

PINE 43





PINE 43 IS ONE OF THE NEWEST RETAIL DEVELOPMENTS IN THE TREASURE VALLEY

Lee & Associates is pleased to present this new retail development in the heart of the Treasure Valley, for lease. Modern wood and steel style architecture paired with decorative landscaping creates an inviting atmosphere. The design plan allows for an abundance of parking for retail customers and employees.

One of the nicest new retail developments in the state of Idaho and at the forefront of the massive Pine 43 residential development. Less than a mile from the busiest intersection in Idaho and has excellent access to the freeway. Pine 43 will consist of class "A" apartments, townhomes, office, and retail. This will add to the already dense population of rooftops in the surrounding area.

LEASE RATE: \$38.50 - \$40.00 SF/YR (NNN)

TOTAL SF: 54,640 SF

Building A: 7,900 SF | | \$40.00 SF/yr

Building B: 10,600 SF | \$40.00 SF/yr

PAD E: 7,200 SF | 100% Leased

PAD F: 6,220 SF | 4,680 SF Available | \$38.50 SF/yr

PAD G: 9,799 SF | 100% Leased

PAD H: 11,189 SF | 100% Leased

DT: 6,012 SF | 100% Leased

TENANCY: MULTI-TENANT

ZONING: C-G

SHOWING INSTRUCTIONS: CONTACT AGENT

PROPERTY HIGHLIGHTS





BLDG. A
COMING SOON
7,900 SF

PAD E
100% LEASED

PAD F
AVAILABLE

PAD DT
100% LEASED

E. Fairview Ave.

BLDG. B
COMING SOON
10,600 SF

N. Webb Way

PAD G
100% LEASED

PAD H
100% LEASED

Building A: 7,900 SF | Retail | **Available**

Building B: 10,600 SF | Retail/Medical/Office | **Available**

Pad E: 7,200 SF | Retail | **Leased**

Pad F: 6,220 SF | Retail | **4,680 SF Available**

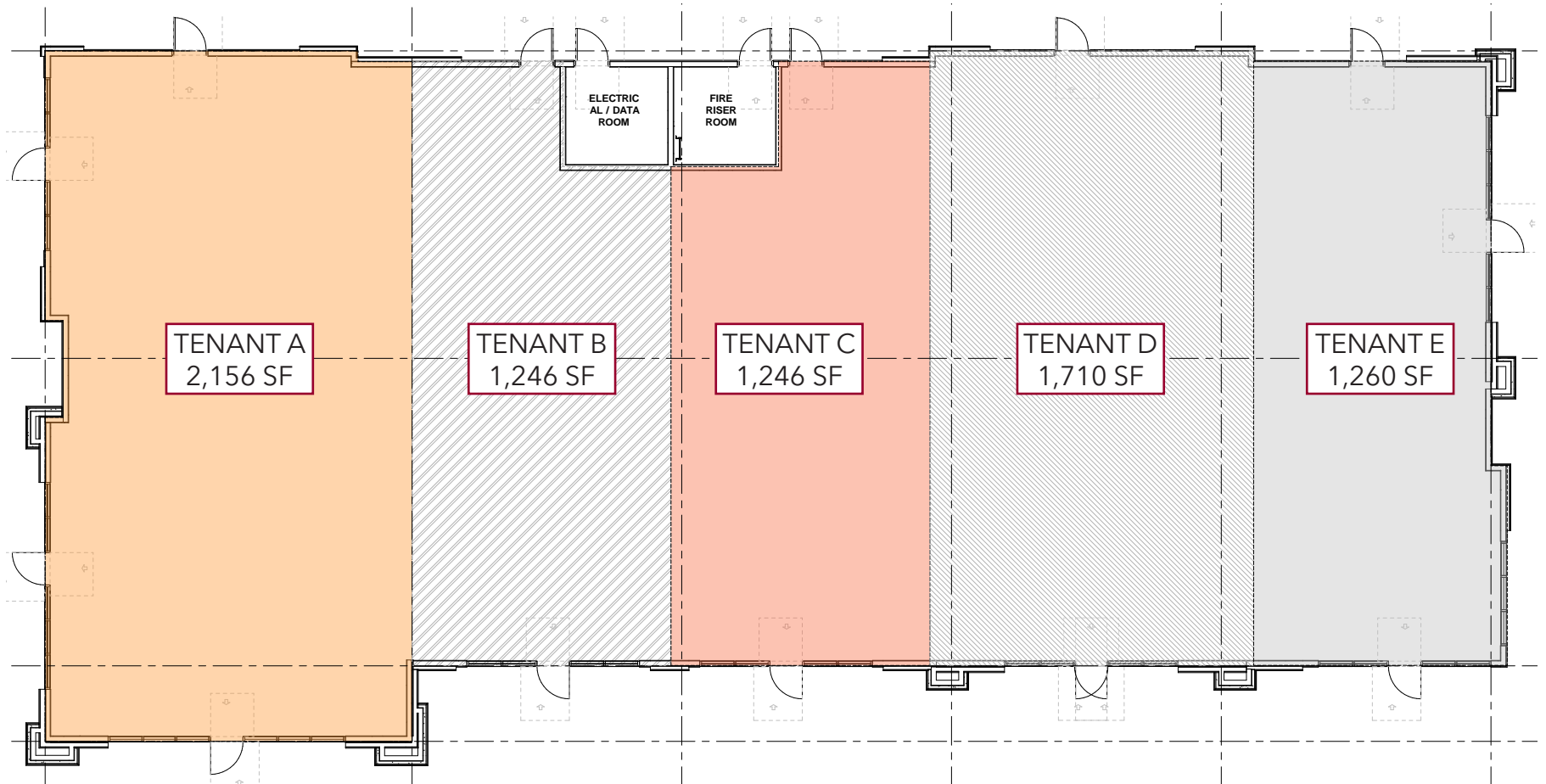
Pad G: 9,799 SF | Retail/Drive-Thru
Medical/Retail/Office | **Leased**

