



2957 E FAIRVIEW AVE

Meridian Idaho

PROPERTY DESCRIPTION

Opportunity Zone

Welcome to 2957 E. Fairview Avenue—a highly visible and adaptable commercial property ideally located at one of Meridian's busiest intersections: Eagle Road and Fairview Avenue. This 18,300 square-foot freestanding building offers a unique blend of retail, office, and warehouse space, making it an excellent fit for a wide range of business types.

This property is located within an Opportunity Zone and is an excellent owner-occupant opportunity. It can also be combined with the Jewell Lot located directly behind the building. The building features six roll-up overhead doors, a loading dock, and a spacious warehouse area with 16-foot clear ceilings—ideal for logistics, light manufacturing, or service-based operations. Sitting on 1.83 acres, the property also boasts ample on-site parking and a large fenced yard, enhancing functionality and ease of access. Zoned Industrial-Light (I-L), it supports a wide array of commercial uses.

Its strategic location offers more than just visibility—tenants and customers alike will appreciate walkable access to grocery stores, restaurants, and entertainment venues, along with proximity to Julius M. Kleiner Memorial Park. With immediate connectivity to I-84, this property ensures smooth access across the entire Treasure Valley.

Offering Summary

| | |
|----------------------|--|
| Sale Price: | \$5,580,000 |
| Available SF: | 18,300 SF |
| Lot Size: | 1.83 Acres |
| Zoning: | I-L (Vehicle Related Business, Warehouse, Animal Care Facility, Flex Space, Food and Beverage Production) |



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KW Commercial

Tricia Callies

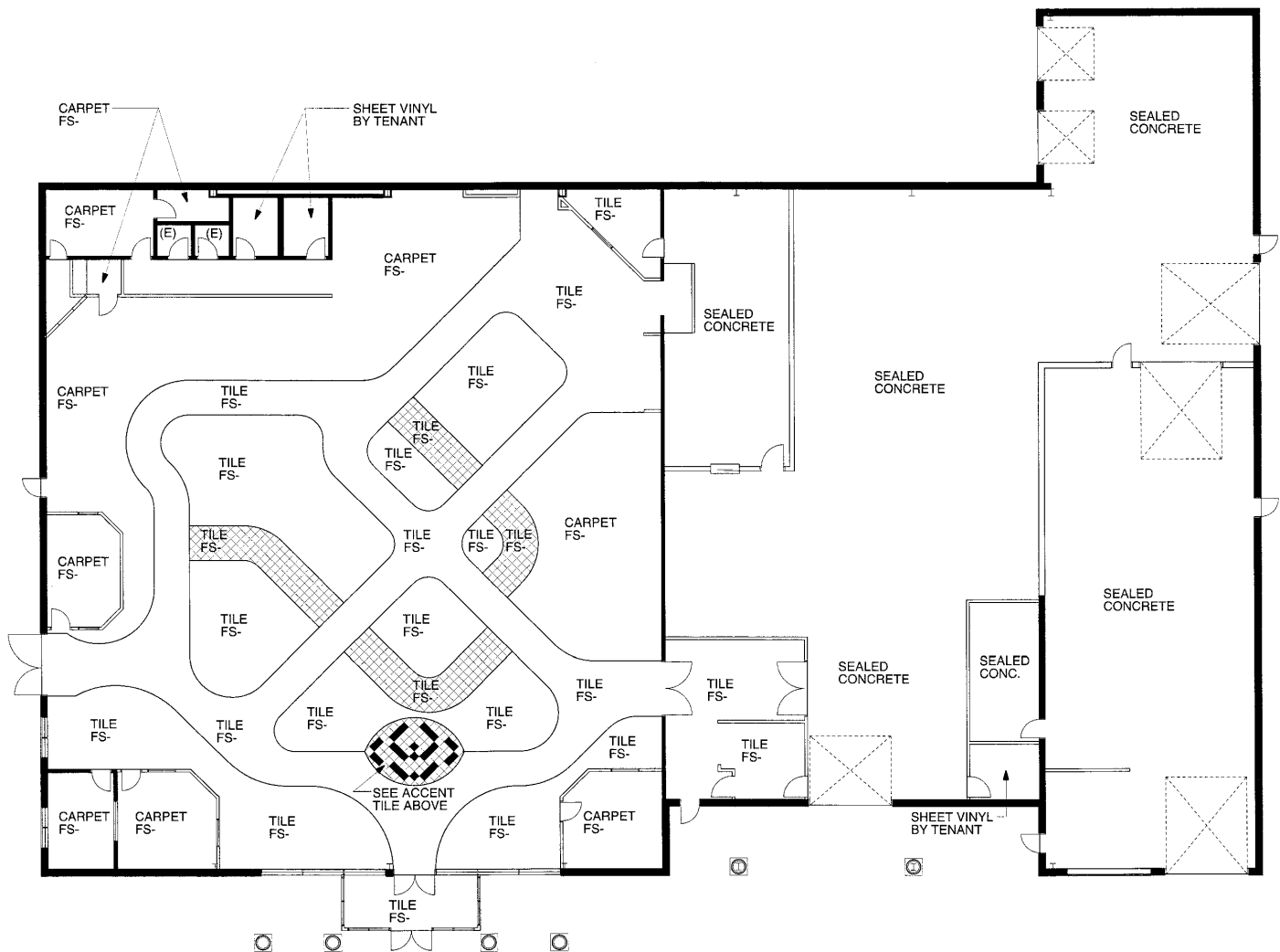
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1065 S. Allante Place, Boise, ID 83709



