

Meridian

Retail Development at Waterwalk

3070 E. FRANKLIN RD. & 88 OLSON AVE. | MERIDIAN, ID.

HEART OF MERIDIAN
Retail Development
Opportunity Off Eagle Road



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**KIEMLE
HAGOOD**

CBRE

OFFERING OVERVIEW



2 parcels for sale:

- Franklin Rd: 2.01 AC
- Olson Ave: 0.88 AC



I-84 Access:

- Near Highway I-84 approx. 3 minutes drive
- Provides access to I-84 and US-20/26.



Located in:

Meridian, Idaho (Boise MSA)
at Eagle & Franklin Rd.



Price PSF:

- Franklin Rd: \$24.50 PSF
- Olson Ave: \$17.00 PSF



Zoning:

City of Meridian C-G

• Adjacent Users:

- » RC Willey
- » Starbucks
- » Buffalo Wild Wings
- » Freddy's Frozen Custard & Steakburgers
- » Blue Cross of Idaho Corporate Office
- » Country Inn & Suites by Radisson
- » Extended Stay America Premier Suites



TOTAL
\$2,750,000

3070 E. FRANKLIN RD
\$2,150,000

88 N. OLSON AVE
\$650,000

CONCEPTUAL SITE PLAN

With flexible zoning, multiple parcels, and a strong anchor, this site offers excellent potential for diverse retail uses. Ownership at WaterWalk by Wyndham is seeking complementary retail that creates synergy with their Live | Stay hotel.

Meridian C-G Zoning allows for a wide variety of Commercial uses

[CLICK HERE FOR ZONING DETAILS](#)



