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MERIDIAN CROSSROADS

IDAHO'S PREMIER RETAIL CENTER

±1,332-20,000 SF | AVAILABLE FOR LEASE

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MERIDIAN CROSSROADS 3355 EAST FAIRVIEW AVENUE, MERIDIAN, ID



TENANT ROSTER

UNIT	TENANT	SF
1330-000	Zurcher's Party & Wedding	11,400
1350-000	Scandinavian Designs	38,146
3401-000	OldNavy	15,327
3427-000	Destination XL	9,721
3499-000	Albertson's Market Street	109,783
3545-000	Office Depot	21,442
3553-000	Ross Dress for Less	30,187
3635-000	Ashley Fine Furniture	36,000
3677-000	Half Price Books	7,000
3701-000	Dollar Tree	10,500
3797-000	Sportsman's Warehouse	45,866
3455-000	Famous Footwear	6,263
1400-106	Nothing Bundt Cake	1,756
1400-105	Claire's	1,200
1400-104	A New Vintage Wine Shop	1,350

UNIT	TENANT	SF
1400-103	Cold Stone Creamery	1,500
1400-101	Bath & Body Works	3,791
3909-100	Phenix Salons	10,296
3909-115	State of Idaho Liquor Store	4,356
3909-130	Northwest Knives	1,216
3909-135	The Joint Chiropractic	1,365
3909-150	Adacare Dental & Dentures	3,421
3909-160	KNG Mobility	2,628
3909-170	Available	1,332
1250-000	Bassett Furniture	10,795
1220-000	Petsmart	19,107
1200-000	Cost Plus World Market	18,479
1190-000	Under Armor	8,000
1180-101	America's Best Optical	3,027
1180-102	Hallmark	3,600
1180-103	Palm Beach Tan	3,400
1180-104	Ross Cards & Collectibles	3,000
1180-105	Massage Envy	2,904
1160-000	Available	20,000

UNIT	TENANT	SF
3355-101	GNC	1,200
3355-102	Sport Clips	1,200
3355-103	Gamestop - Available	1,380
3355-104	uBreakiFix - Available	1,110
3355-105	Tree City Juice & Smoothie	990
1140-000	Goodwood BBQ	5,373
1270-000	Arby's	3,500
1320-000	Carl's Jr.	4,136
1440-000	Chase Bank	2,837
1460-000	Applebee's	5,800
1500-000	Panda Express	1,800
1510-000	Hook & Reel	4,700
3525-000	IHOP	5,000
3551-000	Johnny Carino's	6,297
3671-000	Popeye's Chicken	3,150
3801-000	Texas Roadhouse	6,702
U1	Walmart	203,742
	GLA*	527,397

*Does not include Walmart

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OFFERING SUMMARY

PROPERTY TYPE	Retail
CITY	Meridian, ID
ZONING	C-G
LEASE RATE	Contact Agent
AVAILABLE SPACE	
SUITE 3909-170	±1,332 SF
SUITE 1160-000	±20,000 SF
SUITE 3355-103	±1,380 SF
SUITE 3355-104	±1,110 SF

HIGHLIGHTS

- **Albertson's Market Street:** A specialty grocery concept by Albertsons featuring their largest product offering in their entire chain. Other unique attributes include in-store cooking classes, a food court, and an in-house sommelier.
- **Shadow-Anchored by Walmart:** A significant presence flanking the eastern part of the property to balance customer traffic.
- **A strong mix of national and local retailers and restaurants,** such as: Cost Plus World Market, PetSmart, Craft Warehouse, Famous Footwear, Old Navy, Bed Bath & Beyond, Office Depot, Ross Dress for Less, and Ashley Furniture.
- **Several dining options** including Goodwood BBQ, Panda Express, Hook & Reel, IHOP, and Texas Roadhouse.
- **Positioned at Idaho's busiest intersection (80,000+VPD),** ensuring excellent visibility and access.

