Paloma

Retail Space

Columbia & S Linder Road
MERIDIAN, ID 83642

New Retail Development
Up to 11,300 SF Available

For Sale or Lease with
Option to Purchase

March 2027 Delivery

CUSHMAN & WAKEFIELD

AVAILABILITY

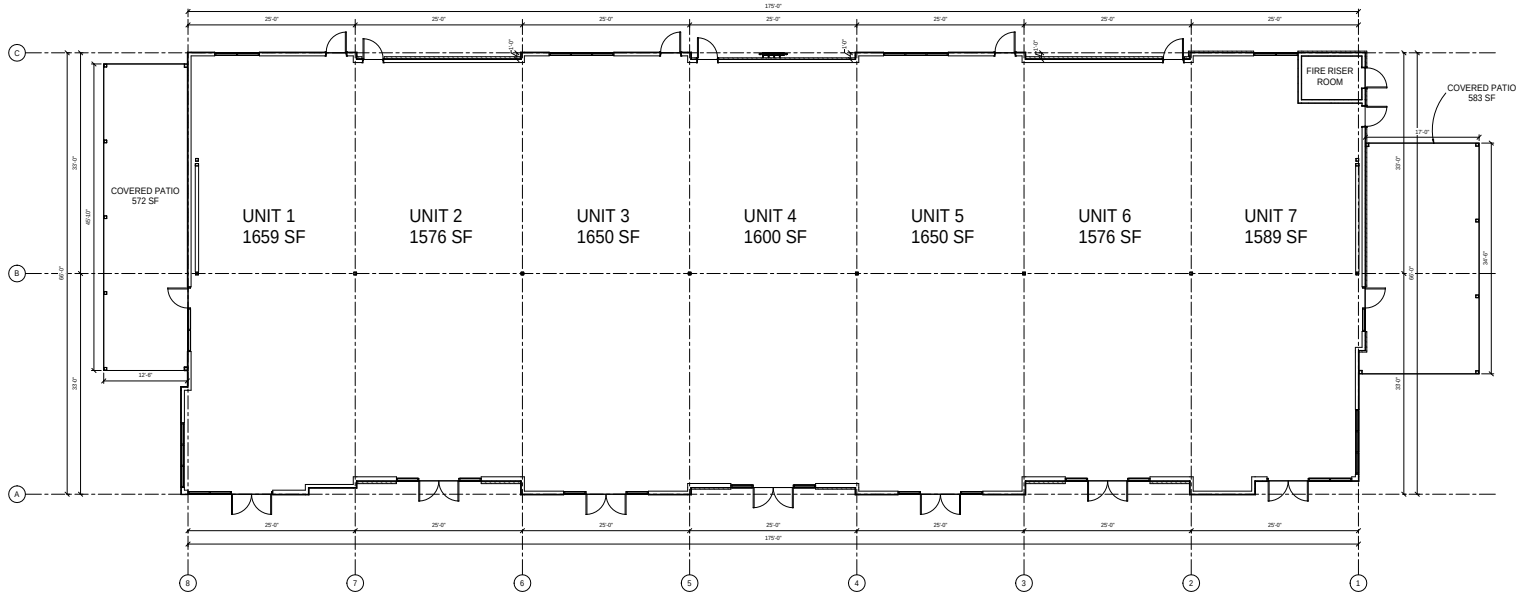
SALE PRICE:	$560/SF
LEASE RATE:	$40.00/SF
AVAILABLE:	**1,600 - 11,300 SF**
LEASE TYPE:	NNN
T.I. ALLOWANCE:	$50.00/SF

LOT SIZE:	1.0 Acre
ZONING:	City of Kuna-R-4
PARCEL #	R6888660140
CONSTRUCTION:	March 2027 Delivery
	340 Houses Planned

Listing Features

- Linder Road overpass to be completed March 2027
- Ideal spot for retail, dining, and service businesses
- 1/2 mile from Kuna's newest high school - Swan Falls High School
- Nestled among vibrant new and upcoming residential communities
- Kuna is a rapidly growing city

Floorplans



BUILDING RENDERINGS

1 BLDG A - WEST RENDERING
SCALE: 1/8" = 1'-0"

2 BLDG A - EAST RENDERING
SCALE: 1/8" = 1'-0"

3 BLDG A - SOUTH RENDERING
SCALE: 1/8" = 1'-0"

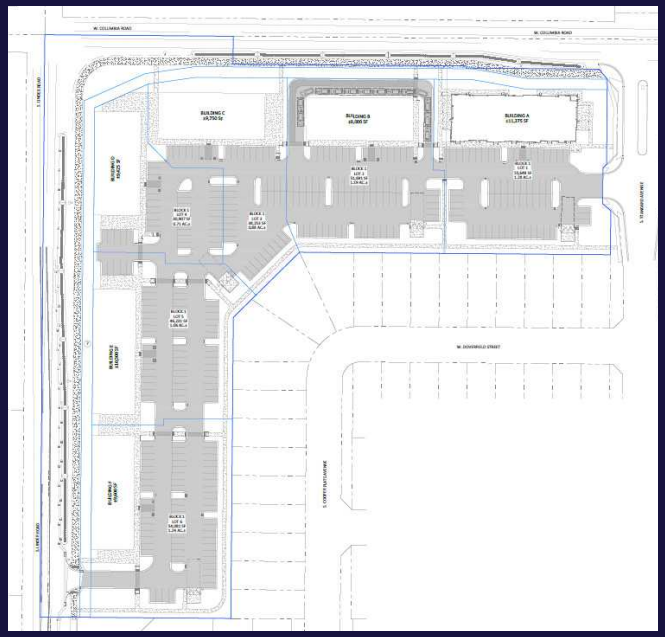
4 BLDG A - NORTH RENDERING
SCALE: 1/8" = 1'-0"