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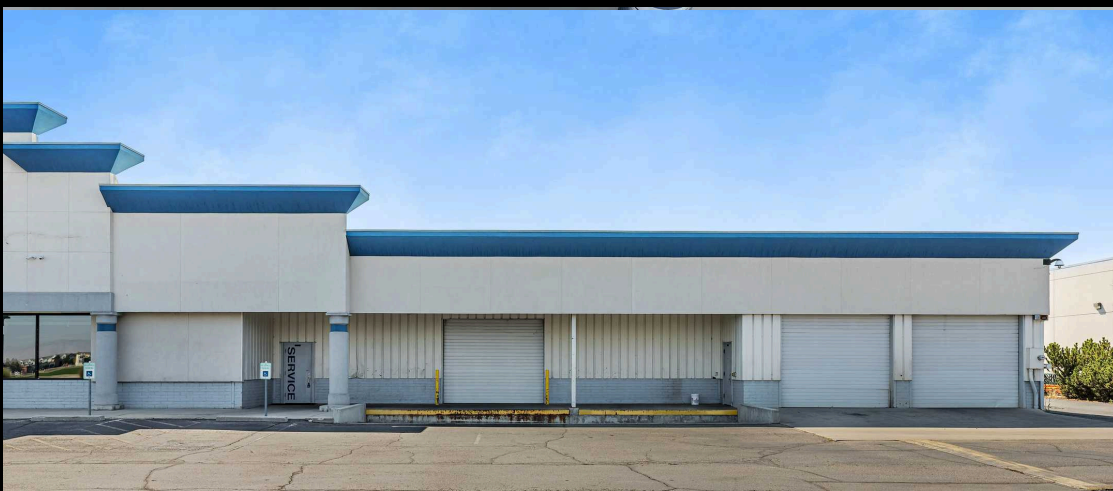
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Former Snake River Yamaha | Meridian, Idaho



