

# OFFICE SPACE FOR LEASE

2929 W. NAVIGATOR DR, MERIDIAN, ID, 83642



BALL  
VENTURES  
AHLQUIST



## TEN MILE CROSSING MAGELLAN BUILDING

**AVAILABLE SF:** 4,997 SQ FT

**LEASE RATE:** \$22.00 / SQ FT

**TI ALLOWANCE:** \$70.00 / SQ FT

**BUILDING SIZE:** 83,000 SQ FT

**PARKING:** 5/1000 SQ FT

**YEAR BUILT:** 2019



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# SITE LOCATION



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# SITE LOCATION



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EAGLE

POP: 33,000

Highway 20/26

Highway 20/26

Highway 44

MERIDIAN

POP: 140,000

Ten Mile Road

Meridian Road

Eagle Road

BOISE

POP: 240,000



TEN MILE

KUNA

POP: 30,000

BOISE  
AIRPORT



# SITE LOCATION



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Ten Mile Road

Meridian Road

TEN MILE

SITE

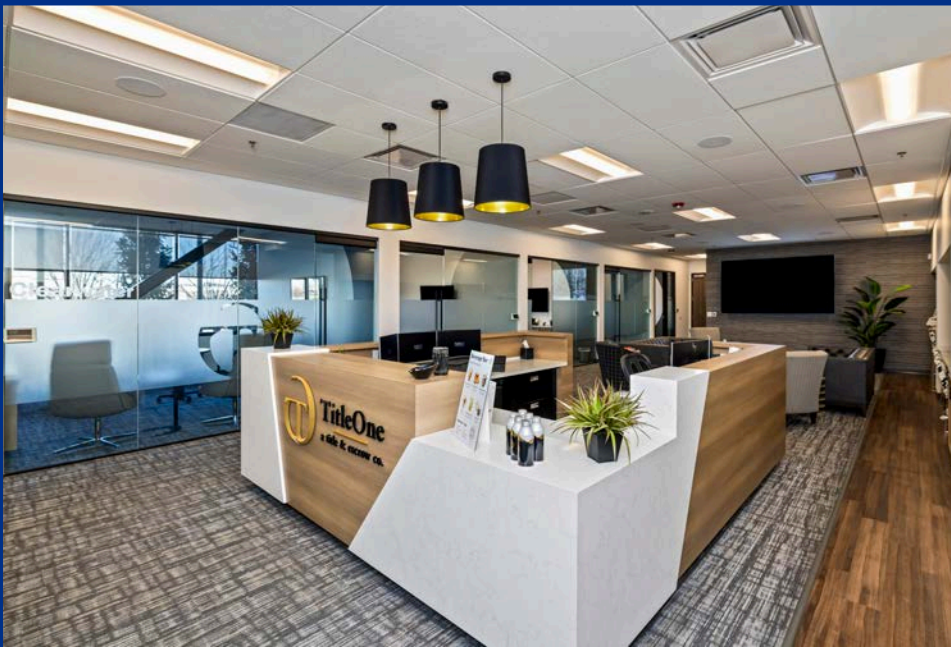




# BUILDING DETAILS - INTERIORS



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# SITE HIGHLIGHTS

## ABOUT TEN MILE CROSSING

Ten Mile Crossing is a 350-acre mixed used development featuring class A office, medical office, multifamily housing, and retail spaces. Located at the northeast corner of Interstate 84 and Ten Mile Road, Ten Mile Crossing is strategically located at the geographic center of the Treasure Valley, making it one of the most accessible developments in the entire region.





