
<td>20,489</td>
<td>50,456</td>
</tr>
<tr>
<td>2010 Households</td>
<td>2,886</td>
<td>29,147</td>
<td>70,281</td>
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<tr>
<td>2017 Total Households</td>
<td>3,729</td>
<td>33,699</td>
<td>81,116</td>
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<tr>
<td>2022 Total Households</td>
<td>4,231</td>
<td>36,874</td>
<td>88,836</td>
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<tr>
<td>2000-2010 Annual Rate</td>
<td>5.64%</td>
<td>3.59%</td>
<td>3.37%</td>
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<tr>
<td>2010-2017 Annual Rate</td>
<td>3.60%</td>
<td>2.02%</td>
<td>2.00%</td>
</tr>
<tr>
<td>2017-2022 Annual Rate</td>
<td>2.56%</td>
<td>1.82%</td>
<td>1.83%</td>
</tr>
<tr>
<td>2017 Average Household Size</td>
<td>3.11</td>
<td>2.82</td>
<td>2.74</td>
</tr>
</tbody>
</table>

**Average Household Income**

<table>
<thead>
<tr>
<th></th>
<th>1 mile</th>
<th>3 miles</th>
<th>5 miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017 Average Household Income</td>
<td>$92,344</td>
<td>$79,965</td>
<td>$79,101</td>
</tr>
<tr>
<td>2022 Average Household Income</td>
<td>$100,982</td>
<td>$89,598</td>
<td>$88,057</td>
</tr>
<tr>
<td>2017-2022 Annual Rate</td>
<td>1.80%</td>
<td>2.30%</td>
<td>2.17%</td>
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</tbody>
</table>

**Data for all businesses in area**

<table>
<thead>
<tr>
<th></th>
<th>1 mile</th>
<th>3 miles</th>
<th>5 miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Businesses</td>
<td>378</td>
<td>3,323</td>
<td>8,154</td>
</tr>
<tr>
<td>Total Employees</td>
<td>4,745</td>
<td>42,529</td>
<td>100,973</td>
</tr>
</tbody>
</table>

- **MERIDIAN VOTED AMERICA’S BEST CITY TO LIVE IN 2015** -
  Meridian, located just outside of Idaho’s capital city of Boise, is 24/7 Wall St.’s best city to live in. The city is safe, and jobs have attracted growing numbers of new residents. The annual unemployment rate in the city is also quite low. At just 4.1%, it is lower than the state’s jobless rate of 4.8% and well below the national jobless rate of 6.2%. Moreover, jobs are being added to the local economy faster than in most of the United States. The 7.4% increase in the number of jobs from 2012 through last year was much greater than the national job growth rate of 1.8% over that period.


BUILT FOR BUSINESS... DESIGNED FOR LIVING

OPPORTUNITIES IN MERIDIAN, IDAHO

ECONOMIC DEVELOPMENT

Brenda Sherwood | (208) 489-0537
bsherwood@meridiancity.org
33 E Broadway Ave, Ste 300
Meridian, ID 83642

www.OpportunityMeridian.org

PARTNERS WITH THE

www.bvep.org
THE CITY OF MERIDIAN.

A distinctive community full of energy, business savvy, and innovation...

One of the best parts of my job is the opportunity to work with companies seeking a home here. Idaho continues to be on the leading edge, frequently cited for its hospitable business climate and its quality of life. Meridian, nestled in the center of Idaho’s population hub, has some very-special characteristics of its own.

As its Mayor, I have many deployable resources to help find and secure what you need to make this your new, viable home—and I’m supported at every level by others who want to join me in making that happen for you and your organization. We’re long-range thinkers putting together smart, human-focused plans that makes sense not just here and now but also in the future. There are no cookie-cutter solutions here. You will also be provided with a single point of contact for our Planning and Building Divisions, aided by an expedited permitting process. I am committed to ensuring that your organization’s needs are met in a way that is custom tailored to your requirements.

Our forward-thinking community and leaders are here as an extension of your “We can make this happen!” team. We know that partnerships within our community will be critical to your success. Our Economic Development Team will be available to help you every step along the way, whether it’s arranging meetings to explore potential business opportunities, brainstorming an incentive program, or reviewing development standards in order to make the process as seamless as possible.

We’re committed to being a premier city to live, work, and raise a family. We sum this up by saying we’re “Built for Business and Designed for Living”. I’m confident that once you’ve met with us and situated your business among us, you’ll add testimony to that.

