

FOR LEASE - 3,944 SF  
**FAIRVIEW PAVILION RETAIL END-CAP**  
3055 EAST FAIRVIEW AVENUE, MERIDIAN, ID 83642



**ANDREA NILSON**

Executive Director  
+1 208 890 4028  
andrea@summitreg.com

**LEANN HUME, CCIM, CLS, CRRP**

Executive Director  
+1 208 890 1089  
leann@summitreg.com

**JULIE KISSLER**

Senior Associate  
+1 208 794 2746  
julie@summitreg.com

**1517 WEST HAYS STREET**

Boise, Idaho 83702  
+1 208 975 4447  
summitreg.com



## PROPERTY HIGHLIGHTS

<b>SUITE 100:</b>	3,944 SF - Former Seagull Book
<b>SUITE 110:</b>	3,979 SF - Former Quik-Wok - Pending
<b>LEASE RATE:</b>	Negotiable - Contact Agents
<b>LEASE TYPE:</b>	NNN - Est. \$5.70/SF
<b>PREFERRED TERM:</b>	5 Year Term
<b>BUILDING - LOT:</b>	22,969 SF Total - 1.71 Acres
<b>PARKING:</b>	Open/Shared - 2.13/1,000 SF
<b>AVAILABILITY:</b>	Contact Agents for Details

## LISTING DETAILS

- Prime retail end-cap space available near one of the busiest intersections in the State of Idaho - over 87,500 cars per day - [Google Map View](#)
- Former Seagull Book space for lease, contact agents for details
- *Former Quik-Wok restaurant space - lease pending*
- Co-tenants include Cycle Gear, Meridian Floral, Salon Centric, and Balance Hot Yoga
- Space includes highly visible building and monument signage
- Strong retail/restaurant synergy from surrounding tenants & businesses including Krispy Kreme, Applebee's, Red Robin, In-N-Out Burger, Albertsons, Walmart, & The Village at Meridian
- Do Not Disturb Current Tenants, Contact Agents for Tours



# FAIRVIEW PAVILION RETAIL END-CAP - 3,944 SF

## 3055 EAST FAIRVIEW AVENUE, MERIDIAN, ID 83642



**STRONG RETAIL/RESTAURANT SYNERGY FROM SURROUNDING TENANTS & BUSINESSES**



©2025 Summit Commercial Real Estate Group All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Summit Commercial Real Estate Group's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Summit Commercial Real Estate Group. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND SUMMIT COMMERCIAL REAL ESTATE GROUP IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

**1, 3 & 5 MILE DEMOGRAPHICS &  
RETAIL DEMAND OUTLOOK REPORTS**

**3 MILE SNAPSHOT**

**110,231**  
**POPULATION**

**41,465**  
**HOUSEHOLDS**

**\$86,691**  
**MEDIAN HH INCOME**

**\$113,283**  
**AVERAGE HH INCOME**

**58,568**  
**DAYTIME POPULATION**

In the identified area, the current year population is 253,865. In 2020, the Census count in the area was 232,480. The rate of change since 2020 was 2.09% annually. The five-year projection for the population in the area is 268,770 representing a change of 1.15% annually from 2024 to 2029.

The household count in this area has changed from 85,153 in 2020 to 93,962 in the current year, a change of 2.34% annually. The five-year projection of households is 100,728, a change of 1.40% annually from the current year total. Average household size is currently 2.67, compared to 2.69 in the year 2020. The number of families in the current year is 64,910 in the specified area.

**1, 3 & 5 MILE DEMOGRAPHICS**  
**CLICK BELOW TO VIEW**

**RETAIL DEMAND REPORT**  
**CLICK BELOW TO VIEW**



Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

## ABOUT MERIDIAN, IDAHO

Idaho's fastest growing city since 1994, Meridian is Idaho's epicenter of progress and prosperity. Named America's best city to live in by USA Today, the Boise Metro's central city has proven to hold a little something for everyone. With the continued evolution of mixed-use commercial space like the Village at Meridian and Ten Mile Crossing, and suburban development happening throughout the area at lightning speed, Meridian offers a cultural cohesion of strong historical roots and emerging potential.

Home to some of the region's top employers and emerging companies, Meridian is a place where companies and people feel good putting down roots. Families, young professionals and retirees alike can all find affordable housing, accessible entertainment and enjoyable amenities in Meridian.

### Learn More By Clicking Below



## OPPORTUNITY, MEET AMBITION.

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs.



*Click here to download the complete Boise Valley Regional Overview:*

<https://bvpep.org/>



**SUMMIT**  
COMMERCIAL  
REAL ESTATE GROUP



## CONTACT

### ANDREA NILSON

Executive Director  
+1 208 890 4028  
andrea@summitcreg.com

### LEANN HUME, CCIM, CLS, CRRP

Executive Director  
+1 208 890 1089  
leann@summitcreg.com

### JULIE KISSLER

Senior Associate  
+1 208 794 2746  
julie@summitcreg.com

### 1517 WEST HAYS STREET

Boise, Idaho 83702  
+1 208 975 4447  
summitcreg.com

©2025 Summit Commercial Real Estate Group All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Summit Commercial Real Estate Group's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Summit Commercial Real Estate Group. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND SUMMIT COMMERCIAL REAL ESTATE GROUP IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.