

TOK

COMMERCIAL

1561 CELEBRATION AVE

OWNER/USER RETAIL PAD FOR SALE OR GROUND LEASE | MERIDIAN, IDAHO

PRICE REDUCED!

OWNER/USER RETAIL PAD FOR SALE OR GROUND LEASE
IN PRIME MERIDIAN LOCATION

Rare Overland frontage lot surrounded by developments.

Parking lot and landscape improvements in place.

Uninterrupted ingress/egress from Overland Rd.

Utilities to site.

Directly across adjacent to Mountain View High School with 2,462 students.

3 minute drive to I-84 Eagle Road exit.

SALE INFORMATION

Size:	Sale Price:
1.069 AC	\$1,790,000

LEASE INFORMATION

Size:	Lease Rate:
1.069 AC	\$150,000/yr

PARCEL NO:	R1814730030
UTILITIES:	To Site
ZONING:	C-G - General Retail & Service Commercial

CONTACT

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HIGHLIGHTS



DETAILS



UPDATED: 2.3.2026

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St Luke's

TOPGOLF

EAGLE ROAD

TOWNEPLACE SUITES
tru
Hilton

MOE'S JJ KeyBank

3 MIN DRIVE
84

SEASONS AT MERIDIAN
711 UNITS

ZONED COMMERCIAL

MOTOR HARLEY-DAVIDSON
CYCLES

Red Fort
Cuisine of India

HAPPY TERIYAKI THE GRIDDLE
Red's PUB & GRILL

the HUMAN BEAN

27,000 VPD

FULL ACCESS

MEDIAN ENTRY

CINEMARK
MAJESTIC CINEMAS
19 CINEMAS

SONIC
America's Drive-In

Domino's

1.069 ACRES

Idaho Central
CREDIT UNION

STRETCH LAB Firepair SUBWAY

Dutch Bros

OVERLAND RD

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MOUNTAIN VIEW HIGH SCHOOL
2,462 STUDENTS

ZONED COMMERCIAL

CELEBRATION AVE

OVERLAND RD

**PARKING LOT
IMPROVEMENTS**

1.069 ACRES

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LOCUST GROVE RD

CINEMARK
MAJESTIC CINEMAS
19 CINEMAS

128,821 VPD



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1.069 ACRES

OVERLAND RD

CELEBRATION AVE

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RETAIL MAP



POPULATION
228,851

5 MI. RADIUS



HOUSEHOLDS
87,135

5 MI. RADIUS



MEDIAN HOUSEHOLD INC.
\$121,862

5 MI. RADIUS

STRONG DEMOGRAPHIC TRADE AREA



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DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
POPULATION	6,593	82,424	218,130
AVG HH INCOME	\$157,588	\$131,312	\$124,739
HOUSEHOLDS	2,647	34,383	86,830
EMPLOYEES	5,748	34,873	70,593

● PLANNED RESIDENTIAL LOTS = **5,784**

SITE

5 MI.

3 MI.

1 MI.