Tammy de Weerd
Mayor of Meridian

ABOUT MERIDIAN

50 Best Places to Live in the U.S.  
CNN Money, 2014

7th Most Economically Viable Metropolitan Area  
Brookings Institution

#15 Top States for Business  
#8 Cost of Doing Business  
#6 Business Friendliness  
#11 Cost of Living  
CNBC, 2014

Lowest Business Costs in Pacific U.S.  
KPMG’s Competitive Alternatives, 2014

Friendliest State for Small Business  
CNN, 2012

Running list of these and others:  
bvep.org/facts/national-accolades.aspx

NATIONAL ACCOLADES

100 Best Communities for Young People  
America’s Promise, 5 Time Winner

#7 Best Place to Raise a Family  
Forbes, 2014

#4 Best State for Entrepreneurs  
Entrepreneur Magazine, 2013

CNN Money, 2014

Brookings Institution

CNBC, 2014

www.opportunitymeridian.org

WWW.OPPORTUNITYMERIDIAN.ORG

BUILT FOR BUSINESS...DESIGNED FOR LIVING

MERIDIAN CUSHMAN & WAKEFIELD PACIFIC COMMERCIAL REALTY ADVISORS

REGIONAL OVERVIEW

1
Meridian is strategically located in the heart of the Boise Valley and the diverse Pacific Northwest. This spot is ripe with opportunities for entrepreneurs and start-ups, as well as established business enterprises. Come see where your place will be.

**FIND YOUR OPPORTUNITY**

You’re never far away from the rest of the world.

**AIR SERVICE**

The Boise Airport (BOI) is located less than 20 minutes from downtown Meridian, and handles more than three million travelers each year.

<table>
<thead>
<tr>
<th>NON-STOP FROM</th>
<th>FLIGHT TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boise to</td>
<td></td>
</tr>
<tr>
<td>Chicago, IL</td>
<td>3 hrs 19 mins</td>
</tr>
<tr>
<td>Denver, CO</td>
<td>1 hr 45 mins</td>
</tr>
<tr>
<td>Honolulu, HI</td>
<td>6 hr 10 mins</td>
</tr>
<tr>
<td>Las Vegas, NV</td>
<td>1 hr 45 mins</td>
</tr>
<tr>
<td>Los Angeles, CA</td>
<td>2 hrs 10 mins</td>
</tr>
<tr>
<td>Minneapolis, MN</td>
<td>2 hrs 47 mins</td>
</tr>
<tr>
<td>Oakland, CA</td>
<td>1 hr 40 mins</td>
</tr>
<tr>
<td>Phoenix, AZ</td>
<td>1 hr 54 mins</td>
</tr>
<tr>
<td>Portland, OR</td>
<td>1 hr 10 mins</td>
</tr>
<tr>
<td>Sacramento, CA</td>
<td>1 hr 36 mins</td>
</tr>
<tr>
<td>San Diego, CA</td>
<td>2 hr 0 mins</td>
</tr>
<tr>
<td>San Jose, CA</td>
<td>1 hr 55 mins</td>
</tr>
<tr>
<td>San Francisco, CA</td>
<td>1 hr 48 mins</td>
</tr>
<tr>
<td>Salt Lake City, UT</td>
<td>1 hr 3 mins</td>
</tr>
<tr>
<td>Seattle, WA</td>
<td>1 hr 20 mins</td>
</tr>
<tr>
<td>Spokane, WA</td>
<td>59 mins</td>
</tr>
</tbody>
</table>

**DEMOGRAPHICS**

Boise MSA & Meridian Statistics:

- **Population**: 649,372
  - Meridian: 83,596

- **Labor Force**: 324,181

- **Cost of Living**: 94% of the National Average

- **Median Age**: 31 years
  - Nation: 36.4 years

- **Education (Meridian)**
  - Bachelors Degree or Higher: 32.3%
  - White Collar Workers: 63%
  - Blue Collar Workers: 36%

- **Wage Levels**
  - Median Hourly: $15.15
  - Mean Hourly: $19.53
  - Median Annual: $31,510
  - Mean Annual: $40,610

Source: www.bvepSites.org

- **Per Capita Income**: $66,613

- **Public Parks**: 19 Parks
  - Within City Limits

**WHY MERIDIAN?**

“I have had the opportunity to work with the City of Meridian over the past three years as we have been planning and constructing our corporate campus. They have been very cooperative and timely in plan reviews and permitting, much better than other cities I have worked with. It is very refreshing to consider a city jurisdiction, like Meridian, a part of our team instead of a challenge to overcome.”

- Sam Johnson, Facilities Manager, Scentsy

“...we have chosen Meridian for my growing business, PKG User Interface Solutions, due to the caliber of the workforce, the central location, the support from local government, and the availability of land for expansion. We are very proud of our facility now, but with our expansion plans to create an entire campus for our business right here in Meridian, I know that Meridian will be able to accommodate our needs.”

