

MULTI-TENANT MEDICAL/RETAIL BUILDING FOR SALE OR LEASE

1693 S. Meridian Rd., Meridian, ID 83642



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE	\$4,450,000
LEASE RATE	\$40.00 SF/yr
LEASE TYPE	NNN
SUITE 110 SIZE -VACANT	3,685 SF
SUITE 100 SIZE -SPORTS CLIPS	1,203 SF
BLDG. SIZE	4,888 SF
BLDG. CLASS	"A"
YEAR BUILT	2024
MARKET	Meridian
ZONING	C-G
PARCEL	R8562350020



EXECUTIVE SUMMARY

Lee & Associates is pleased to present an exceptional opportunity to purchase or lease a fully built-out two-tenant — medical clinic — retail building located in one of the Treasure Valley's fastest-growing areas. This 3,685 SF medical/urgent care facility paired with NNN leased Sports Clips is ideally positioned just off I-84 in South Meridian, offering unmatched convenience and visibility. The property is purpose-built to support a wide range of medical and healthcare uses while providing additional income. All FF&E available with lease contact Broker for list.

PROPERTY HIGHLIGHTS

- » Immediate access to Interstate 84
- » Located in South Meridian's growth corridor, surrounded by major residential development
- » Shadow anchored by Lowes and WalMart
- » Ample on-site parking and easy ingress/egress
- » Owner user/investor opportunity with income in place

SUITE 110 KEY FEATURES

Exam Rooms: Seven (7) fully equipped exam rooms

Procedure Room: One (1) dedicated procedure room

X-Ray Room: Lead-lined x-ray room

Triage Rooms: Two (2) triage/intake rooms

Nurses Station: Centrally located for efficiency and workflow

Provider Offices: Private provider offices for administrative needs

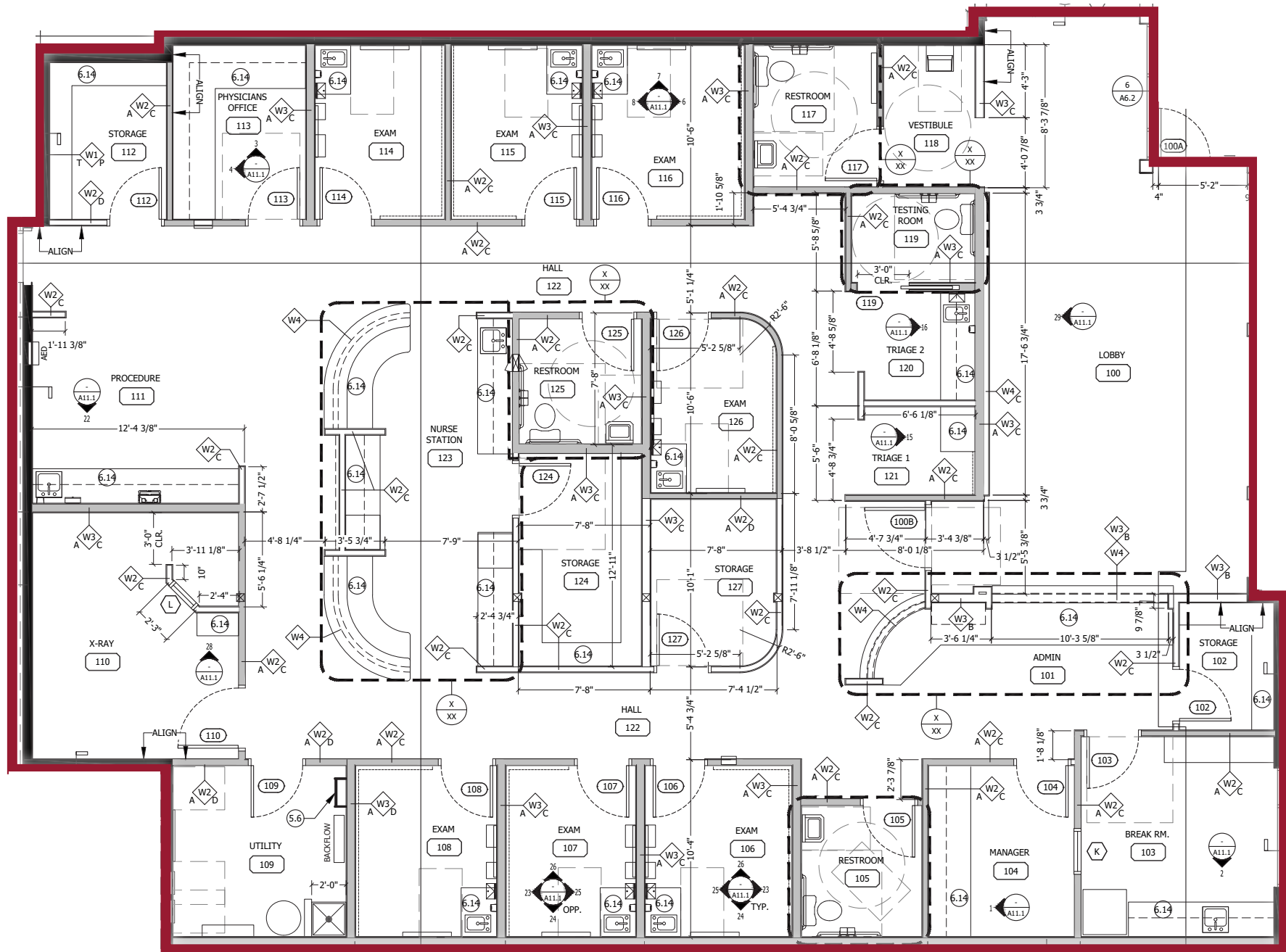
Reception & Waiting Area: Professional front desk with spacious lobby