Pad H: 11,189 SF | Retail | **Leased**

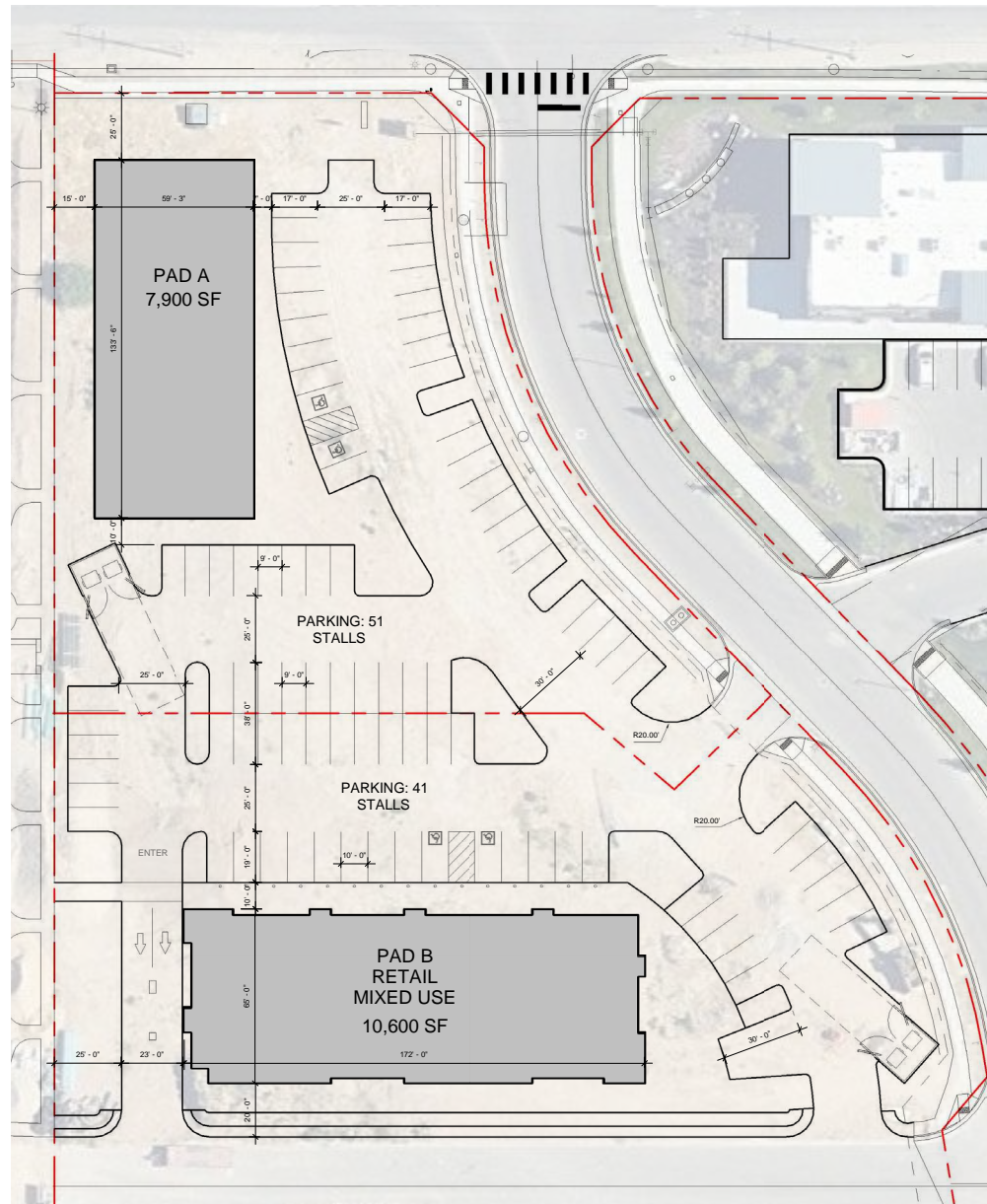
DT: 6,012 SF | Retail | **Leased**

FLOOR PLAN

Building A



A SITE PLAN



PAD A RENDERINGS



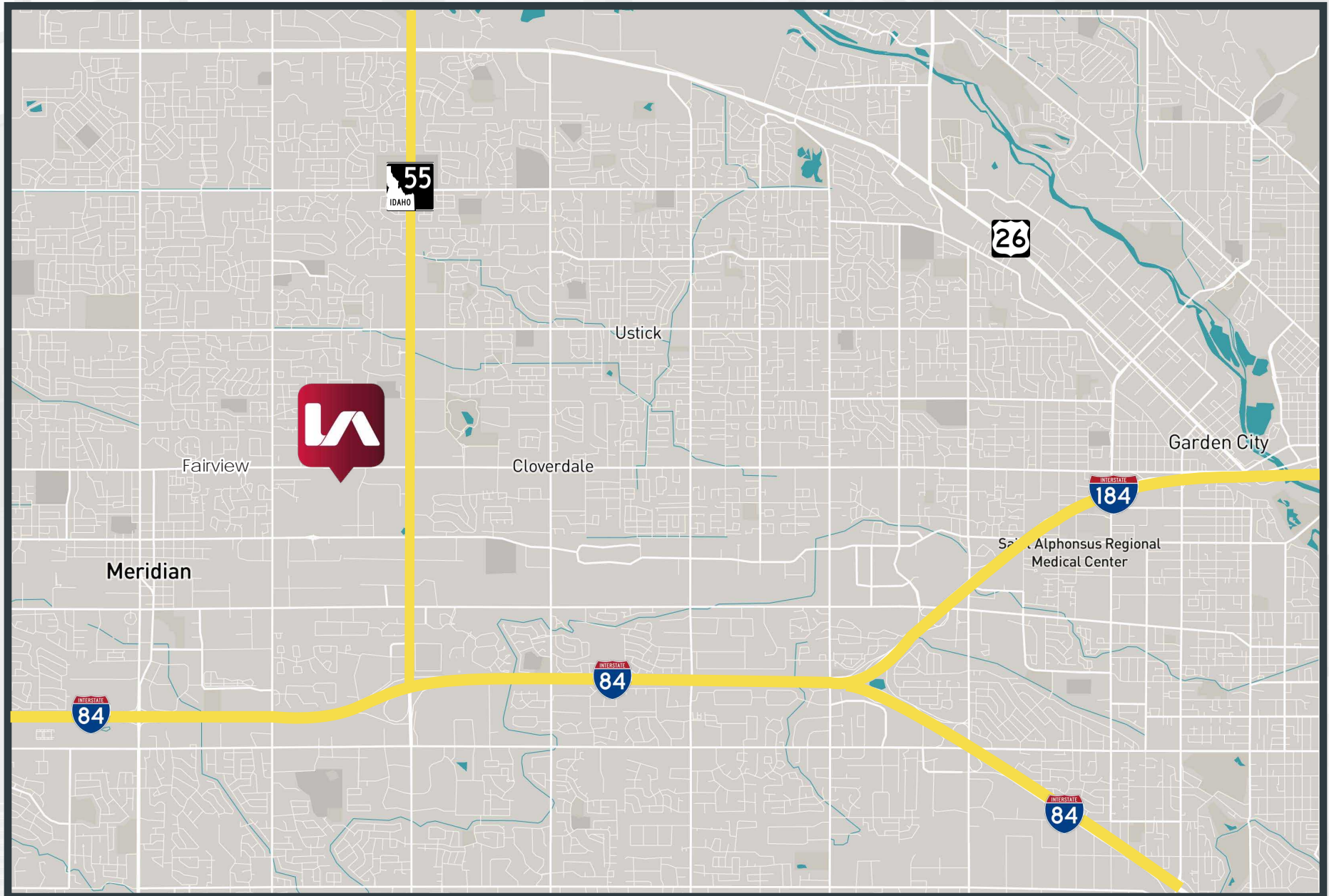


PAD F
2263 E. Fairview Ave.
Suggested Layout

PAD F FLOOR PLAN



LOCATION MAP



LOCATION MAP



76,000+
VPD

30,634+
VPD

E. Fairview Ave.

Eagle Rd.



NEARBY AMENITIES



**Boise Airport
(BOI)**
9.6 Miles Away



GROCERY
Walmart, Fred
Myer, Albertsons,
Boise Co-op



FOOD
McDonalds, Starbucks
Lucky Fins, Idaho Pizza
Company, Texas Road
House, Chick-fil-A



**SERVICE &
OTHER**
Blue Cross of Idaho,
Scentsy Inc., Norco
Medical, Julius Kleiner Me-
morial Park, Idaho Soccer
Center



**Retail &
Entertainment**
The Village at Meridian,
Meridian Crossroads,
Lowes Home Improvement



SUBMARKET

DEMOGRAPHIC HIGHLIGHTS

This retail property is positioned in one of the busiest submarkets in Meridian. With a population of over 106,804 residents, it is one of the fastest growing cities in the United States. The population has doubled since 1990 and is expected to increase an additional 3% by 2024.



