

FOR LEASE

CARLTON OFFICE - RETAIL BUILDING

105 East Carlton Avenue, Meridian, Idaho 83642



MULTIPLE LAYOUT OPTIONS AVAILABLE



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PROPERTY HIGHLIGHTS

Available	4,815 SF - Ground Level 3,543 SF - Basement Storage 8,061 SF - Total
Lease Rate	Contact Agent
Proposed Uses	Office or Retail
Zoning	O-T City of Meridian
TI Allowance	Contact Agent
Lot Size	0.45 Acres - On-Site Parking
Parcel Number	R6129010312
LockBox	No, Contact Agent to Schedule Tours



PROPERTY FEATURES

- Office or retail property available for lease in downtown
- Full remodel planned - contact agent for custom build-out options and tenant improvement details
- Amenities include Main Street frontage, monument signage, basement storage area, and an abundance of on-site parking
- Basement occupiable with additional required improvements
- Centrally located within the Treasure Valley, easy and direct access to Interstate 84 On/Off Ramp 44 - [Google 360 View](#)



Meridian Community Profile



Meridiandowntown.org

FOR LEASE

OFFICE - RETAIL BUILDING

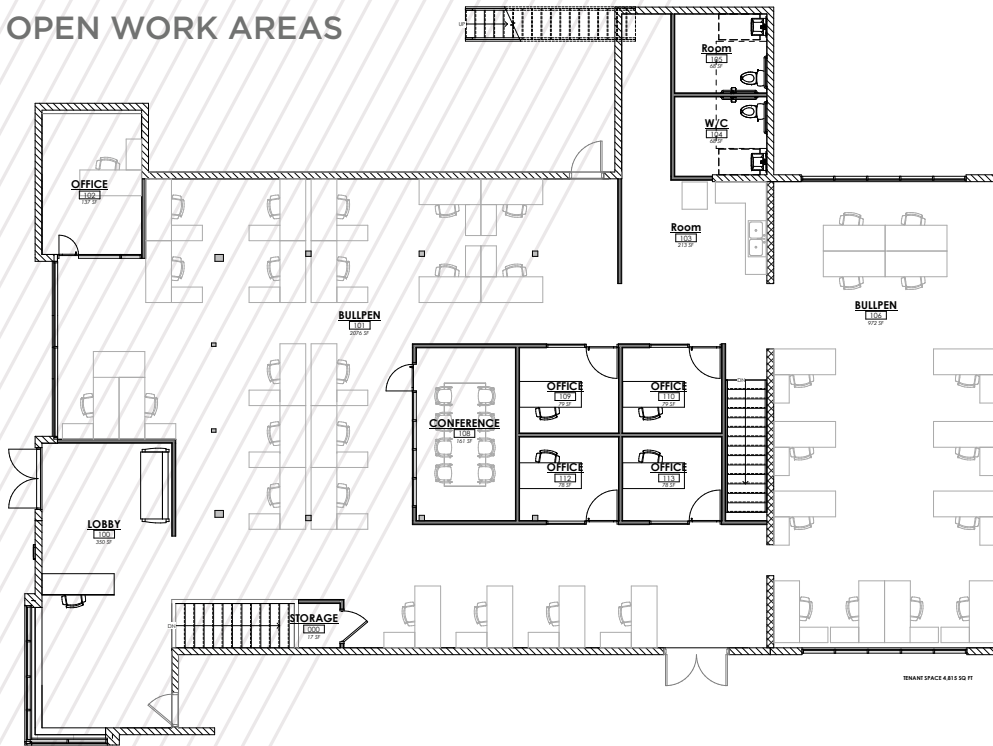
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CUSHMAN &
WAKEFIELD