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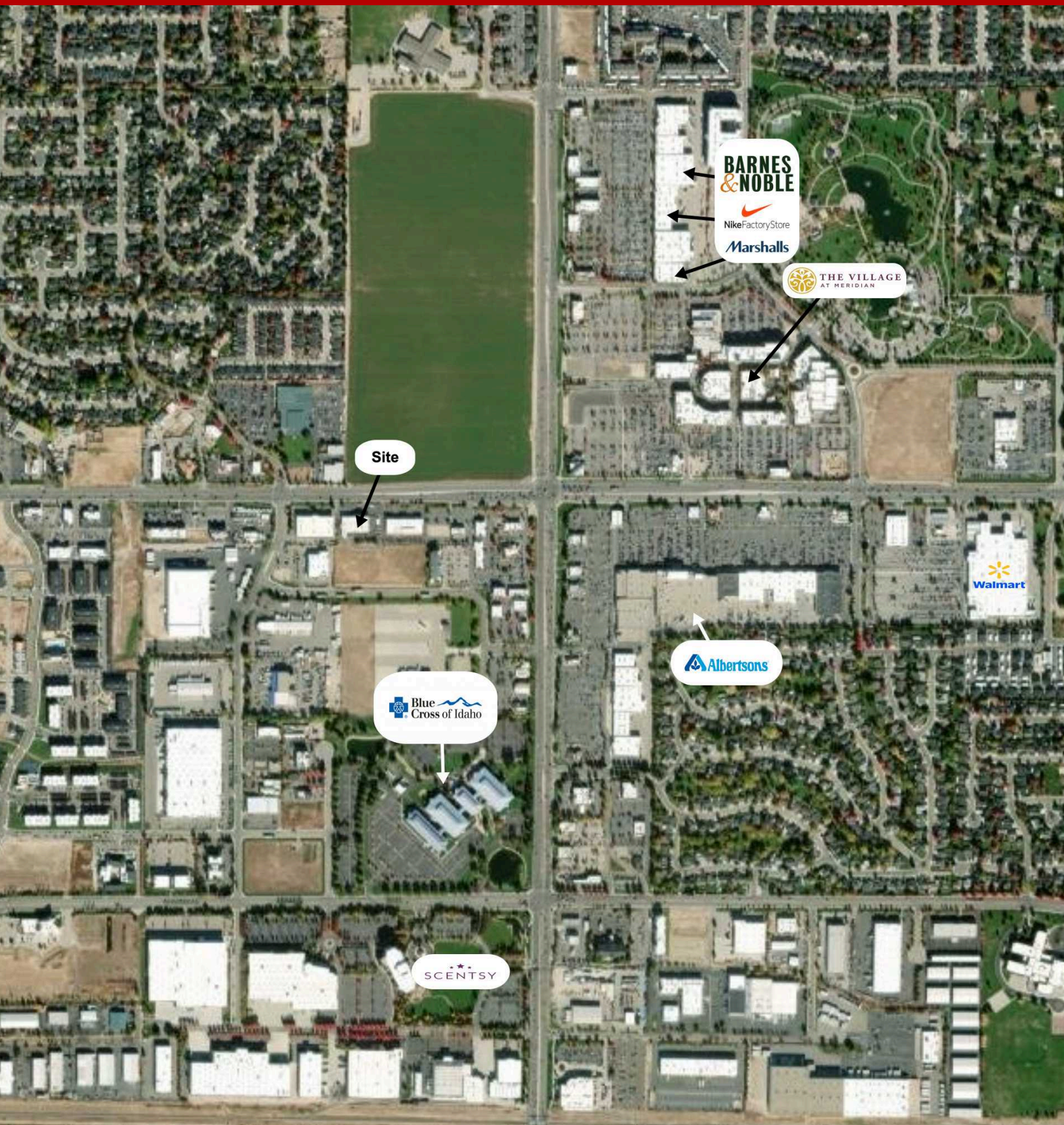
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