2020 POPULATION & INCOME

Average Income
\$92,065



Population
229,635



2020 POPULATION & INCOME

Average Income
\$86,538



Population
111,956

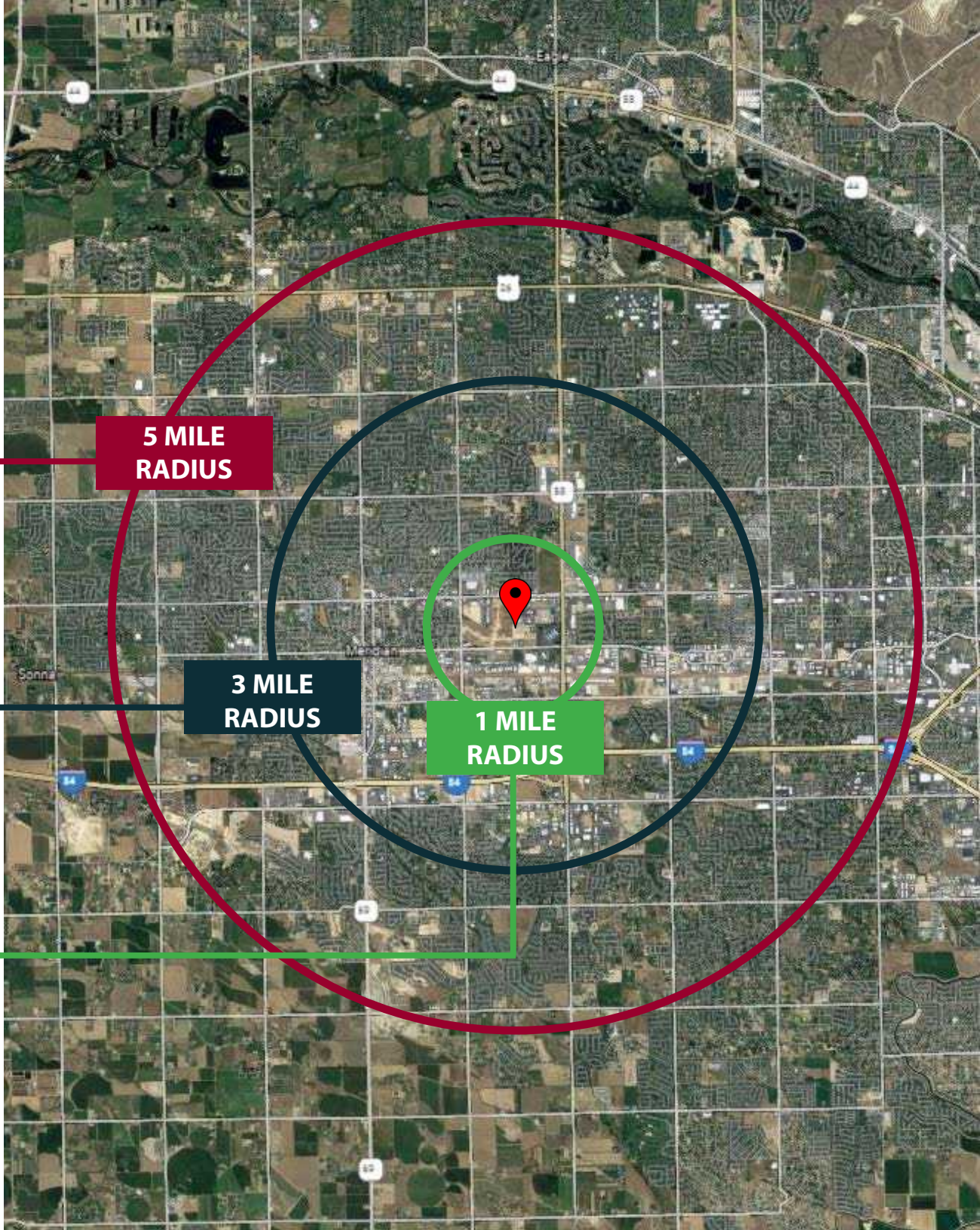


2020 POPULATION & INCOME

Average Income
\$69,796



Population
9,131



MARKET

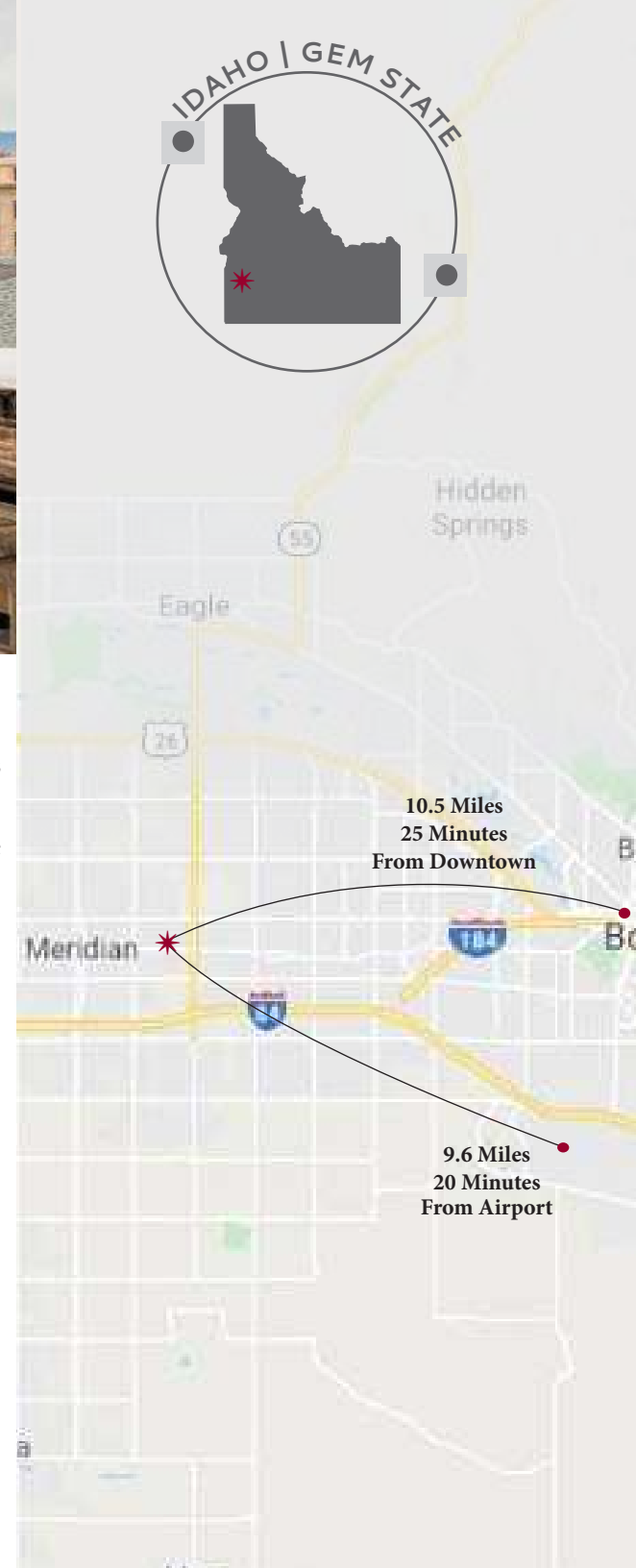
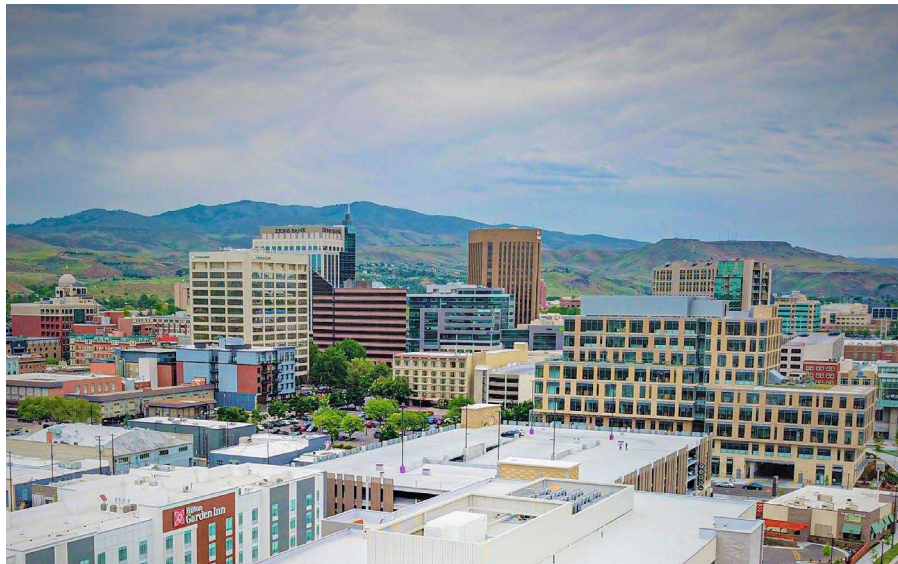


AREA SUMMARY

Located on the Boise River, Boise is the capital of Idaho and the third-most populous metro in the Pacific Northwest, after Seattle and Portland. Boise boasts a diverse pool of local employers. Several significant companies are headquartered in the metro, including Albertsons, Simplot, Clearwater Analytics, and Micron Technology. Boise is at full employment, with unemployment trending below 3% since 2017. Starting in 2011, local employment growth has outpaced national performance, with gains generally far stronger in Boise than in the United States as a whole.

IN THE NEWS

Last year Boise was named top place to live on Livability's Best Places To Live survey. There were over 1,000 cities, between 20,000 and one million that Boise out ranked to take the top spot. Job opportunity, affordability, entrepreneurship, and safety were among the top reasons why Boise draws in so many people.



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