



Site

FUTURE RESIDENTIAL

PROPOSED BLDG 1  
+/- 4,385 SF

LOT 1  
1.68 Acres

PROPOSED BLDG 2  
+/- 3,000 SF

LOT 2  
0.83 Acres

PROPOSED BLDG 3  
+/- 6,760 SF

LOT 3  
0.80 Acres

PROPOSED BLDG 4  
+/- 3,000 SF

LOT 4  
1.94 Acres

PROPOSED BLDG 5  
+/- 6,400 SF

LOT 5  
1.52 Acres

PROPOSED BLDG 6  
+/- 7,750 SF

LOT 6  
1.90 Acres



Coming late 2026/early 2027 directly across Lake Hazel Rd.

FOR LEASE

# 230 Lake Hazel & Meridian Rd Meridian, Idaho 83642

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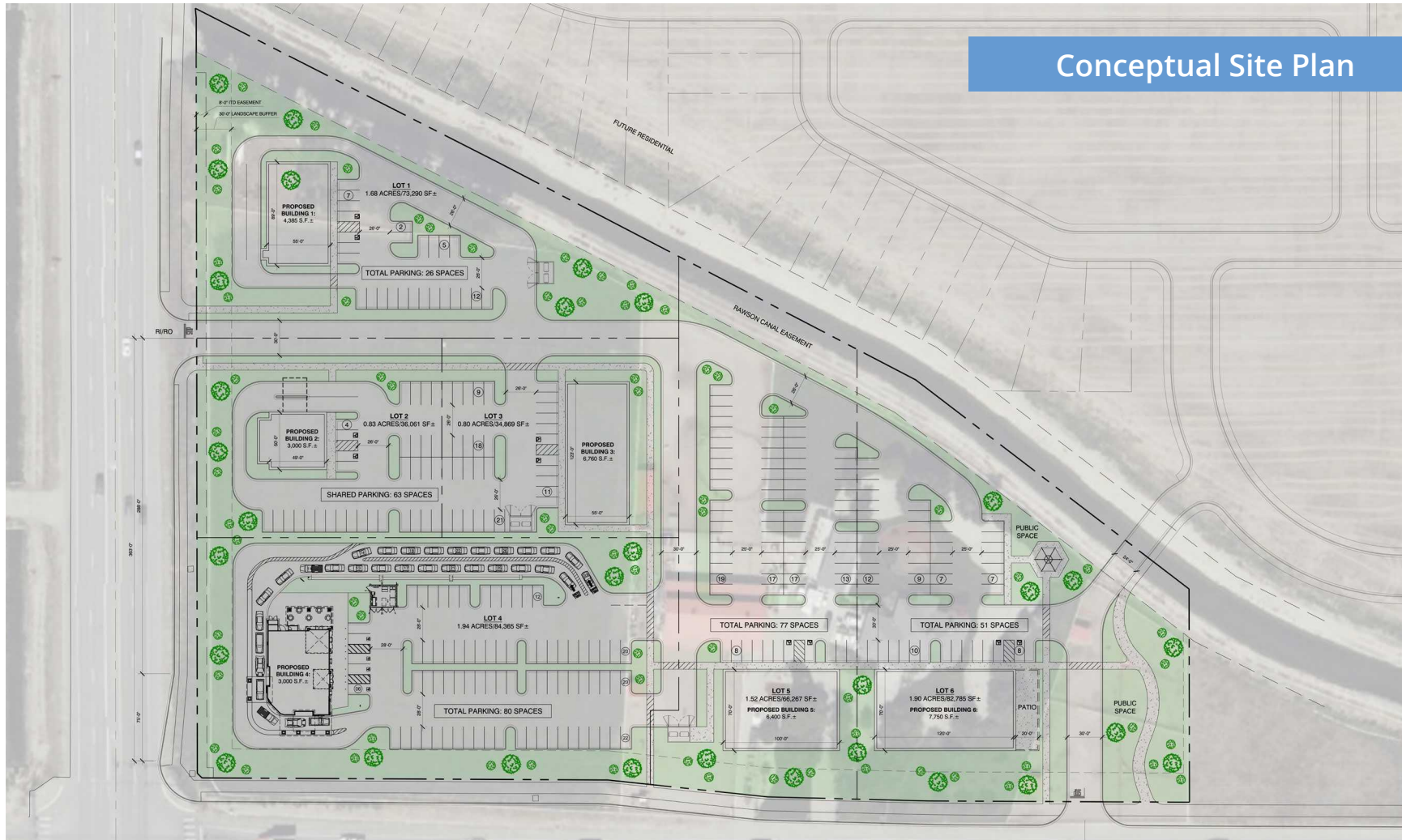
**Mike Christensen**  
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## Highlights