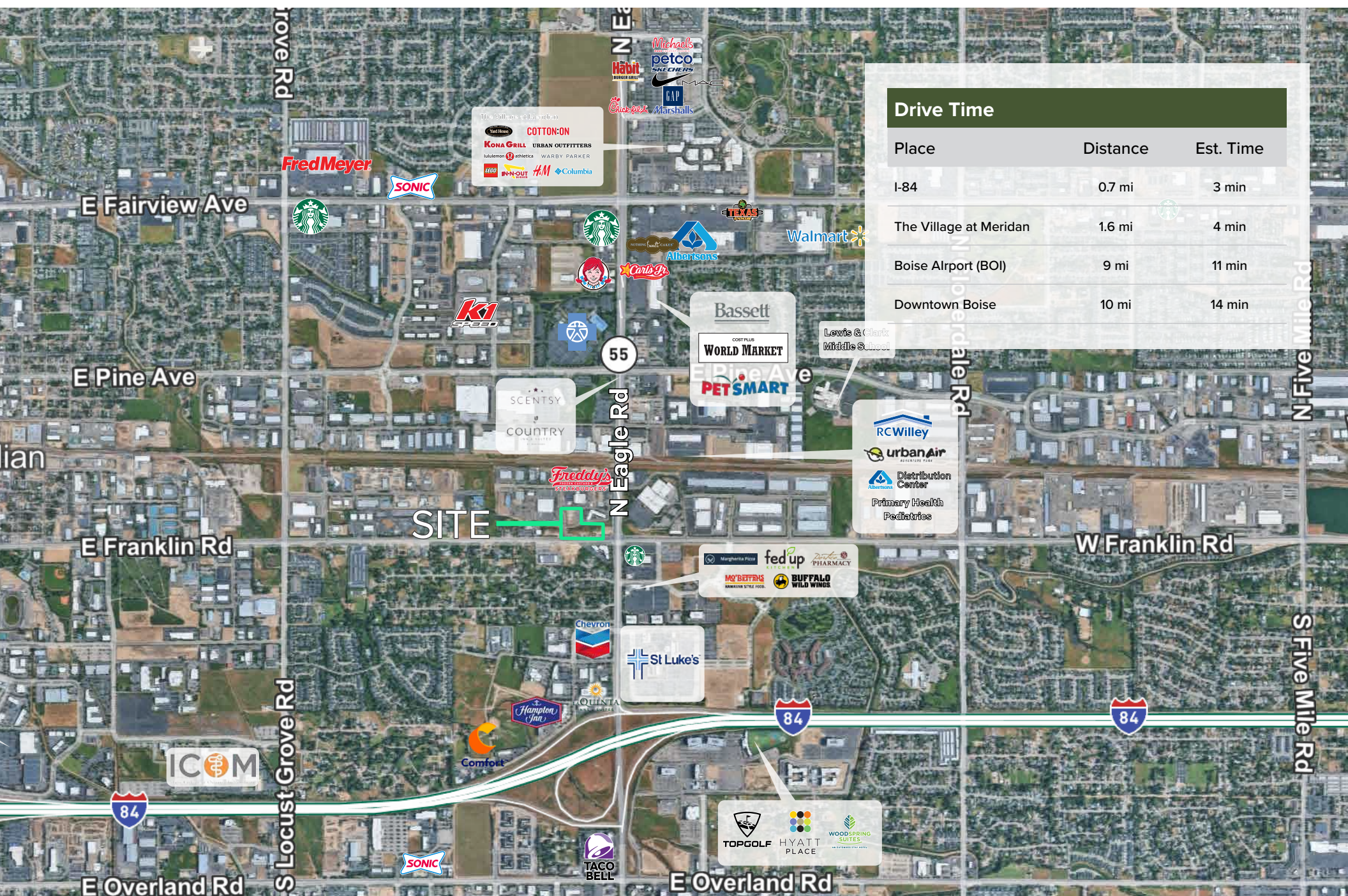
PROPERTY IMAGES



PARCEL LINES



LOCATION HIGHLIGHTS



Drive Time

Place	Distance	Est. Time
I-84	0.7 mi	3 min
The Village at Meridan	1.6 mi	4 min
Boise Airport (BOI)	9 mi	11 min
Downtown Boise	10 mi	14 min