- Homy Panahi, President & CEO
  PKG User Interface Solutions

**WWW.OPPORTUNITYMERIDIAN.ORG**

BUILT FOR BUSINESS... DESIGNED FOR LIVING.
### Covered Employment & Average Annual Wages Per Job 2003 & 2013

<table>
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<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Total Employment</td>
<td>235,747</td>
<td>$32,165</td>
<td>267,550</td>
<td>$40,305</td>
</tr>
<tr>
<td>Agriculture</td>
<td>4,832</td>
<td>$20,380</td>
<td>5,102</td>
<td>$28,232</td>
</tr>
<tr>
<td>Mining</td>
<td>185</td>
<td>$42,635</td>
<td>194</td>
<td>$74,997</td>
</tr>
<tr>
<td>Construction</td>
<td>16,176</td>
<td>$32,760</td>
<td>15,067</td>
<td>$42,844</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>30,223</td>
<td>$46,382</td>
<td>23,911</td>
<td>$68,043</td>
</tr>
<tr>
<td>Trade, Utilities &amp; Transport</td>
<td>46,357</td>
<td>$39,575</td>
<td>4,518</td>
<td>$47,476</td>
</tr>
<tr>
<td>Information</td>
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<td>$38,330</td>
<td>13,499</td>
<td>$51,607</td>
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<tr>
<td>Financial Services</td>
<td>16,447</td>
<td>$37,706</td>
<td>18,508</td>
<td>$48,610</td>
</tr>
</tbody>
</table>

Source: Idaho Department of Labor, Boise-Nampa MSA

### Meridian: One-Third

Overall business costs in the Boise Valley are nearly a third lower than in California and Washington.

### Meridian: 7th Best Place to Raise a Family

(forbes 2014)

Idaho is #1 for the lowest average costs for private employer-based coverage (insurance) in the U.S. (Commonwealth Fund Study 2010)

### Scentsy Spotlight

In 2013, Scentsy developed a new 63 acre campus which included a new 6 story building and a warehouse/distribution facility. Scentsy specializes in scented, wickless candles. Founded in 2004, Scentsy is headquartered in Meridian, ID and currently employs more than 1,000 people.

### Workforce of the Valley

<table>
<thead>
<tr>
<th>Region</th>
<th>2003 Avg Wages</th>
<th>2013 Avg Wages</th>
</tr>
</thead>
<tbody>
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Source: Idaho Department of Labor, Boise-Nampa MSA
ABOUT MERIDIAN

Real estate in Meridian remains highly affordable with housing costs that are lower than in other comparable cities, and the median home age is just 10 years, compared to 35.1 years nationwide.

The median price of Meridian homes is just $181,670, comparing very favorably with the national median of $202,300. Add the fact that Meridian’s cost of living is 5 percent below the national average, and you will likely find that you have options that exceeded your wildest expectations with property-tax rates well below the national average.

Most families find themselves with the dilemma of picking a community that’s close to dynamic employers or one that’s ripe with great neighborhoods and schools. But in Meridian, there’s no need to sacrifice one for the other. Commutes are easy, even into Boise or Nampa, and the city’s housing is some of the most affordable in the country.

A CITY IN TOUCH WITH THE FUTURE

New in 2013, The Village at Meridian is a premier lifestyle center featuring national retailers amidst luxury architecture and landscape design. Sited on approximately 100 acres at Eagle and Fairview Roads, the center resides at the heart of the Valley.

As General Manager Hugh Crawford states, “We have a strong commitment to creating a community connection and making The Village at Meridian a gathering place for the Valley.”

World class companies are choosing Meridian as their home. A city in touch with the future, Meridian provides resources to support every stage of innovative development from start-ups to large corporations.

THE VILLAGE” AT MERIDIAN

By the Numbers:
- 80 acres
- 67 animated vertical fountain jets with 30-foot spray
- 200 ornate lampposts
- 201 computer-controlled LED fountain lights
- 4,100 parking spaces
- 60,000 plants
- 1,020,000 sq ft of entertainment
- 15 Plex Theatre

LIVING IN MERIDIAN

Designed for living

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“We can do business as quickly from here as anyone can do from anywhere in the world.”

— Dennis Johnson,
President and CEO, United Heritage Insurance

When he’s not riding his motorcycle through the mountains, Dennis Johnson is steering a rapidly growing insurance company from his office in Meridian, Idaho.

Headquartered in a state-of-the-art facility, the company employs 140 people to execute back office and shared services functions like accounting and customer service. United Heritage’s products are offered by more than 1,700 independent agents around the country.