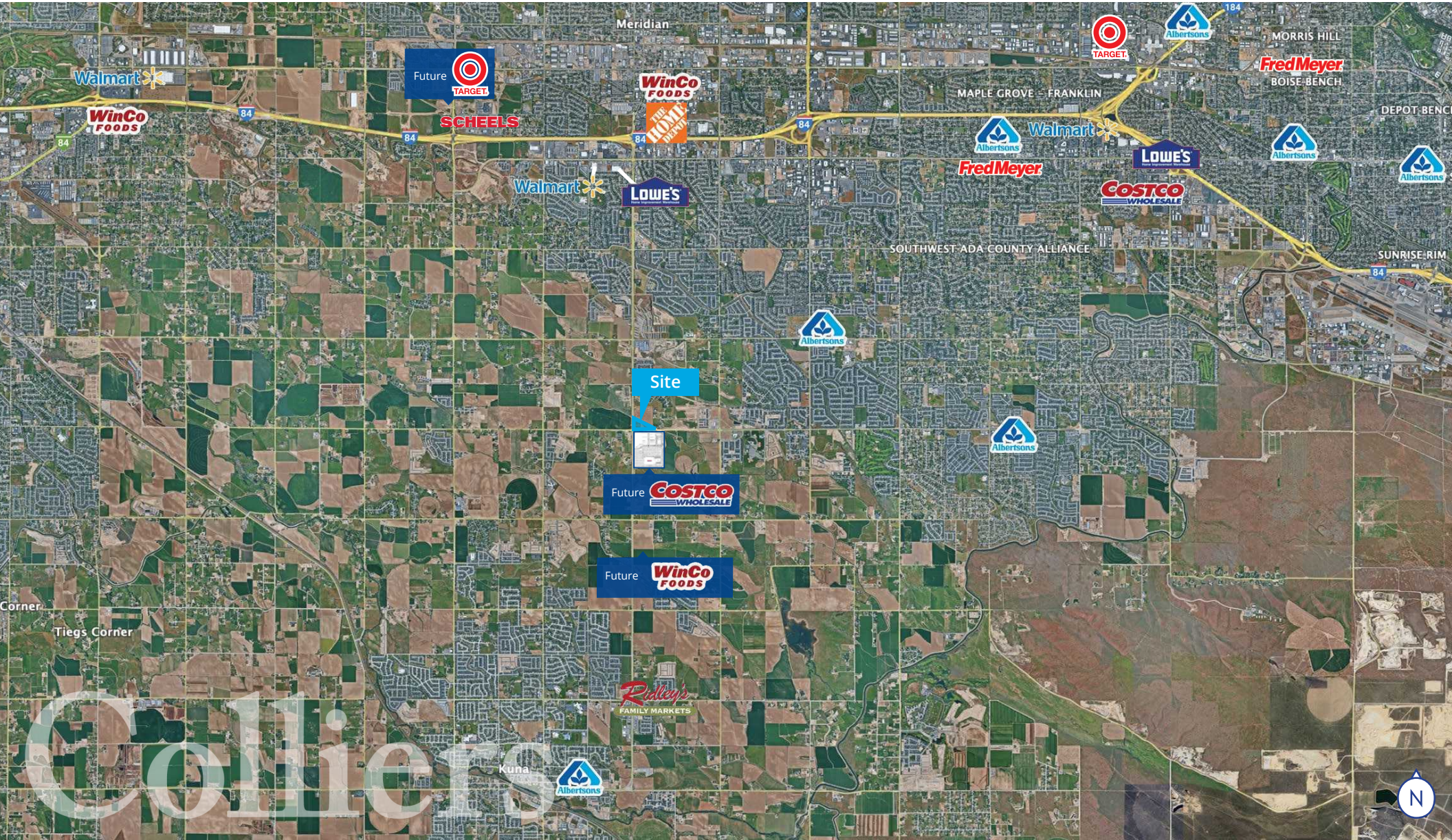
- New Shopping Center
- Shadow Anchored by Costco
- High Growth Area between Meridian & Kuna
- Developing Regional Retail Node
- Site plan is flexible and can accommodate buildings up to 30,000 SF.
- Drive thru opportunities on multiple pads.

