



FOR LEASE

MID VALLEY PLAZA



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Boise, ID 83704

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PROPERTY DETAILS

PROPERTY TYPE:	RETAIL
SPACE AVAILABLE:	8,000 SF - 38,788 SF
LEASE RATE:	CONTACT AGENT
ZONING:	MX3
PARKING:	AMPLE

PROPERTY HIGHLIGHTS

- Super-regional exposure on one of the Treasure Valley’s primary retail spines — Fairview Ave West at Five Mile Rd.
- 50,000+ vehicles per day at Fairview Ave & Five Mile Rd, one of Idaho’s busiest intersections.
- 8,000 SF - 38,788 SF large format space available — ideal for national big-box, value-retail, or lifestyle concepts.
- Strong anchor-tenant environment: adjacent to established national brands that directly influence this trade area include including Harbor Freight Tools, Idaho Youth Ranch Thrift, WinCo Foods, Walmart, Dutch Bros Coffee, Starbucks, Popeyes and McDonald’s.
- Nearby Boise Towne Square Mall - the Fairview/Five Mile corridor is the direct commercial spine feeding the mall, which materially increases traffic flow.
- Positioned within a growing residential-driven node: trade area population over 250,000 within 3 miles; median household income approx \$85K.
- Long-established retail corridor with high visibility, signage and accessibility – great for national brands seeking market dominance.
- Supports value retail, specialty services, and big-box formats — fine-tuned for retailers targeting everyday traffic and strong consumer familiarity.
- Large surface parking & signalized intersection frontage for convenient customer access and brand visibility.
- Located in Boise/Meridian growth market with rising household incomes and housing values — indicating long-term retail demand.



SITE PHOTOS



LOCATION