“We can get from our office to the airport within 12 minutes. From there, we can go anywhere in the United States and indeed, anywhere in the world,” says Johnson.

For him, the Boise Valley’s high quality of life translates into lower turnover and higher productivity.

“It has to do with how much time you’re going to be spending in traffic. It has to do with the weather and how much time you’ll get to spend outdoors. The Boise Valley has great transportation, great governmental services, great private industry, great shopping, great schools—they all contribute to the great quality of life here. It’s not just the recreational opportunities,” he says.

It has also meant easier recruiting.

“They want to come to a place like this where you still have a city and an urban atmosphere but with a feeling that people still care about each other. When we give people an opportunity to come here, we find they jump at it.”

“The relationship between government and business is really strong here in Meridian. It’s as good as any place I’ve ever seen, whether that’s permitting for businesses to build a new building or the state regulatory environment. In a business like ours that’s usually so highly regulated, that public/private partnership is really important.”

CEO David Cohen explains, “We came to Meridian, ID because a unique technology sprung up here from its proximity to other technology companies like Extended Systems, Sybase, and HP.”

“Meridian is unique for the access it provides to government officials, the heads of business, and the leaders of educational institutions.”

As far as recruiting people, David explains, “As a business solution provider, we attract a different kind of employee. We attract smart individuals usually in a different stage in their lives, where the quality of life, reasonable work life balance, and environment for living and raising a family is more aligned with their expectations.”

David concludes, “We are uniquely positioned here to innovate around the marriage between technology and traditional industries.”
The Boise Valley Economic Partnership (BVEP) is a one-stop shop to the Boise Metro: 10 Cities, 5 Counties, 645,000 people. Free, custom & confidential services, including:

- Craft custom data on key business factors & a personalized overview of the region
- Evaluate the workforce and help connect you to resources for hiring, interviewing & training employees
- Initiate real estate searches & assist in permitting process
- Coordinate site-selection trips and customized visits to the valley
- Connect you with business leaders, state leadership, and services in the Boise Valley
- Promote your organization/business through media and public relations
- Assist in evaluating and applying for incentives

For more information:
Jana Jones
(208) 472-5246
jjones@bvep.org

The Boise Valley offers both enviable access to amazing recreational amenities as well as affordable housing.

- **BOGUS BASIN SKI RESORT**
  - Season pass cost: $229/Adult, $59/Child
- **RIDGE TO RIVERS TRAIL SYSTEM**
  - 130 miles of hiking trails and single track
- **BOISE RIVER**
  - Fish for trout and steelhead on your lunchbreak
- **BOISE WHITETWATER PARK**
  - A whitewater playground in the center of downtown providing surf for kayakers and paddle boarders
- **BOISE GREENBELT**
  - 25 miles of paths linking 850 acres of parks
- **PLANTATION COUNTRY CLUB**
  - $200/month for full access
- **COST OF HOUSING**
  - Average cost of a home in 2014 is 86% of the national average (ACCRA Cost of Living Index)

**MARKET OVERVIEW**

- 250 S. 5th St. • Suite 300 • Boise, Idaho 83702 • (208) 472-5229
The Boise Valley - where modern urban amenities mix with small town charm. A place where passersby still greet strangers with a smile, and offer visitors recommendations on the best bites or patio spots. Where connectivity to commerce coexists with vibrant cultural experiences and access to efficient entertainment.

Because with a river literally running through it, and a trail system that starts steps off the sidewalk, the lunch ride, stroll or cast is within a pedal, pace or paddle from your office or urban home. The curb appeal encompasses locally-owned boutiques, diverse dining spots, arts and culture venues, corporate headquarters and havens for entrepreneurs. Because here it is not about how work and life balance, but how work and life integrate seamlessly.

While Boise’s 150-years of urban history are evident on every block of our walkable downtown core - business leaders, city dwellers and designers have an eye on the future. Downtown is on the cusp of welcoming a gleaming new interactive creative center, hundreds of new housing units, a multi-modal center, expanded convention center and new corporate headquarters.
REGIONAL OVERVIEW

Non-Stop From Flight Time
Boise to

Chicago, IL 3 hrs 19 mins
Denver, CO 1 hr 16 mins
Houston, TX 1 hr 7 mins
Las Vegas, NV 1 hr 45 mins
Los Angeles, CA 2 hrs 10 mins
Minneapolis, MN 2 hrs 47 mins
Oakland, CA 1 hr 40 mins
Phoenix, AZ 1 hr 54 mins
Portland, OR 1 hr 10 mins
Reno, NV 52 mins
Sacramento, CA 1 hr 56 mins
San Diego, CA 2 hr 8 mins
San Jose, CA 1 hr 55 mins
San Francisco, CA 1 hr 48 mins
Salt Lake City, UT 1 hr 2 mins
Seattle, WA 1 hr 20 mins
Spokane, WA 59 mins

In 2014, The Boise Airport was awarded a $700,000 grant to assist in attracting an additional non-stop flight from Boise to Atlanta. Over the past couple of years, Boise has seen an expansion and increase in non-stop flights, and we anticipate that this trend will continue.