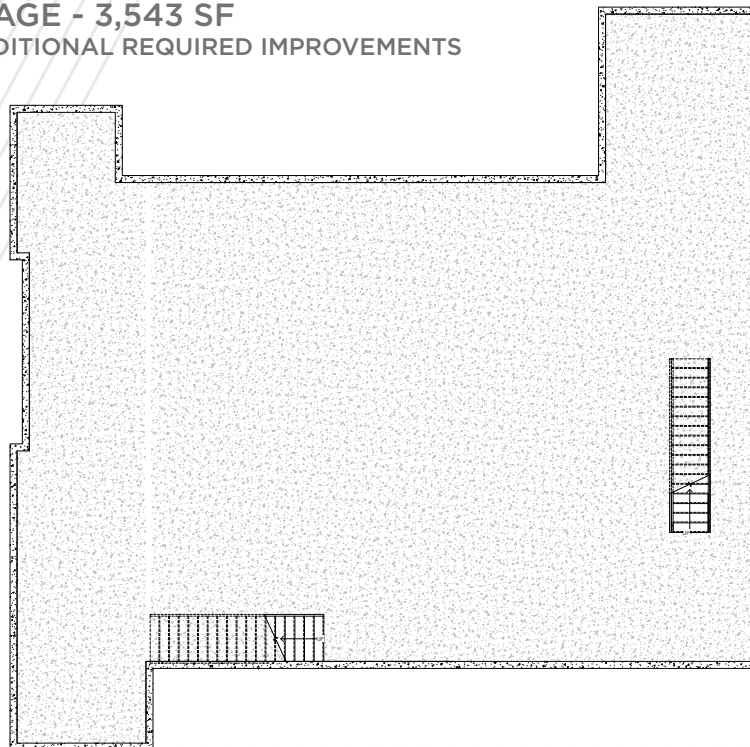
POTENTIAL OFFICE LAYOUTS AVAILABLE

OPTION 1 - OPEN WORK AREAS



BASEMENT STORAGE - 3,543 SF

OCCUPIABLE WITH ADDITIONAL REQUIRED IMPROVEMENTS

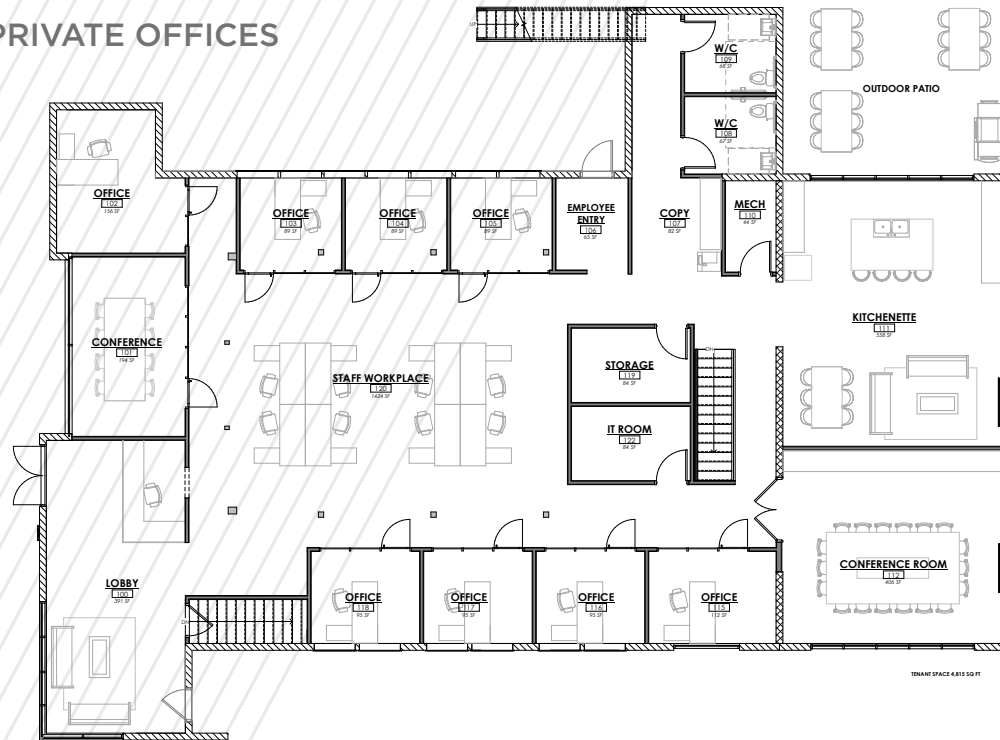


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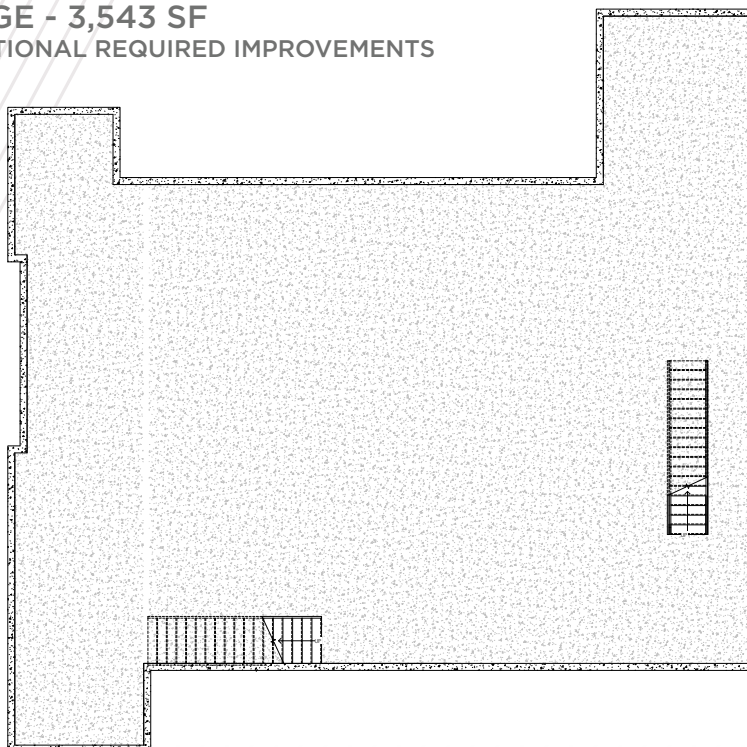