PALOMA RIDGE RESIDENTIAL DEVELOPMENT

340 Houses Planned

AERIAL MAP

Paloma Retail Space

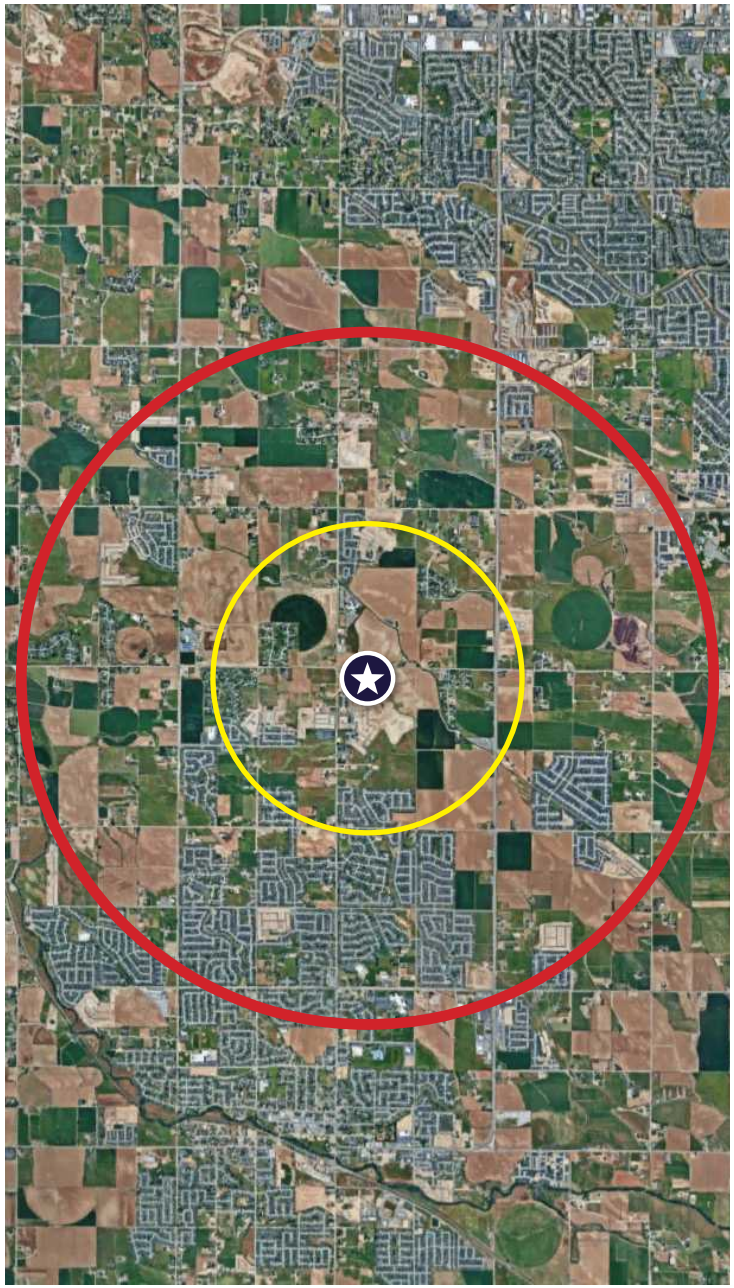


RETAIL - RESTAURANT - OFFICE
PAD SALE | LEASE | BUILD-TO-SUIT SUITES
1350-1522 EAST DEER FLAT ROAD, KUNA, IDAHO 83634

SWAN FALLS HIGH SCHOOL

S LINDER RD
W COLUMBIA RD
E COLUMBIA RD
W HUBBARD RD
W ARDELL RD
N MERIDIAN RD
N LINDER RD
W DEER FLAT RD
E DEER FLAT RD
Kuna
W KUNA RD
W AVALON ST
E AVALON ST
E KUNA RD

HOUSING DEMOGRAPHICS



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	832	15,642	49,142
2020 Total Population	1,838	24,045	74,043
2020 Group Quarters	0	46	351
2025 Total Population	2,627	33,907	93,284
2025 Group Quarters	0	47	339
2030 Total Population	3,813	40,275	105,959
2024-2029 Annual Rate	7.74%	3.50%	2.58%
2025 Total Daytime Population	1,470	20,623	68,296
Workers	135	4,928	25,726
Residents	1,335	15,695	42,570

	1 mile	3 miles	5 miles
Household Summary			
2010 Households	241	4,961	16,311
2010 Average Household Size	3.45	3.15	3.00
2020 Total Households	564	7,837	25,261
2020 Average Household Size	3.26	3.06	2.92
2025 Households	853	11,489	32,787
2025 Average Household Size	3.08	2.95	2.83
2030 Households	1,256	13,827	37,849
2030 Average Household Size	3.04	2.91	2.79
2024-2029 Annual Rate	8.05%	3.77%	2.91%
2010 Families	212	4,013	13,261
2010 Average Family Size	3.65	3.49	3.31
2025 Families	728	9,088	25,301
2025 Average Family Size	3.32	3.30	3.24
2030 Families	1,064	10,937	29,090
2030 Average Family Size	3.29	3.26	3.20
2024-2029 Annual Rate	7.89%	3.77%	2.83%

	1 mile	3 miles	5 miles
Median Household Income			
2025	$111,131	$101,452	$106,738
2030	$148,300	$115,853	$120,167
Median Home Value			
2025	$661,350	$562,072	$596,236
2030	$844,542	$724,458	$742,823
Per Capita Income			
2025	$51,217	$47,228	$49,970
2030	$61,714	$54,877	$57,077
Median Age			
2010	34.6	29.3	32.5
2025	33.5	34.3	36.5
2030	34.0	35.5	37.4

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