# SITE HIGHLIGHTS



**FIRST COLONY MORTGAGE** EST. 1984  
**leidos**  
**American CREDIT ACCEPTANCE**  
**ONE** Grounds Management  
**HERSHEY** THE HERSHEY COMPANY

**BlueCross BlueShield**  
**United SITE SERVICES**  
**TitleOne** a title & escrow co.

**ONE** OCEAN NETWORK EXPRESS  
**COLDWELL BANKER TOMLINSON**  
**CAPITAL ELEVEN**

**MAGELLAN BUILDING**

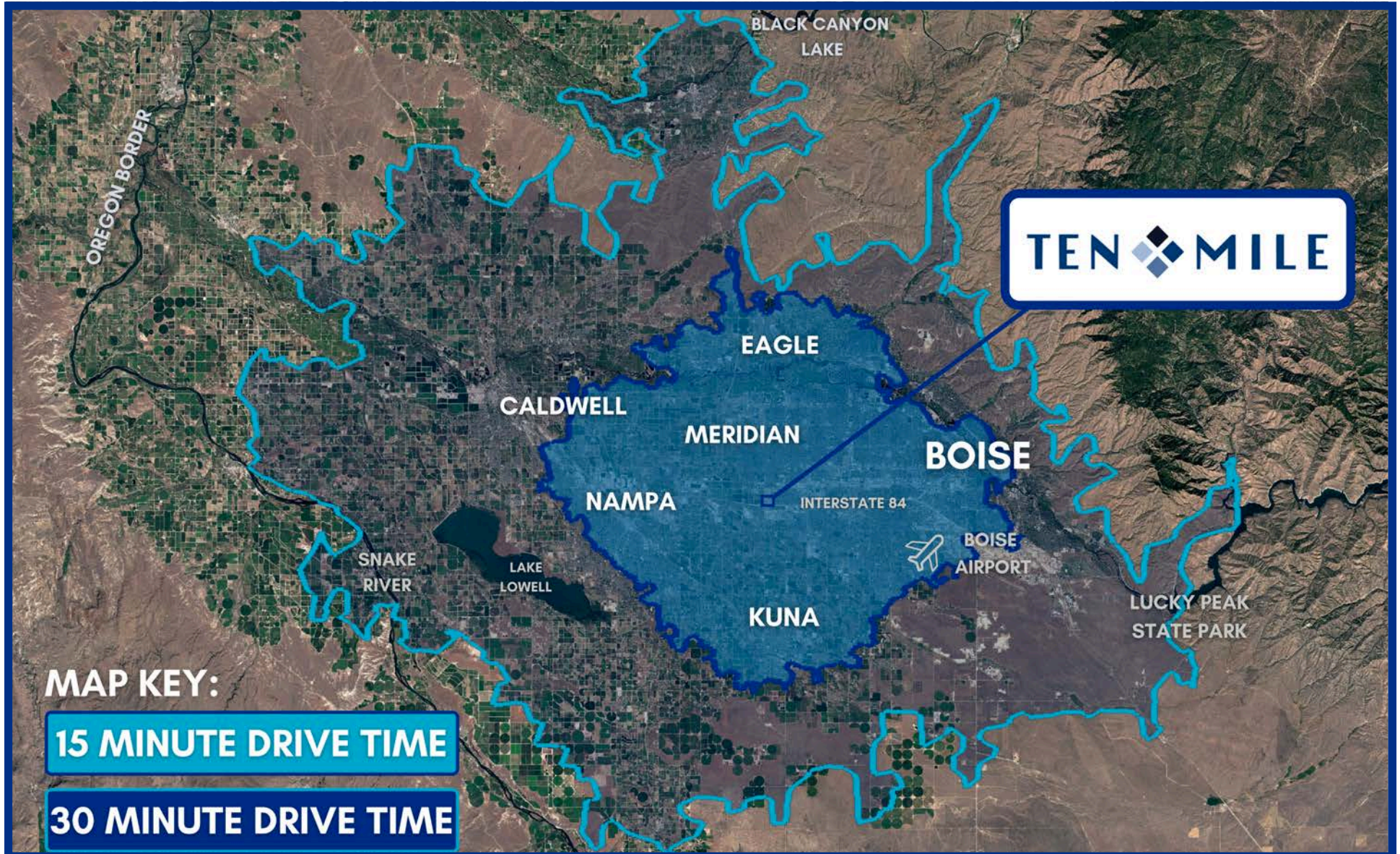
**PIVOT** Lifestyle + Fitness by *KT*  
**Ten Mile ACADEMY**  
**crave! DELIVERY**  
**FUNCTIONAL MEDICINE OF IDAHO**