# Site Plan

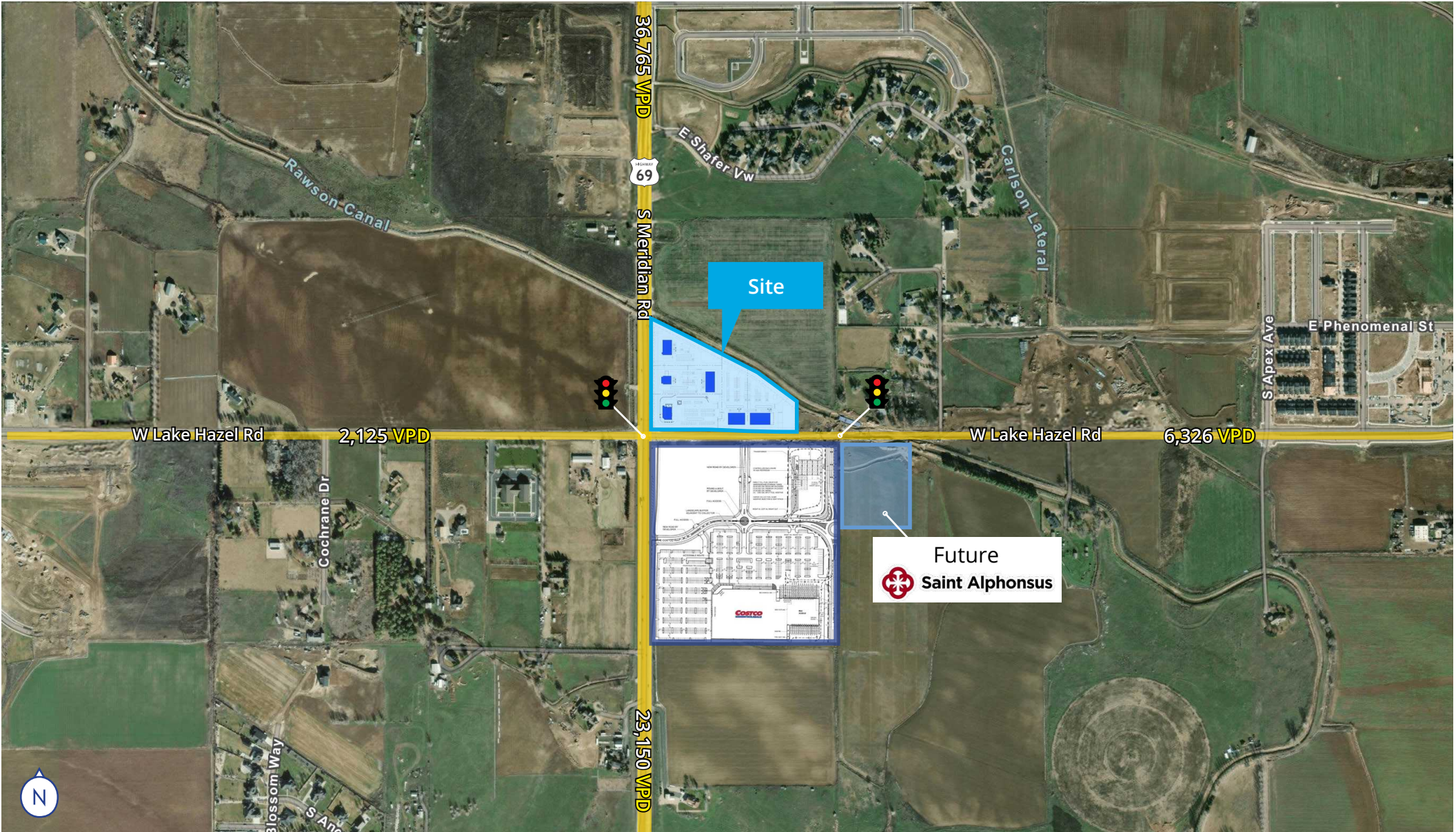
Property Type	Shopping Center
Lease Type	Build to Suit or Ground Lease
Least Rate	Contact Agent
Parking	Ample