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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PROPERTY OVERVIEW

Meridian Crossroads is a large, high-traffic shopping center in Meridian, Idaho, offering over 527,000 square feet of retail space. It's strategically located at the busiest intersection in Idaho and is anchored by major retailers like Albertson's Market Street and Walmart, which create significant foot traffic. The Albertson's here is a full-service grocery concept with unique amenities such as in-store cooking classes, a food court, and a sommelier, making it a destination for shoppers. Other notable tenants include Ross Dress for Less, PetSmart, Office Depot, Ashley Furniture, and a variety of restaurants like Goodwood Barbecue and Texas Roadhouse



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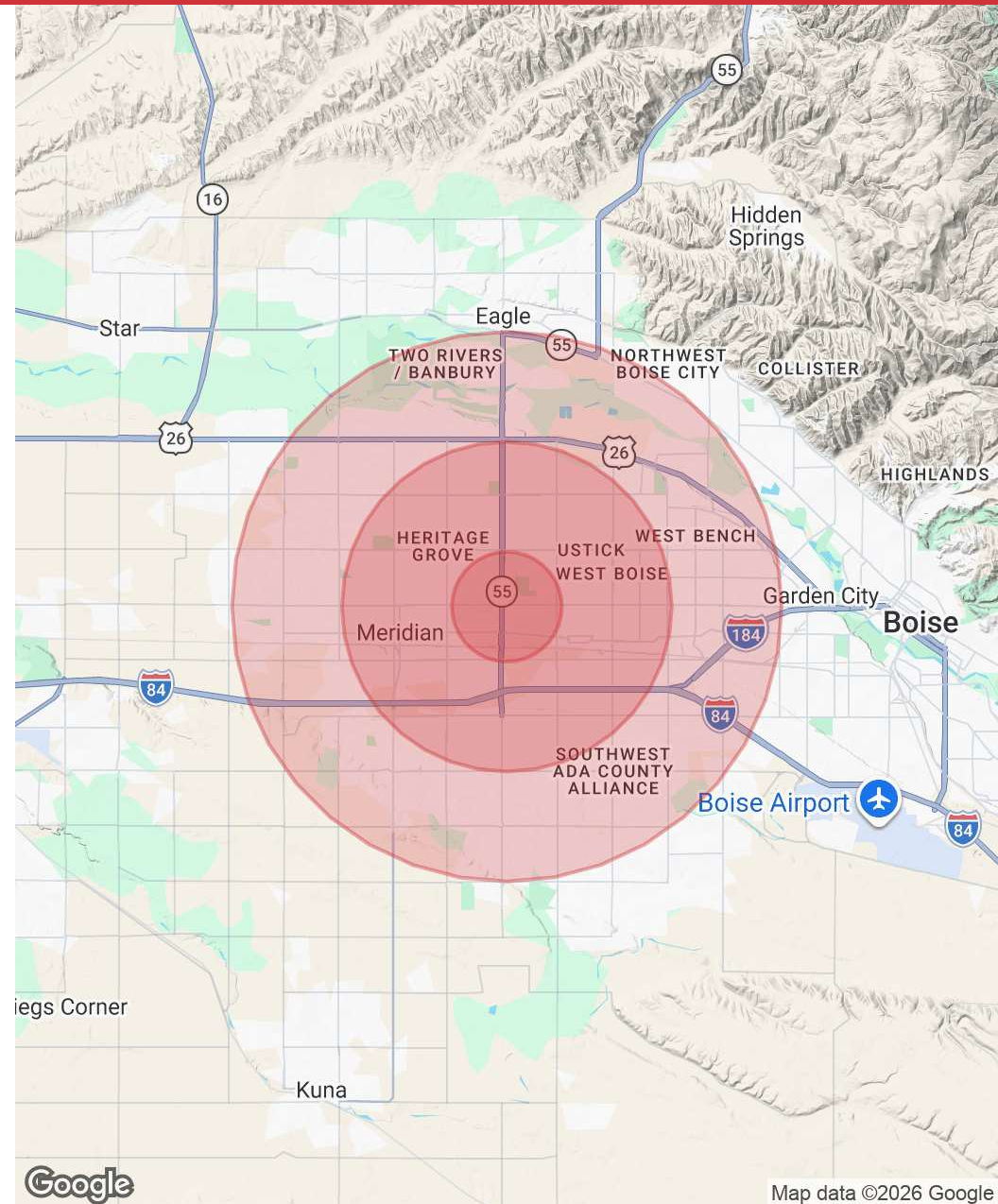
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,487	106,704	254,823
Average Age	37	40	40
Average Age (Male)	36	38	38
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,951	39,893	93,779
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$110,677	\$108,788	\$119,134
Average House Value	\$474,468	\$500,227	\$560,992