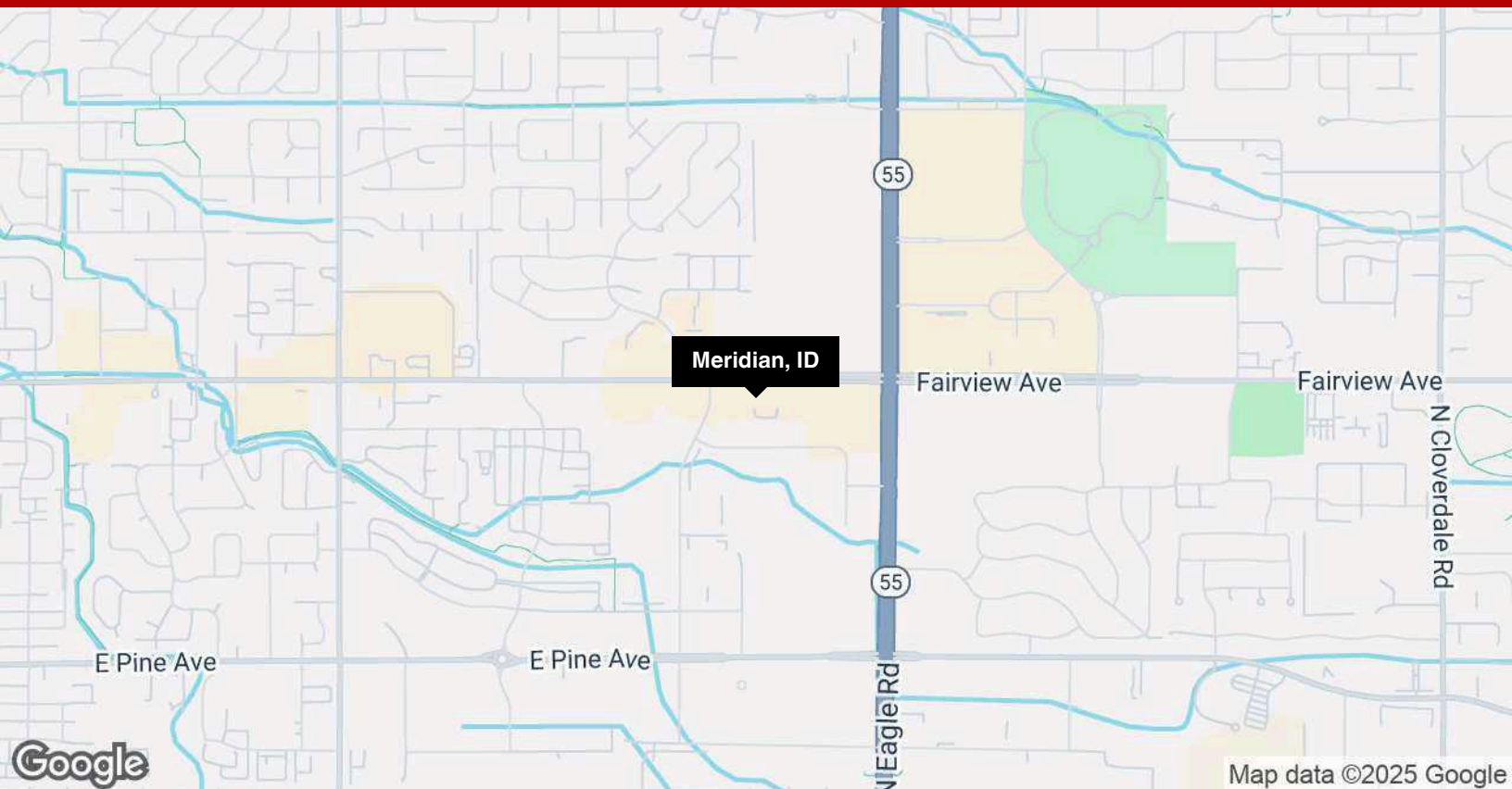
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LIVING IN THE TREASURE VALLEY

