



# CENTRAL VALLEY SHOPS

993 S. PROGRESS AVE, MERIDIAN, ID 83642

RETAIL

FOR LEASE

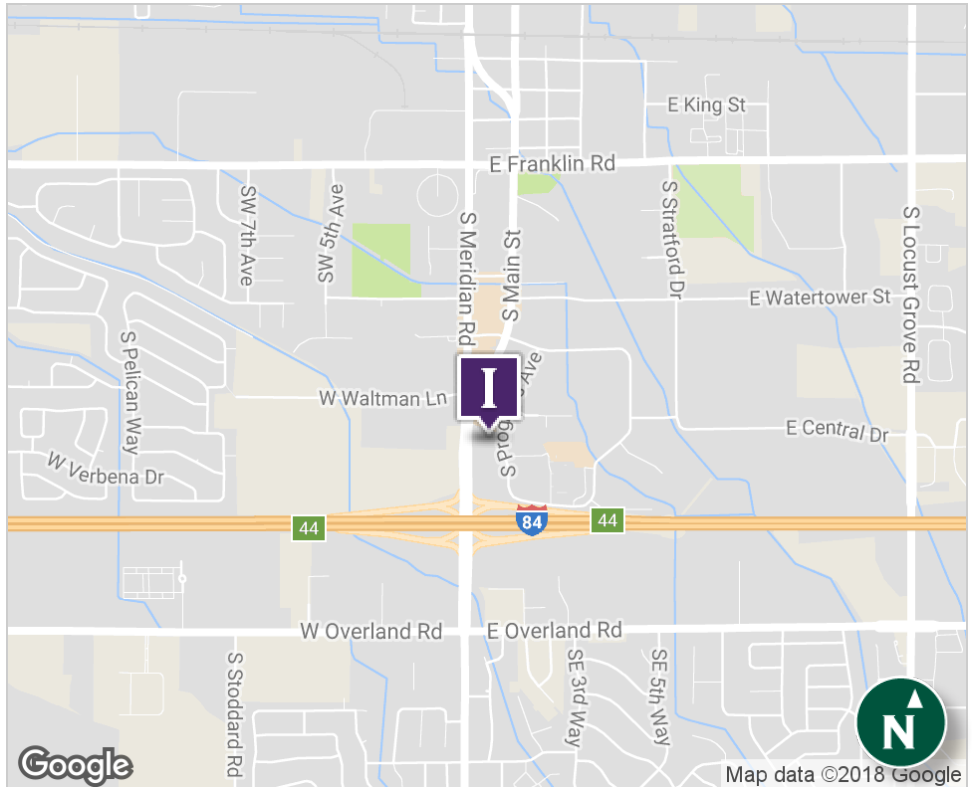


### PROPERTY HIGHLIGHTS

- +/- 1,522 SF
- Existing restaurant space with drive thru & hood
- Shadow anchored by Winco and Home Depot
- Easy access to and from I-84 & Meridian Rd.

### PROPERTY INFORMATION:

Available SF: **1,522 SF**  
 Lease Rate: **\$14.00 SF/yr**  
 Lease Type: **NNN**  
 Building Size: **4,140 SF**  
 Zoning: **Meridian C-G**  
 Cross Streets: **Near Meridian Rd. & I-84**  
 Population: **48,703**



SPACE	SIZE (SF)	LEASE RATE
993	1,522 SF	\$14.00 SF/YR



380 E. Parkcenter Boulevard  
 Suite 290  
 Boise, ID 83706  
[www.icrellc.com](http://www.icrellc.com)  
 (208) 429.8603 / office / (208) 429-8604 fax

### LISTING AGENT:

**Darin Burrell**  
 darin@icrellc.com  
 o / 208.286.2260  
 c / 208.860.0332



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AERIAL



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**INTERMOUNTAIN**  
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PHOTOS



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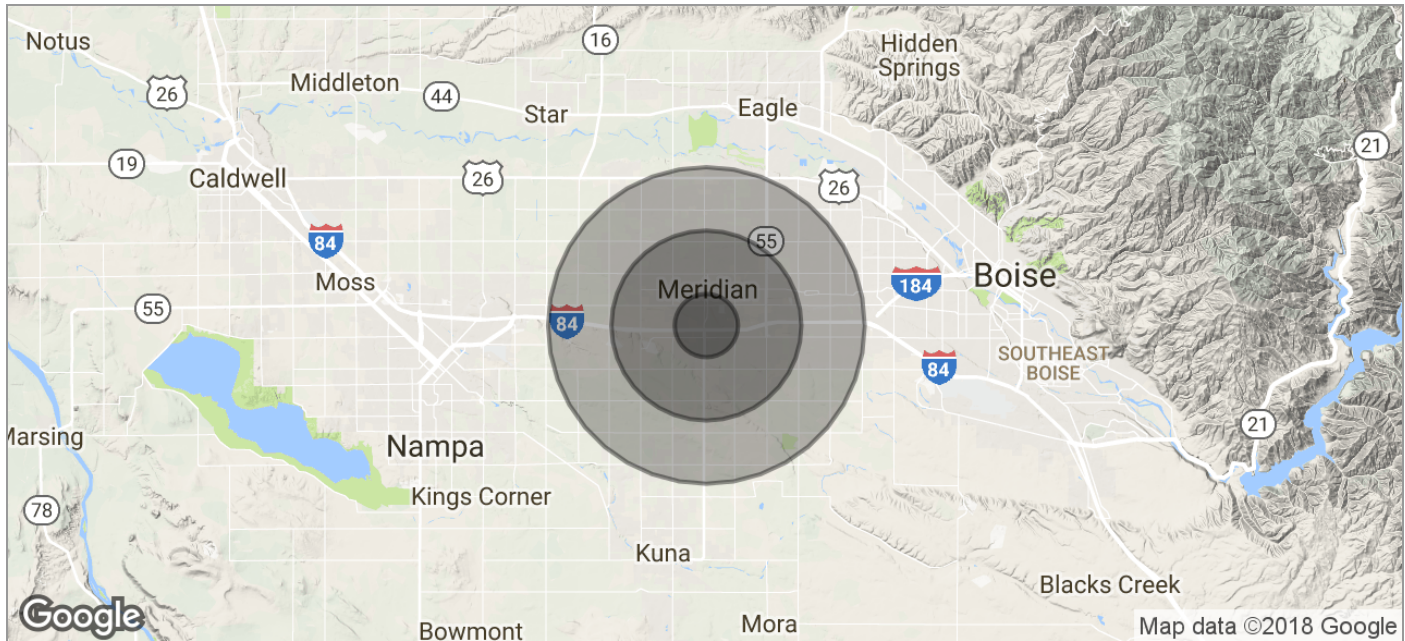
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DEMOGRAPHICS MAP



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
TOTAL POPULATION	5,391	44,283	110,851
MEDIAN AGE	31.3	32.5	33.3
MEDIAN AGE (MALE)	31.2	32.2	33.1
MEDIAN AGE (FEMALE)	31.6	33.0	33.6
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	1,987	15,859	38,865
# OF PERSONS PER HH	2.7	2.8	2.9
AVERAGE HH INCOME	\$60,504	\$71,915	\$78,719
AVERAGE HOUSE VALUE	\$210,497	\$233,991	\$242,100

\* Demographic data derived from 2010 US Census

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