# Retail Nodes in a 15 Mile Radius



# Site Area



Site

Future  
Saint Alphonus

Costco

36,765 VPD

69

S Meridian Rd

23,150 VPD

W Lake Hazel Rd

2,125 VPD

W Lake Hazel Rd

6,326 VPD

Rawson Canal

E Shafer Vw

Carlson Lateral

St Apex Ave

E Phenomenal St

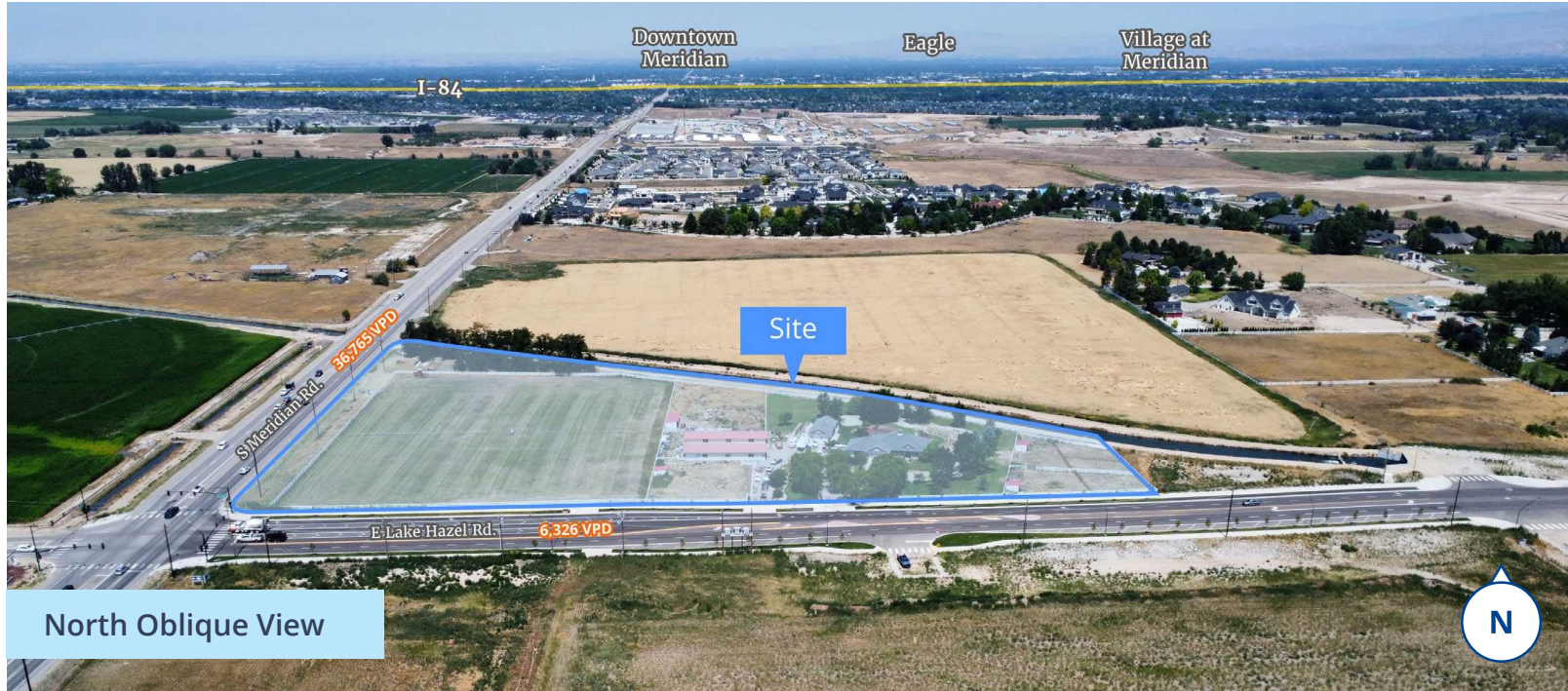
Cochrane Dr

Blossom Way

S AND

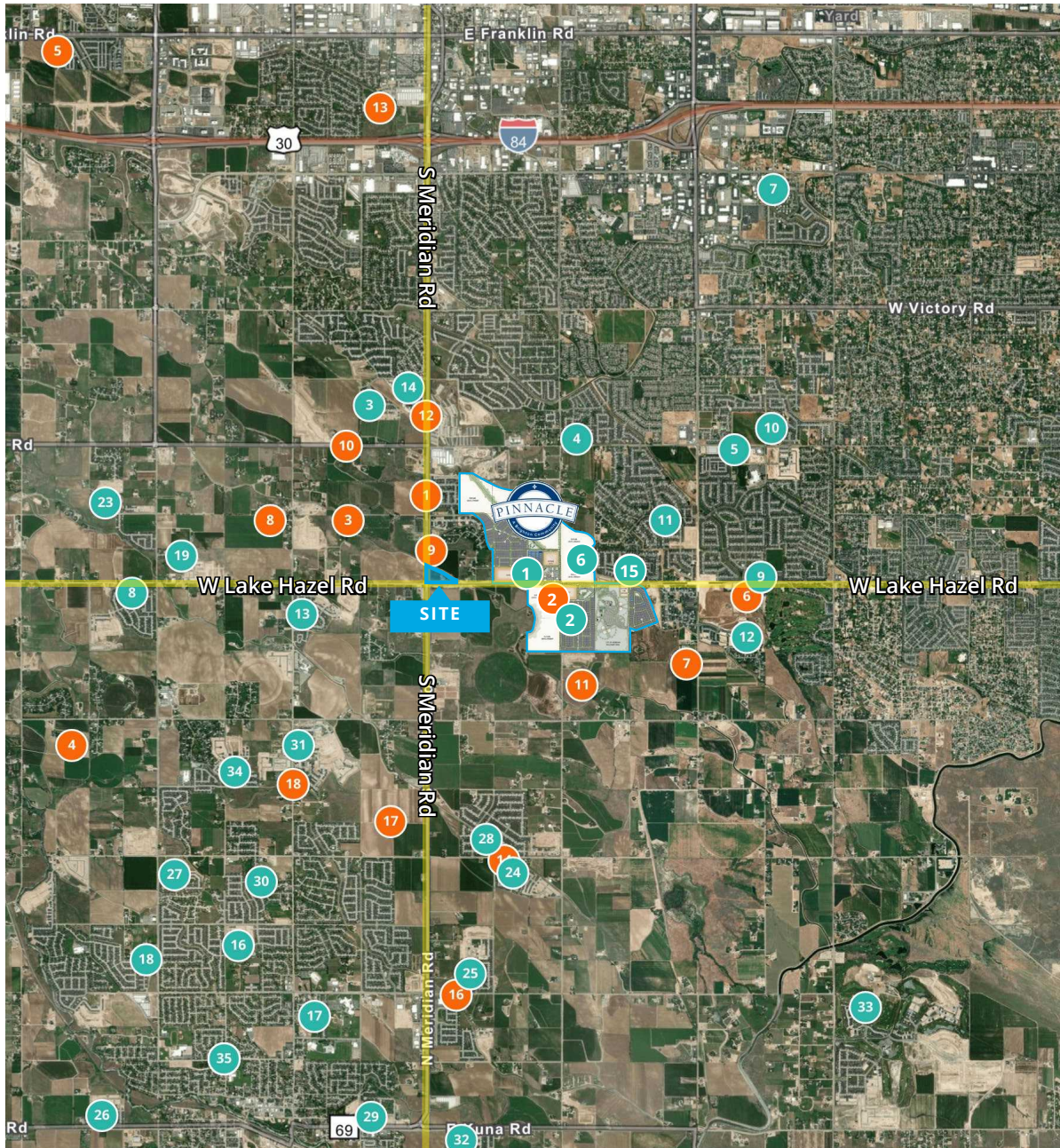
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# Site