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OPTION 2 - PRIVATE OFFICES



OCCUPIABLE WITH ADDITIONAL REQUIRED IMPROVEMENTS



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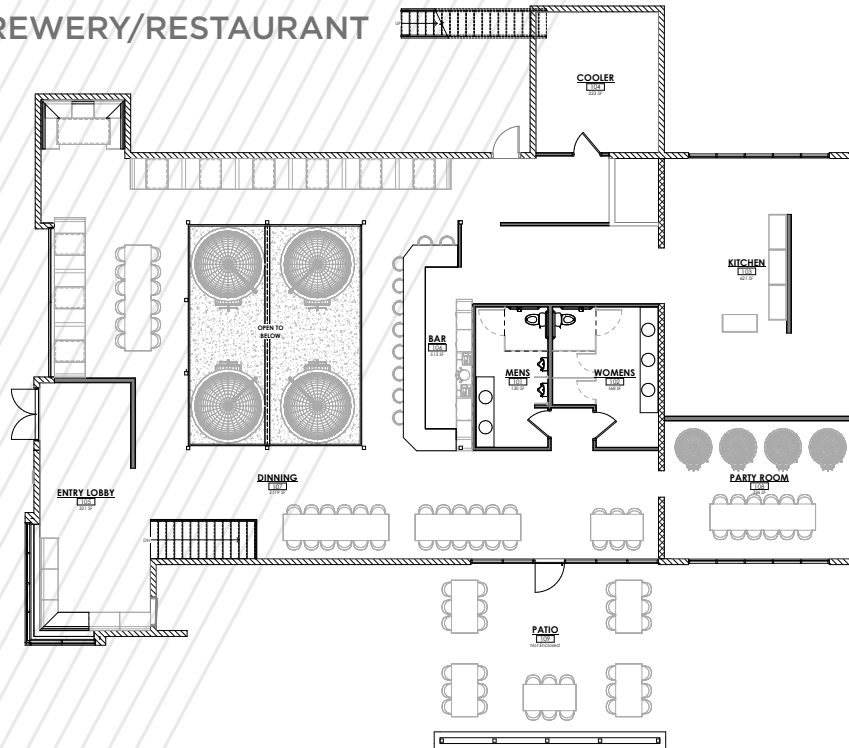
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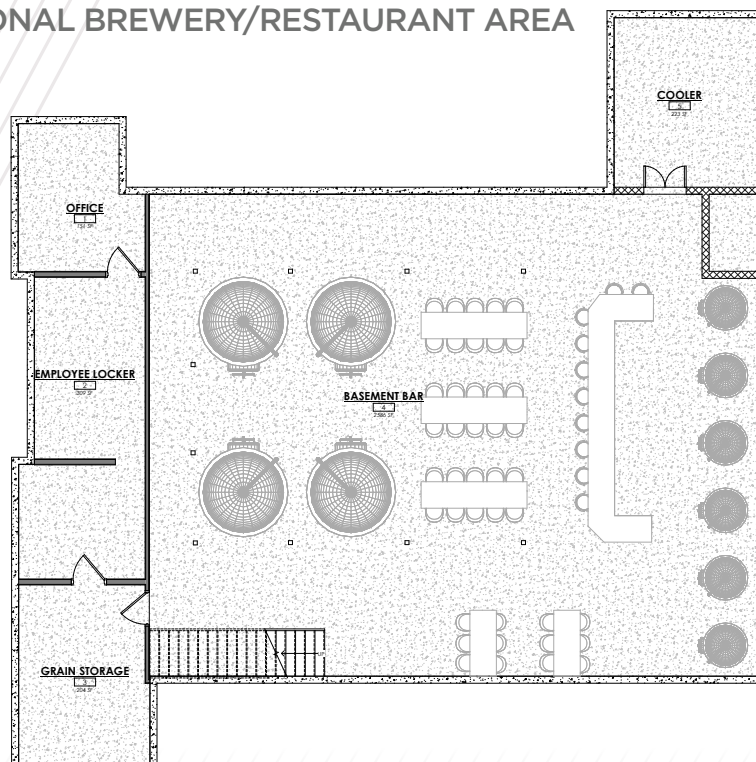
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POTENTIAL RETAIL - BREWPUB LAYOUT - NEGOTIABLE TI ALLOWANCE

