

AHLQUIST.

The District at Ten Mile - Retail 4

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Welcome to The District at Ten Mile

Nestled at the geographic center of the vibrant Treasure Valley, The District At Ten Mile offers a premium location with unparalleled access to the region's bustling economic epicenter. Situated amidst thriving communities and major transportation arteries, this development epitomizes connectivity and convenience.

Spanning across 222 acres of prime real estate, The District At Ten Mile is poised to become the premier destination for businesses seeking to thrive in one of the nation's fastest-growing regions. With a diverse mix of class A office space, premium retail suites and sites, flex office space, and light industrial facilities, this development caters to the dynamic needs of today's businesses.

Overview- Retail 4

LOCATION NW CORNER OF TEN MILE & I-84

BUILDING SIZE 16,931 SQ. FT.

BUILDING COMPLETION Q1 2027

LEASE RATE CONTACT AGENT

TI ALLOWANCE CONTACT AGENT



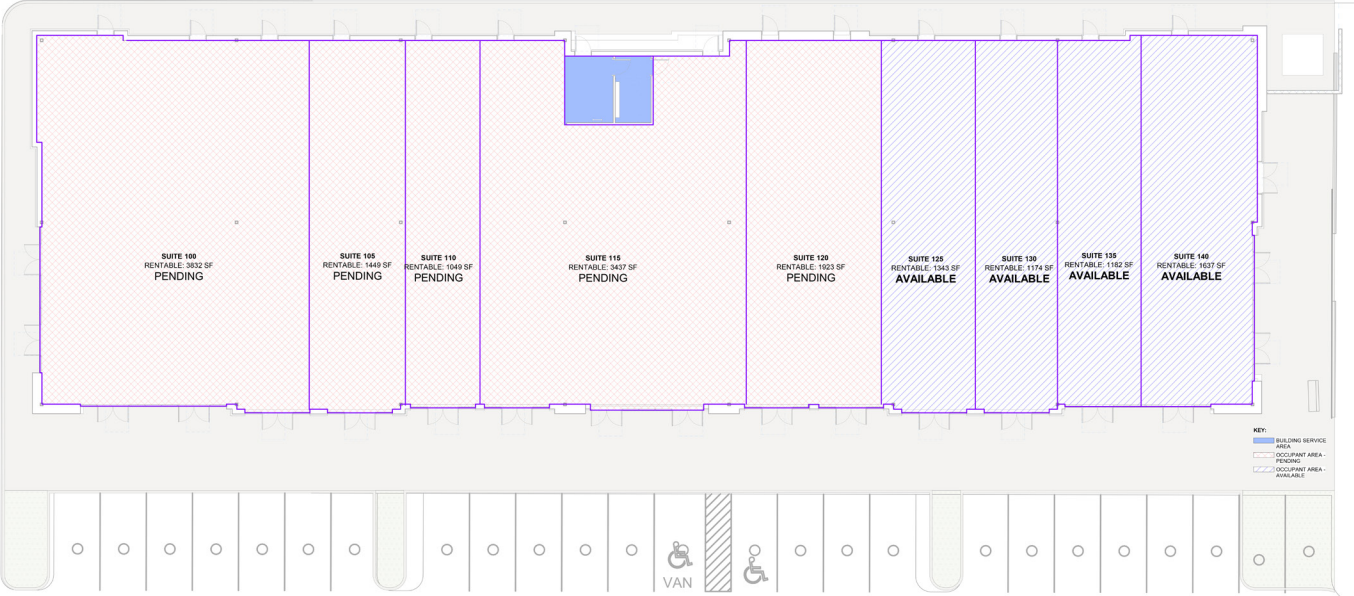
The District at Ten Mile

Overview

Retail 4 Floorplate

Available Suites

SUITE 125	1,343 SQ. FT.
SUITE 130	1,174 SQ. FT.
SUITE 135	1,182 SQ. FT.
SUITE 140	1,637 SQ. FT.



The District at Ten Mile

Floorplate

The District

THE HEART OF THE DISTRICT: WHERE COMMUNITY FINDS RHYTHM

Each retail suite features large, dedicated patio areas that serve as natural extensions of the storefronts.

In an era where “place-making” is everything, the courtyard at Ten Mile stands out as a true sanctuary. It isn't just a pass-through; it's a destination. By providing a high-energy yet welcoming environment, we've created a space where the community doesn't just shop—they gather, they celebrate, and they belong.



The District at Ten Mile



The District at Ten Mile

The Site



The District at Ten Mile

The Site

Treasure Valley

POPULATION 900,000

CALDWELL
DRIVE TIME TO THE DISTRICT: 22 MIN
POP: 68,000

MERIDIAN
DRIVE TIME TO THE DISTRICT: 8 MIN
POP: 140,000

NAMPA
DRIVE TIME TO THE DISTRICT: 14 MIN
POP: 115,000

EAGLE
DRIVE TIME TO THE DISTRICT: 25 MIN
POP: 33,000

BOISE
DRIVE TIME TO THE DISTRICT: 16 MIN
POP: 240,000

BOISE FOOTHILLS

EAST BOISE

The District

KUNA
DRIVE TIME TO THE DISTRICT: 16 MIN
POP: 30,000



The District at Ten Mile

The Site



Mark Cleverley

CHIEF LEASING OFFICER | 208.850.6113
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Mark is one of the founding members of Ahlquist. 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 associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 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
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Holt is one of the founding members of Ahlquist. As VP of Leasing, Holt has delivered the successful completion of over 4 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.

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Contact

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Thank you

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