AREA DEMOGRAPHICS

Highlights

2024 - 5 miles



254,068
population



\$97,443
Median HH Income

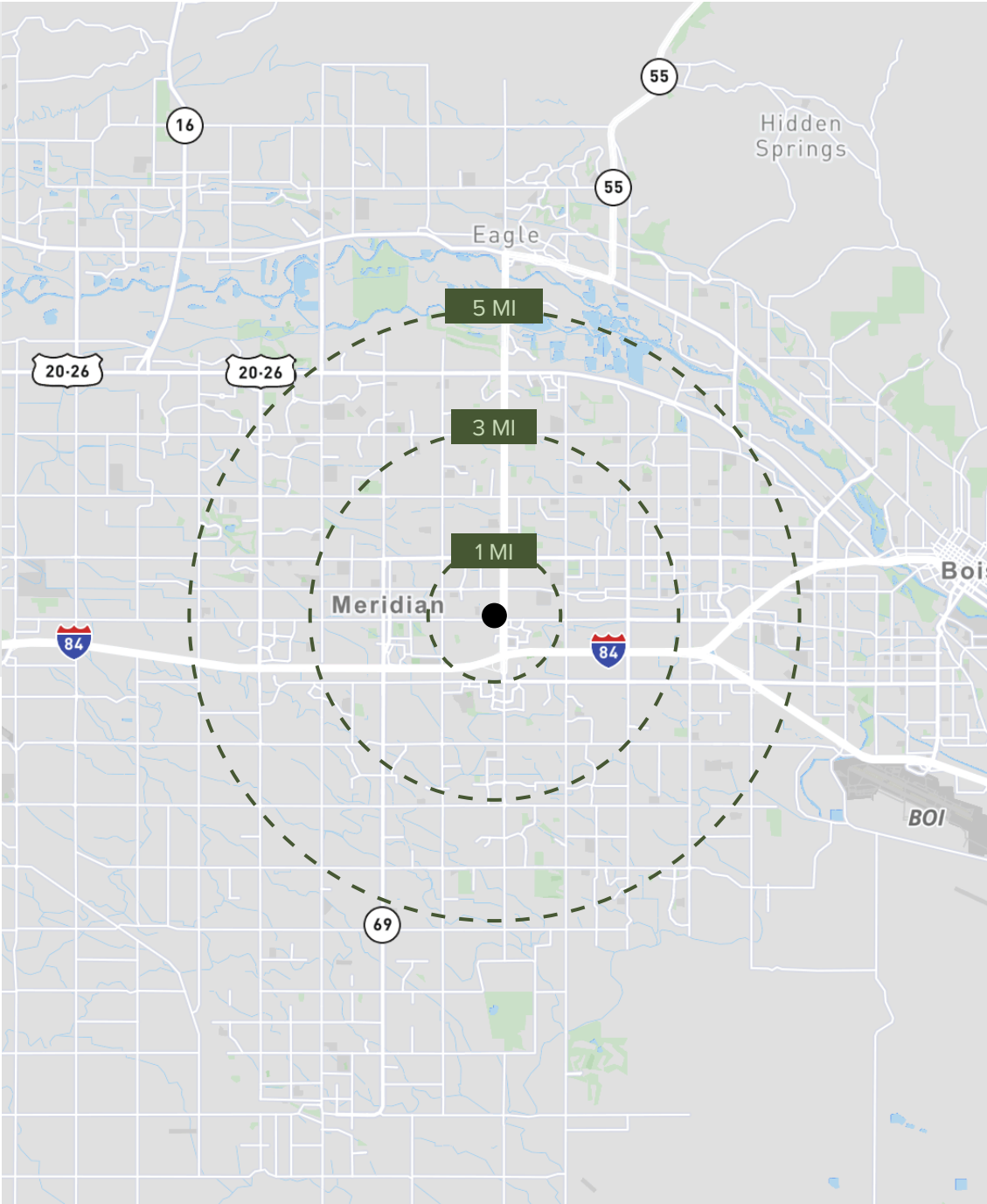


1.52%
Annual Growth Rate



95,481
Households

Demographics			
Distance	1 mi	3 mi	5 mi
Population	5,568	103,533	254,068
Median HH Income	\$90,941	\$95,216	\$97,443
Annual Growth Rate	4.47%	1.19%	1.52%
No. of Households	2,251	39,415	95,481
Household Size	2.41	2.6	2.63