Expansion of Flight Service

The Boise Valley is strategically located in the Mountain Time Zone and Southwestern Idaho, providing easy non-stop access to all major cities on the West Coast, the Pacific Northwest and Intermountain West.

The Boise Metro area is home to 660,465 people (EMSI Estimate 2014) and a workforce of 330,000 within a 45-minute draw of Boise. The average commute time is 18 minutes.

Commuting in the Valley: The major interstate serving the Boise Valley is I-84, running through the metro area’s major cities Boise, Meridian, Nampa and Caldwell, and I-184 branches toward the northeast into downtown Boise. Daily commutes are easy for the Boise Valley’s population with federal highways 20, 26, and 30 and state highways 21, 44 and 55 providing access. ValleyRide offers public transportation throughout the Boise Valley.

What about logistics? There are 50 motor freight companies traveling 5 interstates, 20 U.S. highways and 30 state highways that serve the Boise Valley. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. They are aided by the State’s regional line and 6 short line railroads. Annually, the rail system transports over 11 million tons of freight.

Demographics

Boise Valley Statistics:
Population: 660,465
(EMSI Estimate 2014)
Unemployment Rate: 4.1% (May 15)
Median Age: 34.2
Bachelors Degree or Higher: 19.5%
White Collar Workers: 56%
Blue Collar Workers: 63%
Median Hourly: $15.19
Mean Hourly: $19.74
Median Annual: $31,590
Mean Annual: $41,070

Source: www.bvepistes.org
an application powered by GISPlanning

Household Income Distribution

Income Total %
<$10k 12,629 5.45
$10k-$20k 22,775 9.83
$20k-$30k 26,371 11.38
$30k-$40k 25,737 11.11
$40k-$50k 23,087 9.97
$50k-$60k 22,393 9.67
$60k-$75k 27,622 11.92
$75k-$100 29,808 12.87
>$100k 41,240 17.8

Age Distribution

Age Total %
0-4 44,758 7.02
5-9 49,135 7.71
10-19 94,512 14.83
20-29 83,980 13.18
30-39 87,375 13.71
40-49 84,345 13.23
50-59 79,980 12.55
60-64 34,160 5.36
65+ 79,091 12.41

A Visual Look at the Boise Valley:
www.GrowIdeasHere.com
www.Youtube.com/BVePVideo
www.BVEP.org

Questions? Call us!
Boise Valley Economic Partnership (BVEP)
(208) 472-5229
Excerpts from Smithsonian Magazine, April 2009

“Boise strikes deeply and keenly: it is a place both rural and metropolitan, civilized and feral. It’s a town full of settlers and wanderers, conservationists and conservatives, hippies and hunters, folks who value both snowmobiles and tiramisu, who clean their shotguns one evening and donate to the Shakespeare Festival the next.”

“Boise is still so young and new—changing almost every day—and I don’t think it’s an overstatement to suggest that our town represents everything that remains great about America: potential, youth, natural beauty, quality of life. Some 100 parks, 14 museums, playgrounds everywhere you turn: our skies are huge; our houses affordable. Hikers can still drink from a secret spring in the hills; paddlers can still go kayaking in the morning and meet with their accountants by noon. When we visit friends who live elsewhere, they ask, ‘Boise? Really? Why do you live there?’ But when friends visit us, they say, ‘Oh, wow, now I see.’”