2020 American Community Survey (ACS)



Google

Map data ©2026 Google

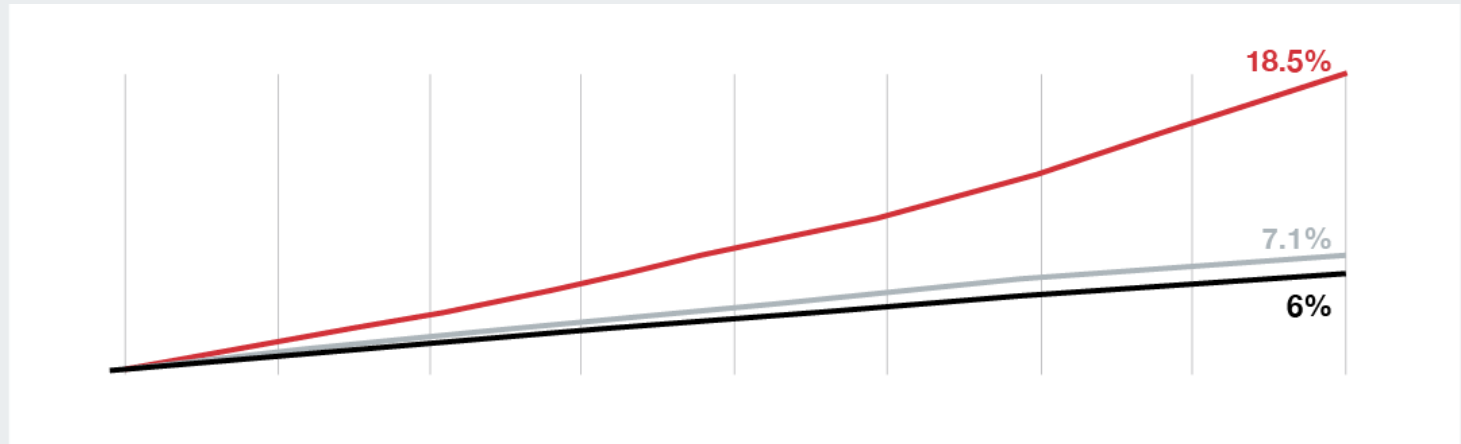
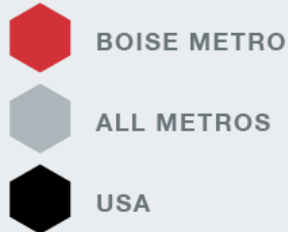
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Population Growth 2010-2018



Largest Private Sector Employers

From corporate headquarters to flourishing startups, the Boise Metro has proven to be a place where companies can put down roots and prosper.



St. Luke's

Idaho-based, not-for-profit health system.

7,000-7,999 employees



Micron Technology, Inc.

Manufacturing & Technology.

5,000-5,999 employees



Saint Alphonsus

Saint Alphonsus

A four-hospital regional, faith-based Catholic ministry providing award winning cardiac care, ER, urgent care, women's health, orthopedic care and clinics.

5,000-5,999 employees



Albertsons

Headquarters for a national grocery chain.

3,000-3,999 employees



Walmart

Retail trade.

3,000-3,999 employees



J.R. Simplot Company

Headquarters and processing plant for national food processor

2,000-2,999 employees



HP Inc

The world's largest technology company, HP established its printer division in Boise in 1973. HP Inc. & HP Enterprise) both of which are located here.

1,000-1,999 employees

IDAHO STATS

#1 Least Regulated State

Mercatus Center at George Mason University

#1 State for Creditworthiness

Barron's

#3 Best Run State

24/7 Wall St.

#5 Best State

U.S. News & World Report

#3 State in 2021 U.S. States By GDP And Which States Have Experienced The Biggest Growth

Forbes

#1 State for in Lowest Annual Tax Revenue Decline

Pew Trusts

#1 State in Year Over Year Growth

Pew Trusts

#1 for Economy & #2 for Business Friendliness

CNBC

#4 Best State for Pandemic Response

Politico

Top 10 Lowest Unemployment Rate Among States

Bureau of Labor Statistics

Top 10 State for Overall Freedom

Cato Institute

#1 State for Entrepreneurs

AdvisorSmith

5th Best Economy

WalletHub

5th Best Place to Start a Business

WalletHub

6th Most Independent State

WalletHub

4th Best State to Live

WalletHub

7th Happiest State

WalletHub