**SCHEELS**

**Berkley**  
**AmeriBen**



# SITE HIGHLIGHTS





# SITE DEMOGRAPHICS

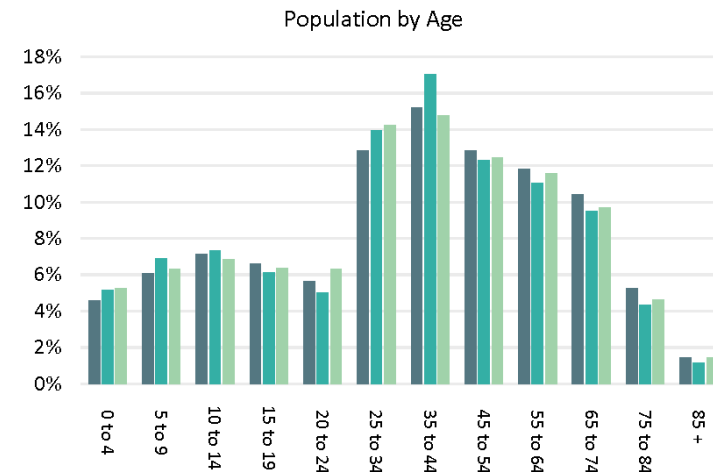
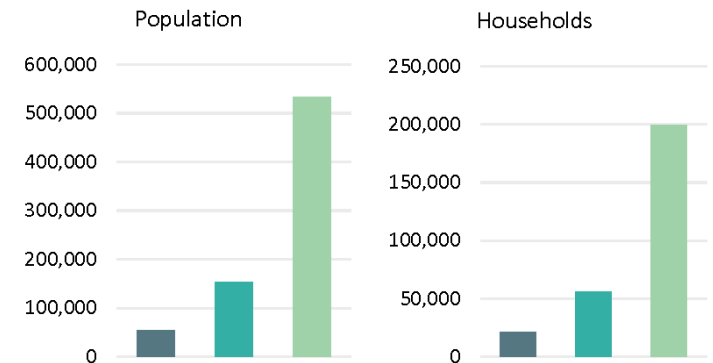
## TEN MILE CROSSING

903 S Vangaurd Way | Meridian, ID 83642

### Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
<b>Current</b>						
2023 Population	55,301	---	153,911	---	532,897	---
2028 Projected Population	59,915	---	176,754	---	590,904	---
Pop Growth (%)	8.3%	---	14.8%	---	10.9%	---
2023 Households	21,530	---	56,156	---	199,513	---
2028 Projected Households	23,474	---	65,009	---	222,519	---
HH Growth (%)	9.0%	---	15.8%	---	11.5%	---
<b>Daytime Population</b>						
Daytime Population	40,987	---	113,204	---	398,686	---
Average Business Travelers	523	---	1,386	---	5,048	---
Average Leisure Travelers	15	---	77	---	313	---
Average Migrant Workers	0	---	0	---	10	---
Group Quarters Pop	15	---	77	---	313	---
Pop in Family Households	47,891	---	136,976	---	454,477	---
Pop Non-Family Households	7,037	---	15,801	---	71,527	---
<b>Total Population by Age</b>						
Median Age (2023)	39.2		37.7		37.8	
<b>Ages by Year</b>						
0 to 4	2,529	4.6%	7,948	5.2%	28,058	5.3%
5 to 9	3,359	6.1%	10,616	6.9%	33,649	6.3%
10 to 14	3,959	7.2%	11,336	7.4%	36,618	6.9%
15 to 19	3,652	6.6%	9,447	6.1%	33,938	6.4%
20 to 24	3,122	5.6%	7,769	5.0%	33,724	6.3%
25 to 34	7,108	12.9%	21,474	14.0%	75,997	14.3%
35 to 44	8,422	15.2%	26,199	17.0%	78,726	14.8%
45 to 54	7,115	12.9%	18,974	12.3%	66,266	12.4%
55 to 64	6,551	11.8%	17,002	11.0%	61,644	11.6%
65 to 74	5,771	10.4%	14,673	9.5%	51,737	9.7%
75 to 84	2,913	5.3%	6,709	4.4%	24,740	4.6%
85 +	801	1.4%	1,765	1.1%	7,799	1.5%