Source: Idaho Department of Labor

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**WORKFORCE** Below is a snapshot of the workforce distribution in the Boise Metro Region.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Covered Wages</td>
<td>236,673</td>
<td>$31,319</td>
<td>252,942</td>
<td>$38,852</td>
</tr>
<tr>
<td>Agriculture</td>
<td>4,652</td>
<td>$18,902</td>
<td>4,842</td>
<td>$28,192</td>
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<tr>
<td>Mining</td>
<td>192</td>
<td>$35,441</td>
<td>183</td>
<td>$62,356</td>
</tr>
<tr>
<td>Construction</td>
<td>16,968</td>
<td>$33,251</td>
<td>12,217</td>
<td>$41,250</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>34,872</td>
<td>$44,269</td>
<td>22,777</td>
<td>$61,588</td>
</tr>
<tr>
<td>Trade, Utilities &amp; Transportation</td>
<td>45,225</td>
<td>$27,526</td>
<td>49,364</td>
<td>$35,706</td>
</tr>
<tr>
<td>Information</td>
<td>3,970</td>
<td>$39,857</td>
<td>4,250</td>
<td>$46,401</td>
</tr>
<tr>
<td>Financial Activities</td>
<td>35,449</td>
<td>$32,226</td>
<td>40,506</td>
<td>$40,399</td>
</tr>
<tr>
<td>Professional and Business Services</td>
<td>11,059</td>
<td>$35,212</td>
<td>12,464</td>
<td>$46,858</td>
</tr>
<tr>
<td>Education and Health Services</td>
<td>25,565</td>
<td>$30,259</td>
<td>38,874</td>
<td>$39,750</td>
</tr>
<tr>
<td>Leisure and Hospitality</td>
<td>20,622</td>
<td>$10,828</td>
<td>23,424</td>
<td>$14,375</td>
</tr>
<tr>
<td>Other Services</td>
<td>6,176</td>
<td>$21,447</td>
<td>6,781</td>
<td>$25,122</td>
</tr>
<tr>
<td>Government</td>
<td>35,449</td>
<td>$32,226</td>
<td>40,506</td>
<td>$40,399</td>
</tr>
</tbody>
</table>

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**EDUCATIONAL ATTAINMENT**

![Educational Attainment Chart]

- Some College: 27.24%
- Assoc Degree: 8.27%
- Bach Degree: 23.71%
- Grad Degree: 11.53%

12.71% Above National

12.71% of the population has some college training. Over 40,000 are currently enrolled in higher education.

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**LARGE EMPLOYERS**
- Micron Technology, Inc.
- ST. Luke’s Health Systems
- Saint Alphonsus Health System
- Hewlett-Packard Company
- J.R. Simplot Company
- IDACorp (Idaho Power)
- WinCo Foods, LLC
- Albertsons/SuperValu
- URS Corp. – Washington Group
- Wells Fargo, N.A.
- U.S. Bank
- Boise, Inc.
- BodyBuilding.com
- MWI Veterinary Supply, Inc.
- Key Bank
- Scentsy, Inc.
- Lactalis American Group

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**SCIENTIFIC/TECHNICAL SERVICES, ENGINEERING, ARCHITECTURE, LEGAL**
- CSHQA, a design collaboration
- KPMG, Inc.
- CH2M HILL
- Power Engineers
- Hawley Troxell
- Eide Bailly, LLP
- Givens Pursely, LLP
- Perkins Cole, LLP
- Stilwell, LLP
- URS Corporation
- Balhoo
- Healthwise
- Clearwater Analytics
- Keynetics Inc.
- INL - Battelle Energy Alliance
- Emphase Energy

**CUSTOMER SUPPORT CENTERS**
- Wells Fargo, N.A.
- DIRECTV
- Alaska Airlines
- WDS Global
- CenturyLink
- Albertsons/SuperValu
- T Mobile U.S.A., Inc.
- EDS, an HP Company
- Citi Card
- Intermountain Gas Company
- ProService Boise
- HP Shopping.com

**TARGET INDUSTRIES**
- Food Processing & Agri-Business
- Technology
- Manufacturing
- Professional Services: Back-Office & Shared Services

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Headquartered in Boise, ID, Micron Technology, Inc. (MU, Fortune 500) is one of the region’s largest employers with approximately 6,000 people in the Boise Valley. CEO Mark Durcan explains, “We look for people that are high-energy, entrepreneurial, and able to go out and create new lines of business because our business is always changing.” He continues, “There is a lot of talent in Boise and Micron is not the only high-tech company in town.”

Read more at www.bvep.org/success-stories
Agribusiness and food processing is one of the largest contributors to Idaho’s economic base, accounting for 20 percent of the gross state product. And far from its reputation for “famous potatoes”, food and agribusiness in Idaho—and the Boise Valley in particular—is extremely diversified, producing numerous varieties of crops and seeds, dairy products, cattle and livestock, award winning wines, and a variety of food products from appetizers to canned beverages.

Payette Brewing Co. of Garden City produced 10,046 barrels of beer in 2014, making it the largest brewer in Idaho, according to newly released numbers from the Brewers Association.

That’s nearly double its production in 2013, and marks a changing of the guard. Victor’s Grand Teton, which generated 9,879 barrels in 2014, has topped the category in previous years.

Rounding out the top five in 2014: Sockeye (8,295), Laughing Dog (5,804) and Crooked Fence (4,200). The production drop-off is fast after that, starting with McCall Brewing (1,300).