# Under Construction & Planned Subdivisions

## Meridian, Idaho



### SUBDIVISIONS UNDER CONSTRUCTION

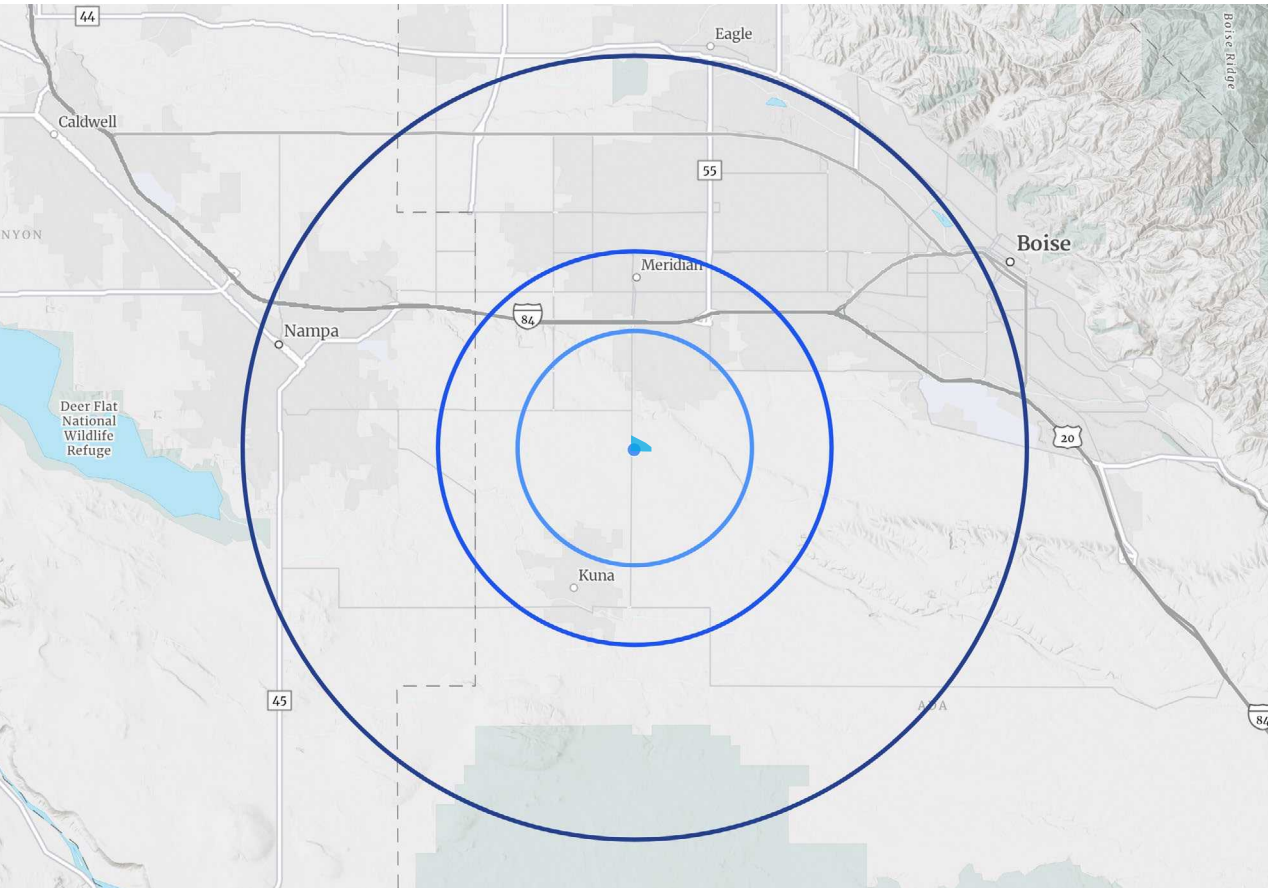
Subdivision Name	Lots
1 Apex Northwest	121
2 Apex Southeast	237
3 Graycliff Estates	202
4 Grayson	15
5 Hill's Century Farm Townhomes	71
6 Lavender Heights	188
7 Linrock	174
8 Memory Ranch	261
9 Poiema	48
10 Shelburne South	99
11 Sky Mesa	278
12 Skybreak	354
13 Springhill	671
14 Stapleton	223
15 Vertex	95
16 Ardell Estates	261
17 Arroyo Vista	215
18 Athleta	57
19 Caspian	497
20 Circinae Valley	27
21 Falcon Crest	291
22 Fossil Creek	272
23 Gran Prado	530
24 Ledgestone	253
25 Lugarno Terra North	133
26 Madrone Heights	205
27 Malaspina Ranch	90
28 Merino Cove	25
29 Merlin Cottages	54

30 Paloma Ridge West	78
31 Patagonia East, Ridge & Lakes	561
32 Rising Sun	125
33 Robinhood	116
34 Silver Trail	477
35 Valor Golf Village	290

### PLANNED SUBDIVISIONS

Subdivision Name	Lots
1 Allure	226
2 Apex Cadence	112
3 Briar Ridge	59
4 Gallacia Heights	615
5 Newkirk	62
6 Pura Vida Ranch	157
7 Revelle Ridge	247
8 Shafer View Terrace	49
9 Sky Ranch	284
10 Storyrock	321
11 Summerlin	339
12 Syringa Crossing	322
13 Tanner Creek	129
14 Bellaro Springs	135
15 Ewing Meadows	298
16 Lugarno Terra South	8
17 Napa Vineyards	653 (& up to 842 multi-family)
18 Paloma Ridge South	6

# Demographics



2025	3 mi	5 mi	10 mi
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Population	47,813	130,955	471,158
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Households	16,037	47,098	175,844
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Avg. HH Income	\$165,861	\$135,572	\$119,708
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Labor Force Age 16+	26,723	73,161	253,484
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