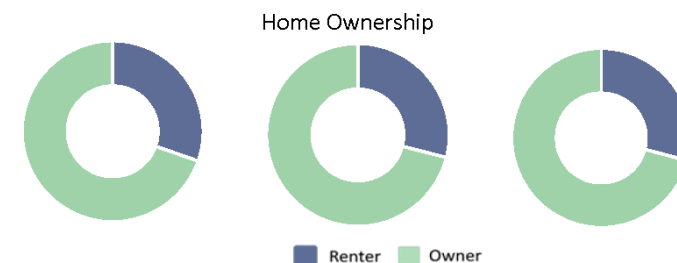
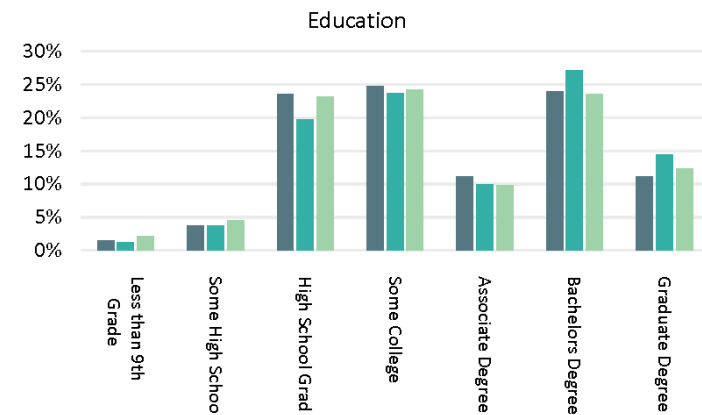
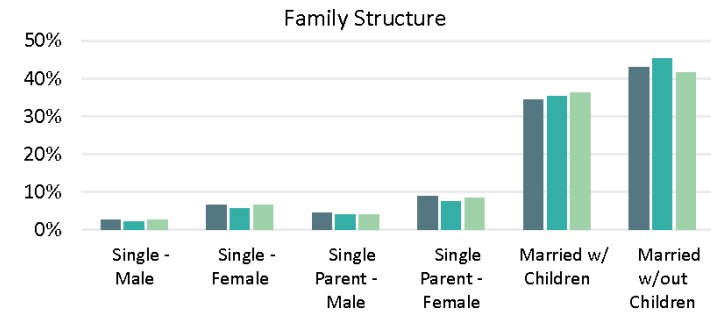


