

Drive-Thru
Restaurant Space
For Lease

1750 W. McMillan Road

Meridian, Idaho

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CBRE



Property Overview

2,238 SF

- **Dense Residential Trade Area Near Key Amenities:** Consistent built-in customer base near homes, schools, parks and retail, all driving foot traffic
- **Strong Daytime Demand:** High weekday traffic and spending potential
- **Established Community Setting:** Stable demographics with existing infrastructure
- **Drive-Through Convenience:** Ideal for quick, on-the-go customers
- **High-Visibility Location:** Prominent frontage on heavily trafficked W McMillan
- **Prime Signage Opportunities:** Excellent exposure for branding and awareness

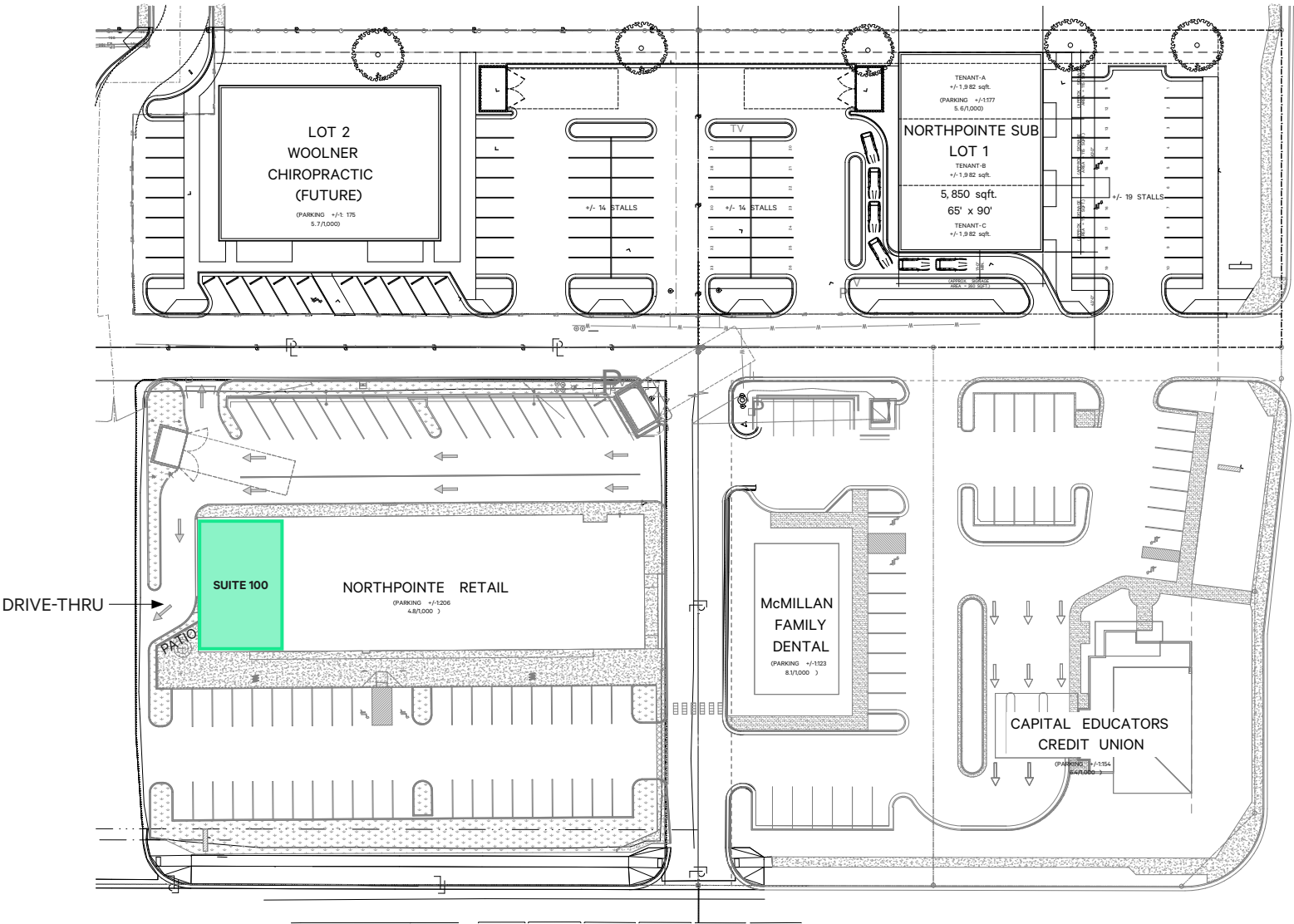
Address	1750 W McMillan Rd; Suite 100 Meridian, ID
Size	2,238 SF
Rate	\$35 NNN
Type	As-is Existing Restaurant Buildout with Drive-thru
Available	9/1/2026