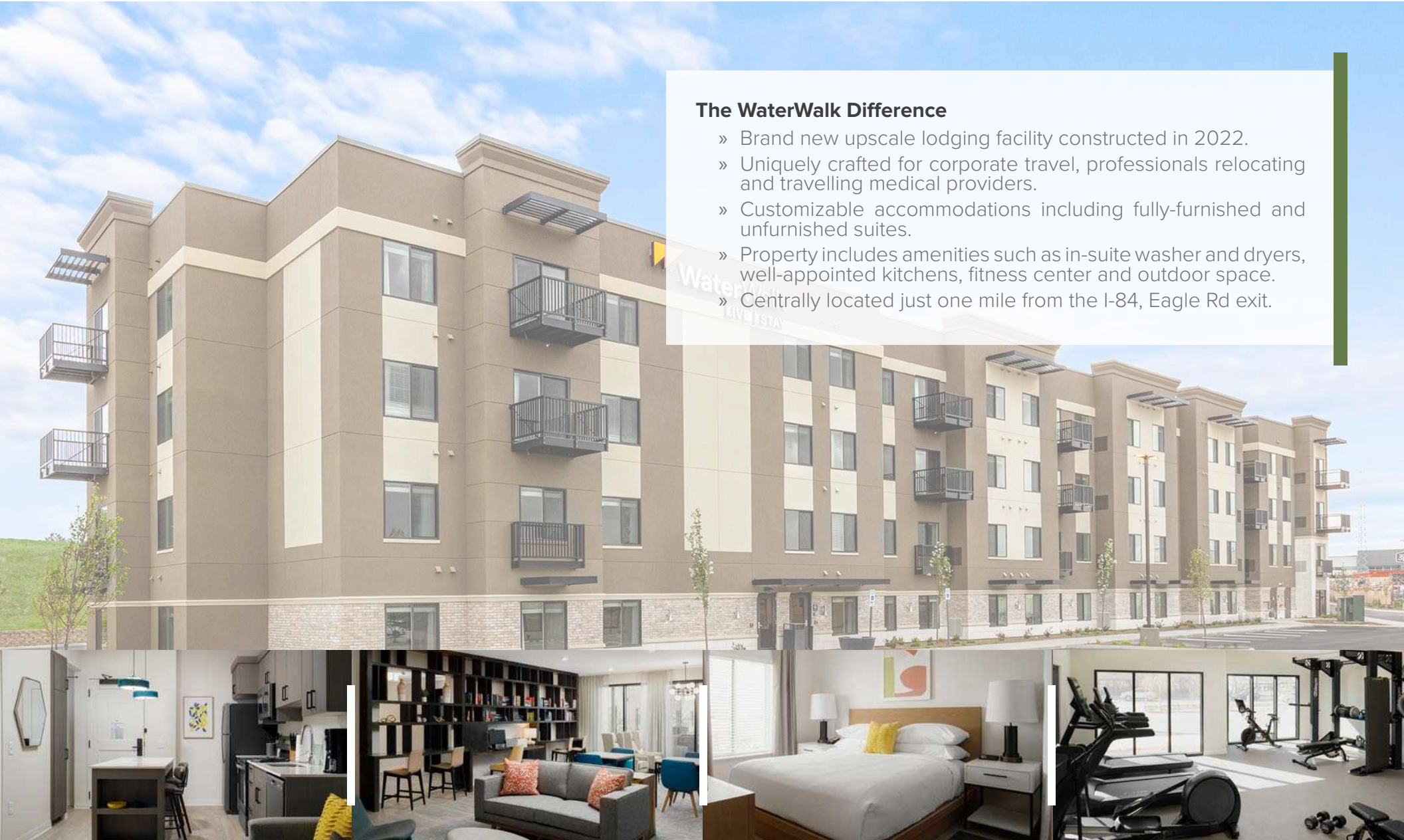
WATERWALK BY WYNDHAM

88 North Olson Avenue | Meridian, ID 83642

Exceptional Guest Profile
Right Next Door.

The WaterWalk Difference

- » Brand new upscale lodging facility constructed in 2022.
- » Uniquely crafted for corporate travel, professionals relocating and travelling medical providers.
- » Customizable accommodations including fully-furnished and unfurnished suites.
- » Property includes amenities such as in-suite washer and dryers, well-appointed kitchens, fitness center and outdoor space.
- » Centrally located just one mile from the I-84, Eagle Rd exit.



WHY MERIDIAN, ID

Meridian, Idaho has become the fastest-growing city in the state in recent years. Located within the Boise metropolitan area, it continues to attract residents from across the country. This growth is driven by the region's easy access to outdoor recreation, a stable economy, safe neighborhoods, and the high-quality amenities.



#1

Fastest Growth State

8.3% growth rate

#2

Best Place to Live in the U.S

US News

#1

Best Economy
CNBC

One of the Best Places to Live in the U.S.
Livability, 2023

#2

For Business Friendliness
CNBC

#5

Best City in the U.S. to Retire
US News



2025 Tech Developments

- Micron is building a \$15 billion memory facility, fueled by the CHIPS act. The Boise campus is expanding with a 524,000-square-foot, 7-story R&D and fabrication facility, bringing approximately 15,000 engineering and tech jobs to the area.
- META is building an \$800 million, 960,000-square-foot data center.

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