# SITE DEMOGRAPHICS

## Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
<b>Family Structure (2023)</b>	15,636		42,993		141,992	
Single - Male	405	2.6%	940	2.2%	3,750	2.6%
Single - Female	1,017	6.5%	2,438	5.7%	9,542	6.7%
Single Parent - Male	723	4.6%	1,715	4.0%	5,866	4.1%
Single Parent - Female	1,384	8.9%	3,240	7.5%	11,948	8.4%
Married w/ Children	5,383	34.4%	15,202	35.4%	51,649	36.4%
Married w/out Children	6,724	43.0%	19,458	45.3%	59,238	41.7%
<b>Education (2023)</b>	38,680		106,796		366,909	
Less than 9th Grade	586	1.5%	1,394	1.3%	8,112	2.2%
Some High School	1,473	3.8%	3,971	3.7%	16,526	4.5%
High School Grad	9,123	23.6%	21,039	19.7%	85,176	23.2%
Some College	9,597	24.8%	25,326	23.7%	89,047	24.3%
Associate Degree	4,294	11.1%	10,712	10.0%	35,993	9.8%
Bachelors Degree	9,297	24.0%	28,970	27.1%	86,684	23.6%
Graduate Degree	4,309	11.1%	15,384	14.4%	45,371	12.4%
<b>Home Ownership (2023)</b>	28,784		74,230		263,193	
Housing Units Occupied	21,530	74.8%	56,156	75.7%	199,513	75.8%
Housing Units Vacant	724	2.5%	1,806	2.4%	5,662	2.2%
Occupied Units Renter	6,530	22.7%	16,268	21.9%	58,018	22.0%
Occupied Units Owner	15,001	52.1%	39,888	53.7%	141,495	53.8%
<b>Unemployment Rate (2023)</b>	1.8%		1.8%		2.0%	
<b>Employment, Pop 16+ (2023)</b>	40,987		113,204		398,686	
Armed Services	104	0.3%	529	0.5%	1,424	0.4%
Civilian	31,833	77.7%	85,809	75.8%	294,190	73.8%
Employed	31,022	75.7%	83,670	73.9%	285,556	71.6%
Unemployed	812	2.0%	2,139	1.9%	8,634	2.2%
Not in Labor Force	12,677	30.9%	35,379	31.3%	131,250	32.9%
<b>Businesses</b>						
Establishments	2,187	--	5,191	--	19,450	--
Employees (FTEs)	18,112	--	47,062	--	166,868	--



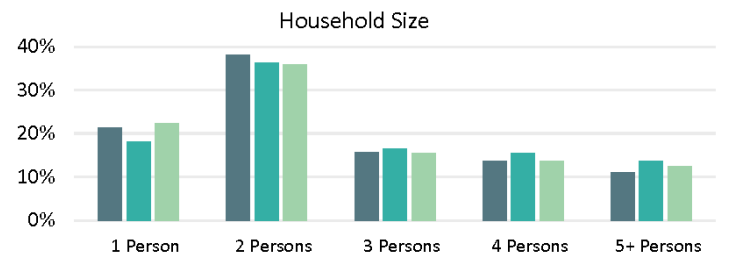
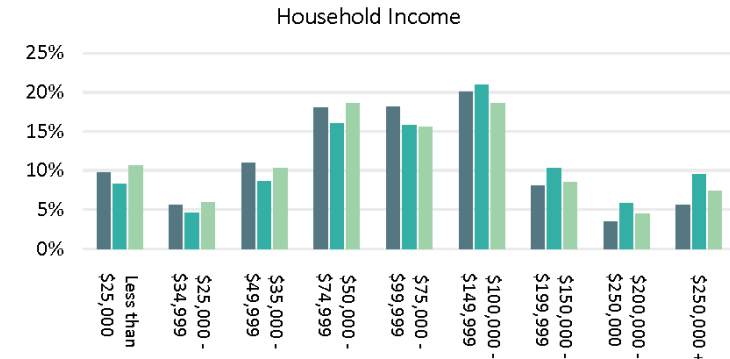
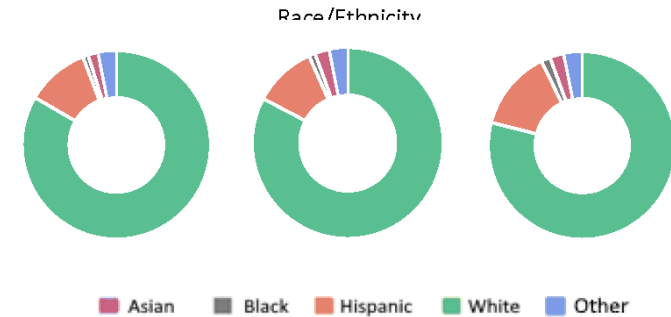