DO NOT DISTURB TENANT



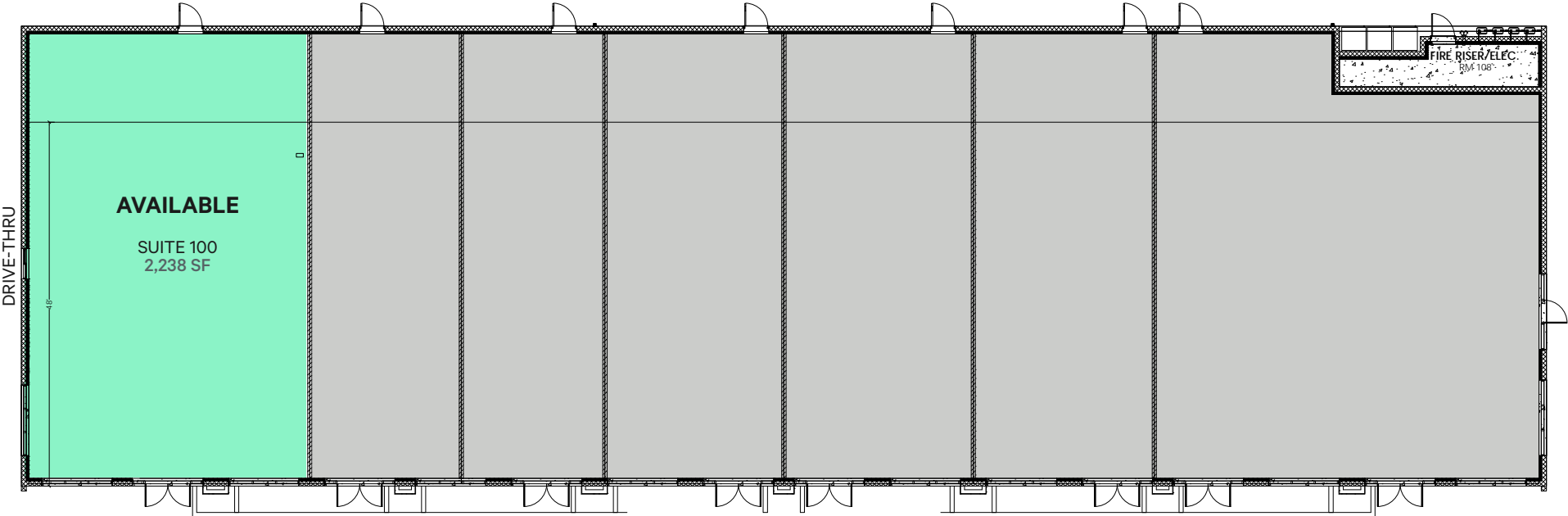
Site Plan

1750 W. McMillan Road | Suite 100



Floor Plan

1750 W. McMillan Road | Suite 100



Location

DOLLAR TREE
BLACK ROCK COFFEE BAR
BANK OF AMERICA

EAGLE ISLAND MARKETPLACE
Fred Meyer **SportClips HAIRCUTS**
McDonald's **ups** **O'Reilly AUTO PARTS** **Starbucks**
verizon **CHASE** **COMMERCIAL TIRE**
Costa Vida **BLAZE PIZZA** **CUPBAP KOREAN BBQ IN A CUP**

ORCHARD PARK
WinCo FOODS **MO'BEETARS HAWAIIAN STYLE FOOD** **Auntie Anne's**
Olive Garden **Little Caesars**
CHIPOTLE MEXICAN GRILL **bundt Cakes** **ICCU**

1750 W. McMillan Road

±22,585 VPD

Rocky Mountain High School
±2,000 students

±13,735 VPD

W McMillan Rd



±13,554 VPD

Hunter Elementary School

Heritage Middle School

MERCADO AT BRIDGE TOWER
PAPA MURPHY'S TAKE 'N BAKE PIZZA **Wendy's** **TAKE 5**

SAWTOOTH VILLAGE
SONIC **W** **Jason's Mils BURGERS**
CapEd CREDIT UNION **DUTCH BROS Coffee**
FedEx **Cafe Rio MEXICAN GRILL**

1.25 MILE

Walmart **verizon**
SUPERCUTS **SUBWAY**
Starbucks **PANDA EXPRESS CHINA KITCHEN** **FedEx** **MARCO'S PIZZA**

Sawtooth Middle School

Settlers' Park

±16,189 VPD

Demographics

1750 W. McMillan Road, Meridian, ID

	1 MILE	3 MILES	5 MILES
Place of Work			
2025 Businesses	326	2,029	6,444
2025 Employees	2,667	16,927	64,141
Population			
2025 Population - Current Year Estimate	17,614	92,960	176,880
2025-2030 Annual Population Growth Rate	0.76%	1.24%	1.56%
Households			
2025 Households - Current Year Estimate	5,578	33,257	65,306
2025-2030 Annual Household Growth Rate	1.08%	1.59%	1.92%
2025 Average Household Size	3.14	2.78	2.69
Household Income			
2025 Average Household Income	\$173,709	\$144,538	\$140,969
Housing Units			
2019-2023 Housing Units	5,739	33,070	62,703
Daytime Population			
2025 Daytime Population	12,373	66,771	163,757
Household Size			
2025 Average Household Size	3.14	2.78	2.69

Source: 2026, CBRE



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