The gap stands to widen. Payette has announced plans to expand to a larger brewhouse with the long-term theoretical potential to pump out as many as 100,000 barrels of beer annually.

Payette Brewing is now Idaho’s biggest brewer
- Michael Deeds, May 7, 2015 | Idaho Statesman

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PAYETTE BREWING IS NOW IDAHO’S BIGGEST BREWER

College of Western Idaho (CWI)
College of Western Idaho (CWI) is one of the fastest growing community colleges in the nation. CWI has seven campus locations throughout Boise and Nampa, plus hundreds of classes online.

Boise State University
Boise State University is the largest University in Idaho and has spent over $30 million annually on research in the past few years. With 643 faculty members, over 22,000 students, and a choice of nearly 200 degrees and certificate programs, Boise State is more than just the Bronco Nation.

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14 Higher Education Establishments
Regardless of where you are located in the Boise Valley, there is great access to quality education. Other Idaho colleges and universities include: University of Idaho, Northwest Nazarene University, College of Idaho, Idaho State University, Concordia University School of Law, and a number of other online and for-profit schools.

K-12 Education
If you’re looking for good schools, you’ll find them in the Boise Valley. You’ll find exceptional opportunities for students of all ages, with nearly a dozen colleges and universities in the area, plus one K-12 school district ranked as one of the most successful and high-achieving school districts in the country (according to an Expansion Magazine study).

Downtown learning for kids is made easy with programs like the Cabin (a writing program), the Discovery Center, as well as a host of museums and family friendly activities.
Within a 1 Mile Radius of Downtown Boise:

95 Restaurants
35 Clothing Stores
Boise City Hall
Idaho State Capitol
Boise State University
Concordia Law University
Idaho State University
University of Idaho
Ann Morrison Park
Julia Davis Park
Boise River & Greenbelt
Whole Foods
Trader Joe's
11 Bicycle & Recreation Shops
Egyptian Theatre
Edwards Cinemas
Idaho Dance Theatre
Basque Museum & Cultural Center
Boise Art Museum
Discovery Center of Idaho
Idaho Black History Museum
Morrison Center for Performing Arts
Opera Idaho
Zoo Boise
2 Regional Hospitals (within 5 miles)
The Flicks

Walk a Mile in Our Shoes

In Downtown Boise, you can move from pavement to single track within two miles. You can experience a sophisticated business environment and a unique cultural class with a dynamic coffee and microbrewery scene.

Getting here is easy. Located only 12 minutes from the Boise Airport (4.4 miles), Boise is served by six major airlines to 17 nonstop destinations including: Chicago, Denver, Houston, Las Vegas, Los Angeles, Minneapolis, Oakland, Phoenix, Portland, Sacramento, Salt Lake City, San Diego, San Francisco, San Jose, Seattle & Spokane.

Once you get here, we encourage you to walk a mile in our shoes. Where else can you go from flyfishing, to mountain biking trails, to the Capital, to a University, and to the center of business and commerce within a mile?

Dining Out

SOMETHING FOR EVERYONE

From croquettes to cappuccinos, you’ll find a myriad of colorful dining options in Boise’s downtown and surrounding areas. Relish restaurant menus sourced locally, gorge yourself at gourmet walk-up delis and indulge in rich authentic cuisine all within steps of one another.

With over 80 dining options in the core, Boise’s downtown dining scene is eclectic and inviting. One street boasts a collection of favorite Basque restaurants with street dancing and paella served on the plaza. The next street may feature stick-to-your-ribs comfort food or surprising new ethnic fare. At Boise’s finest dining attractions, mixologists may serve you an original concoction to complement your northwest raised steak. Local owners of Boise’s downtown lunch spots don aprons to construct artisan sandwiches and squeeze fresh juices by hand. And, lest we forget, breakfast bistros and award-winning cafés are perched on nearly every corner.

If you’re an eater, a drinker or even just a socializer, Boise’s dining scene has a favorite, or a few, for everyone.

Microbrews, Vino, & Distilleries

The Boise Valley is also an up-and-coming location for great microbreweries. Idaho is the 3rd largest hop producer in the U.S. and Livability.com ranks Boise as #7 in the top 10 beer cities.

There are over 50 wineries in Idaho, and many of them can be savored from the 90+ dining options available within downtown. Bodovino is a wine bar with 144 wines on tap. Another local restaurant, Bardenay, is famous as the nation’s first restaurant distillery.