# SITE DEMOGRAPHICS

## Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
<b>Population by Race/Ethnicity (2023)</b>						
White, Non-Hispanic	46,109	83.4%	127,271	82.7%	420,701	78.9%
Hispanic	5,990	10.8%	16,389	10.6%	74,022	13.9%
Black, Non-Hispanic	520	0.9%	1,661	1.1%	8,336	1.6%
Asian, Non-Hispanic	961	1.7%	3,802	2.5%	12,871	2.4%
Other	1,721	3.1%	4,788	3.1%	16,967	3.2%
<b>Language at Home (2023)</b>						
Spanish Linguistically Isolated	63	0.3%	229	0.4%	2,289	1.1%
Spanish Not Isolated	1,680	7.8%	4,564	8.1%	18,252	9.1%
Asian Linguistically Isolated	22	0.1%	100	0.2%	515	0.3%
Asian Not isolated	213	1.0%	527	0.9%	1,765	0.9%
<b>Household Income (2023)</b>						
<b>Per Capita Income</b>	\$45,240	---	\$45,537	---	\$42,248	---
<b>Average HH Income</b>	\$116,043	---	\$124,600	---	\$112,466	---
<b>Median HH Income</b>	\$88,468	---	\$105,391	---	\$89,569	---
Less than \$25,000	2,111	9.8%	4,669	8.3%	21,285	10.7%
\$25,000 - \$34,999	1,209	5.6%	2,575	4.6%	11,809	5.9%
\$35,000 - \$49,999	2,377	11.0%	4,862	8.7%	20,475	10.3%
\$50,000 - \$74,999	3,892	18.1%	9,016	16.1%	37,157	18.6%
\$75,000 - \$99,999	3,917	18.2%	8,887	15.8%	31,063	15.6%
\$100,000 - \$149,999	4,326	20.1%	11,742	20.9%	37,063	18.6%
\$150,000 - \$199,999	1,738	8.1%	5,788	10.3%	16,914	8.5%
\$200,000 - \$250,000	742	3.4%	3,262	5.8%	8,993	4.5%
\$250,000 +	1,219	5.7%	5,355	9.5%	14,754	7.4%
<b>Avg Family Income</b>	\$126,040		\$131,153		\$124,622	
<b>Avg Non-Family Income</b>	\$91,599		\$126,331		\$95,358	
<b>Household Size (2023)</b>						
1 Person	4,590	21.3%	10,156	18.1%	44,598	22.4%
2 Persons	8,202	38.1%	20,381	36.3%	71,762	36.0%
3 Persons	3,397	15.8%	9,237	16.4%	30,898	15.5%
4 Persons	2,940	13.7%	8,684	15.5%	27,398	13.7%
5+ Persons	2,401	11.2%	7,697	13.7%	24,856	12.5%





# ABOUT BVA



**Ball Ventures Ahlquist (BVA) is Idaho's premier commercial real estate development company.** BVA has delivered over 2 million square feet of class A office, medical office, retail, and industrial space since 2018, and has plans to deliver over 3 million more square feet in the next 5-10 years.

At BVA we strive to **INSPIRE EXCELLENCE** in everything we do. From leasing, and architecture, to construction, and property management; BVA's dedicated teams are the best in class. We provide unparalleled service to help you or your client find the perfect building, tailored to their needs. BVA projects specialize in office, retail, flex, medical, and industrial spaces located at some of the most strategic and visible locations in the valley.

Focusing on ground up development, asset stabilization, property management, and acquisition, BVA works every day to deliver excellence and value to tenants, investors, and partners through projects that inspire.





# CONTACT INFORMATION



## **MARK CLEVERLEY - CHIEF LEASING OFFICER | 208.850.6113 | [MARK@BVADEV.COM](mailto:MARK@BVADEV.COM)**

Mark is one of the founding members of BVA. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associate's degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 15 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



## **HOLT HAGA - VP OF LEASING | 208.371.4658 | [HOLT@BVADEV.COM](mailto:HOLT@BVADEV.COM)**

Holt is one of the founding members of BVA. As VP of Leasing, Holt has delivered the successful completion of over 1.2 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.