MAIN FLOOR - BREWERY/RESTAURANT



BASEMENT - ADDITIONAL BREWERY/RESTAURANT AREA



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PRIME OFFICE - RETAIL LOCATION IN DOWNTOWN MERIDIAN NEAR I84



Google Earth 360 View - [Click Here to View](#)

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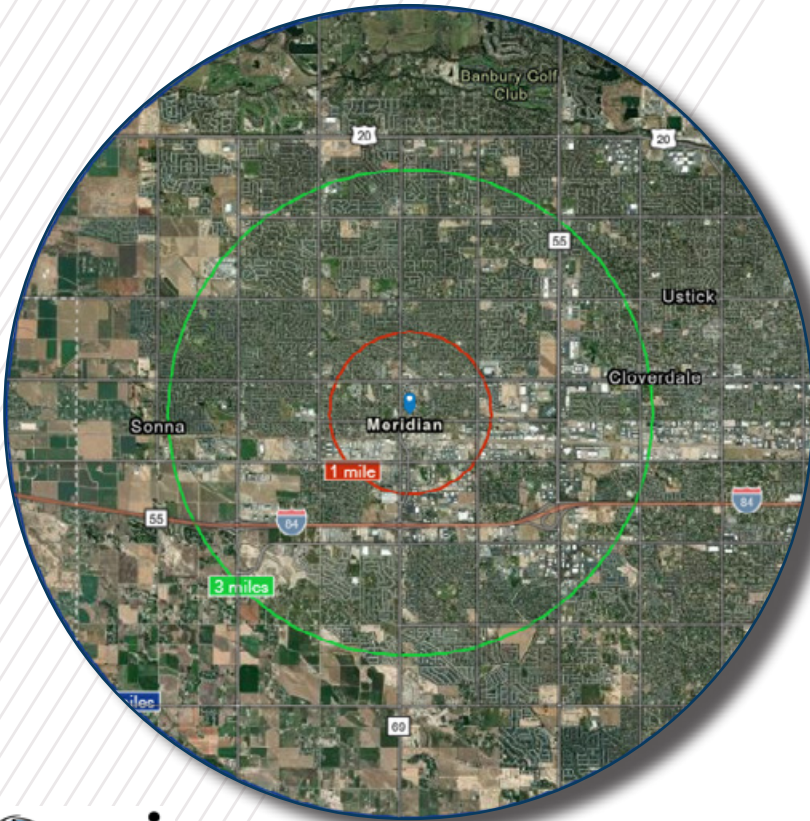
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- LOCATED IN A HIGH GROWTH AREA IN MERIDIAN -

In the identified area, the current year population is 205,018. In 2010, the Census count in the area was 145,876. The rate of change since 2010 was 3.07% annually. The five-year projection for the population in the area is 232,893 representing a change of 2.58% annually from 2021 to 2026.



	1 mile	3 miles	5 miles
Population			
2000 Population	8,732	42,297	95,170
2010 Population	10,875	71,338	145,876
2021 Population	12,274	99,385	205,018
2026 Population	13,536	115,011	232,893
2000-2010 Annual Rate	2.22%	5.37%	4.36%
2010-2021 Annual Rate	1.08%	2.99%	3.07%
2021-2026 Annual Rate	1.98%	2.96%	2.58%
2021 Male Population	48.0%	49.1%	49.1%
2021 Female Population	52.0%	50.9%	50.9%
2021 Median Age	33.2	34.2	35.5
Households			
2021 Wealth Index	50	97	111
2000 Households	3,368	14,275	32,368
2010 Households	4,488	24,402	50,611
2021 Total Households	5,112	34,028	71,103
2026 Total Households	5,646	39,301	80,730
2000-2010 Annual Rate	2.91%	5.51%	4.57%
2010-2021 Annual Rate	1.16%	3.00%	3.07%
2021-2026 Annual Rate	2.01%	2.92%	2.57%
Average Household Income			
2021 Average Household Income	\$63,093	\$93,921	\$100,275
2026 Average Household Income	\$71,433	\$106,760	\$112,978
2021-2026 Annual Rate	2.51%	2.60%	2.41%
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	1,100	3,858	6,306
Total Employees:	12,430	44,159	68,120

- THE CITY OF MERIDIAN -

LISTED IN MONEY MAGAZINE'S 50 BEST PLACES TO LIVE, Meridian is recognized nationally for businesses and families to locate and as a destination for visitors. The community's real estate remains highly affordable with housing costs that are lower than in other comparable cities.

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