Over 35 Nightclubs & Bars in Downtown Boise to Choose From!
LIVING IN MERIDIAN

Real estate in Meridian remains highly affordable with housing costs that are lower than in other comparable cities, and the median home age is just 10 years compared to 35.1 years nationwide.

The median price of Meridian homes is just $181,670 comparing very favorably with the national median of $202,300. Add the fact that Meridian’s cost of living is 5 percent below the national average, and you will likely find that you have options that exceeded your wildest expectations with property-tax rates well below the national average.

Most families find themselves with the dilemma of picking a community that’s close to dynamic employers or one that’s ripe with great neighborhoods and schools. But in Meridian, there’s no need to sacrifice one for the other. Commutes are easy, even into Boise or Nampa, and the city’s housing is some of the most affordable in the country.

THE VILLAGE” AT MERIDIAN

By the Numbers:
- 80 acres
- 67 animated vertical fountain jets with 30-foot spray
- 200 ornate lampposts
- 201 computer-controlled LED fountain lights
- 4,100 parking spaces
- 60,000 plants
- 1,020,000 sq ft of entertainment
- 15 Plex Theatre

A CITY IN TOUCH WITH THE FUTURE

New in 2013, The Village at Meridian is a premier lifestyle center featuring national retailers amidst luxury architecture and landscape design. Siting on approximately 100 acres at Eagle & Fairview, the center resides at the heart of the Valley.

As General Manager Hugh Crawford states, “We have a strong commitment to creating a community connection and making The Village at Meridian a gathering place for the Valley.”

World class companies are choosing Meridian as their home. A city in touch with the future, Meridian provides resources to support every stage of innovative development from start-ups to large corporations.

REAL ESTATE IN MERIDIAN REMAINS HIGHLY
AFFORDABLE WITH HOUSING COSTS THAT
ARE LOWER THAN IN OTHER COMPARABLE
CITIES, AND THE MEDIAN HOME AGE IS
JUST 10 YEARS COMPARED TO 35.1 YEARS
NATIONWIDE.
It’s a good place to be a medium to big sized fish in a relatively small pond and do what you want to do from a business standpoint. I like the environment. You don’t have to speak code to engage in the entrepreneurial environment. There are a lot of kinds of entrepreneurs – food, rec tech – there are not just tech entrepreneurs like you’d find in the Bay Area. There’s room for everyone.

JESSICA FLYNN - WHY BOISE VALLEY?
CEO, RED SKY

It’s a good place to be a medium to big sized fish in a relatively small pond and do what you want to do from a business standpoint. I like the environment. You don’t have to speak code to engage in the entrepreneurial environment. There are a lot of kinds of entrepreneurs – food, rec tech – there are not just tech entrepreneurs like you’d find in the Bay Area. There’s room for everyone.
Minutes from rivers, lakes and mountains, the Boise Valley is open 24/7 for any type of outdoor adventure.

Recreation: Located 17 minutes from downtown Boise, the Bogus Basin Ski Area offers day and lighted night skiing. The Boise River runs through downtown and is accessible through a greenbelt system with over 25 miles of bike paths and 850 acres of parks. With world-class golf courses, hiking, fishing and mountain biking, the recreation opportunities are virtually unlimited within a 30-minute drive.

Living Here: Boise ranks at 86% of the national cost for housing (ACCRA 2014). Farmers Insurance Group lists the Boise Metro areas as one of the most secure places in which to live (crime rates).

Diversity: While Idaho may not be known for diversity:
- More than 90 different languages are spoken in the Boise School District.
- The Boise Valley is home to one of the oldest synagogues in the western United States.
- Over 800 new citizens (refugees) are welcomed to the Boise Valley each year from over 20 foreign countries. The City of Boise has been recognized for its work helping these new citizens acclimate to their new country and helps other communities around the country with their programs.
- There are more than 24 language courses available through local universities and community education programs and an international baccalaureate program is available.
- Annual diversity events and resources include the Soul Food Extravaganza, PRIDE activities, Hispanic Cultural Center and the Black History Museum. The Mexican Consulate also has an office in Boise.
“There are a lot of resources available here for technology entrepreneurs. Go find them — everything from b|launched (a program with the Boise Chamber of Commerce), Kickstand, TechConnect, Idaho Small Business Development Center, BSU TECenter, and Launchpad — there’s a host of resources that local organizations and the cities have put together. Seek those out. Educate yourself. Network. Learn how to start a company. Find a mentor.”

Faisal Shah, Entrepreneur

“Boise is a really easy place to start a business. Costs are generally low, the airport is convenient, and it is easy to be here. People are generally excited to work hard and are grateful for an opportunity. It is an easy backdrop for someone with a pretty hectic life.”

Jessica Rolph, Happy Family Brands
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