Backed by beautiful mountains, blessed with over 200 days of sunny weather and an unemployment rate of 2.8% the Treasure Valley is earning national acclaim like no other mid-sized city in America. It is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work. Our unbelievable quality of life has attracted a thriving mix of agribusiness, high tech and manufacturing industries along with a young, educated workforce to support them. The Boise Foothills provide over 135 miles of unmatched mountain biking and hiking trails expanding to Bogus Basin Ski Area. A beautiful greenbelt system runs from Lucky Peak Reservoir through Boise, 25 miles, along the Boise River and ending in Eagle, ID.

Location Details

| | |
|---------------------|-----|
| County | Ada |
| Signal Intersection | No |



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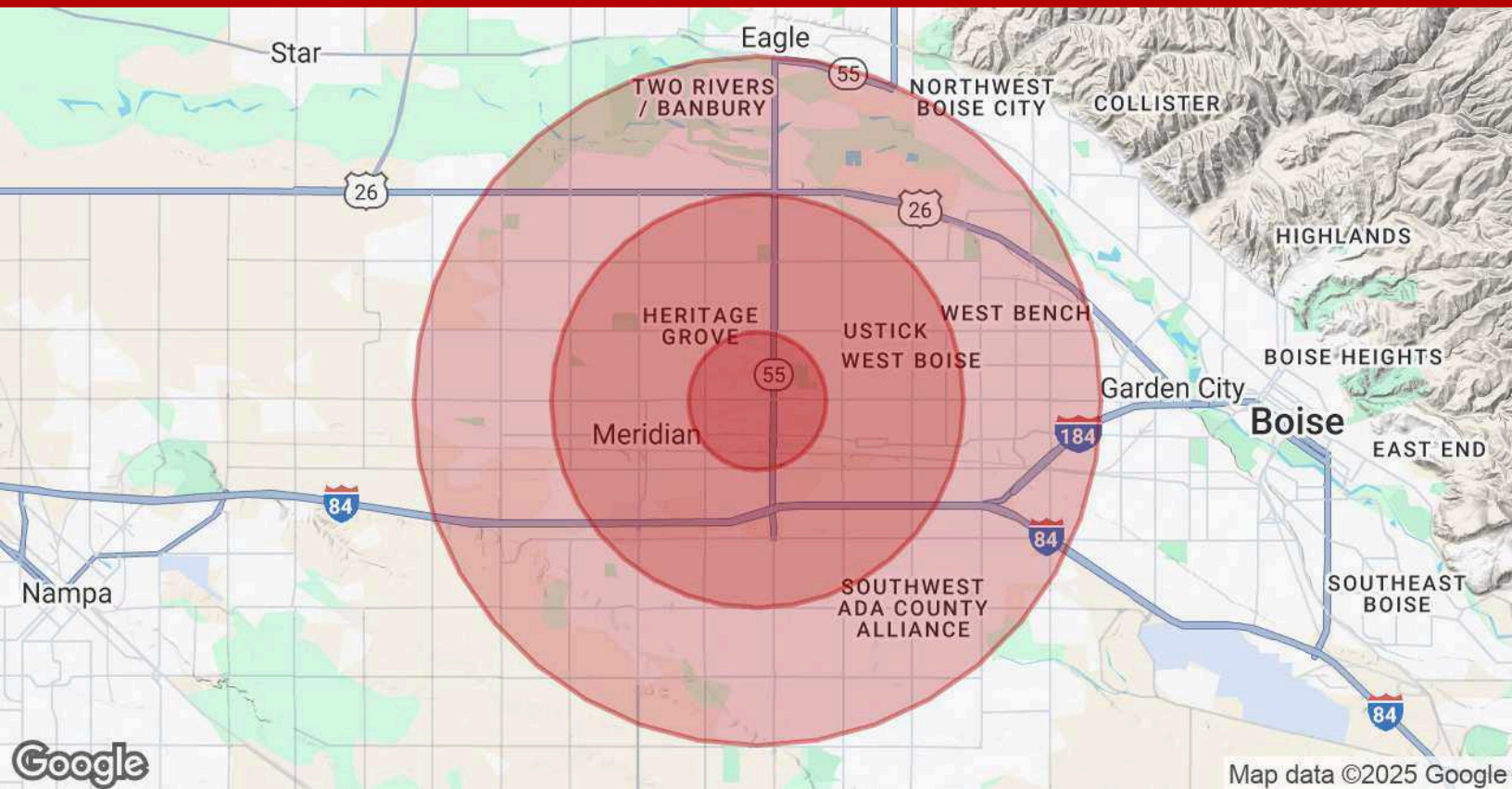
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 6,836 | 62,526 | 164,524 |
| Average Age | 33.3 | 33.4 | 34.8 |
| Average Age (Male) | 33.0 | 33.2 | 34.5 |
| Average Age (Female) | 33.8 | 33.8 | 35.2 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,486 | 22,662 | 59,951 |
| # of Persons per HH | 2.7 | 2.8 | 2.7 |
| Average HH Income | \$78,427 | \$76,363 | \$74,946 |
| Average House Value | \$220,433 | \$217,556 | \$225,644 |

*Demographic data derived from 2020 ACS - US Census



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