Break Room: Comfortable space for staff use

Storage: Ample storage throughout the building for medical supplies and records



FLOOR PLAN – SUITE 110







RENT ROLL

SPACES						
TENANTS	SUITE	SIZE	RENT PER SQ	ANUAL RENT	MOVE IN	LEASE EXPIRATION
SPORTS CLIPS	100	1,203 SF	\$40.00	\$48,120	08/01/2024	04/30/2035
VACANT	110	3,685 SF	—	—	—	—
TOTAL BUILDING SPACE		4,888 SF				





Walmart



W. OVERLAND RD.



INTERSTATE - 0.4 MILES



BOISE AIRPORT - 10.2 MILES

POPULATION

INCOME

INCOME

HOUSEHOLDS

HOUSEHOLDS

LABOR FORCE

LABOR FORCE

KEY EMPLOYERS

KEY EMPLOYERS

GROWTH PROJECTION

BOISE

**MERIDIAN**

ADA COUNTY

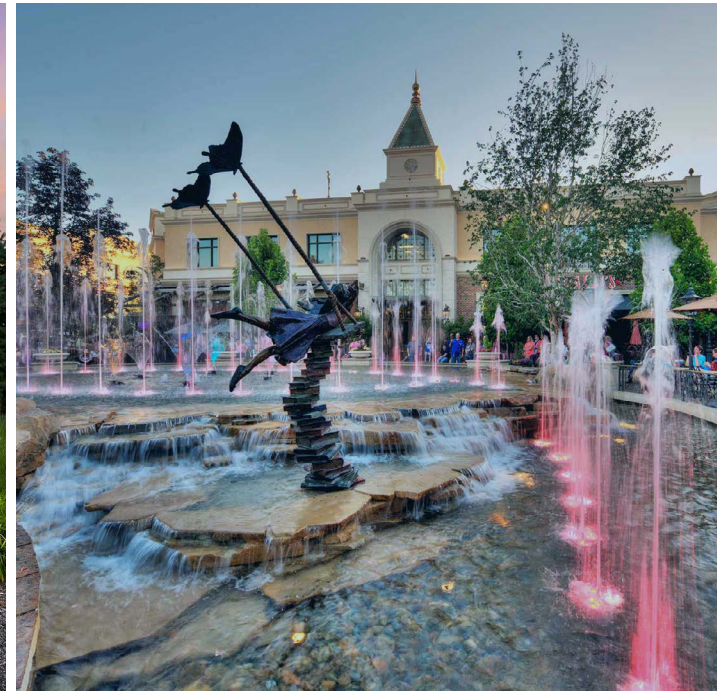
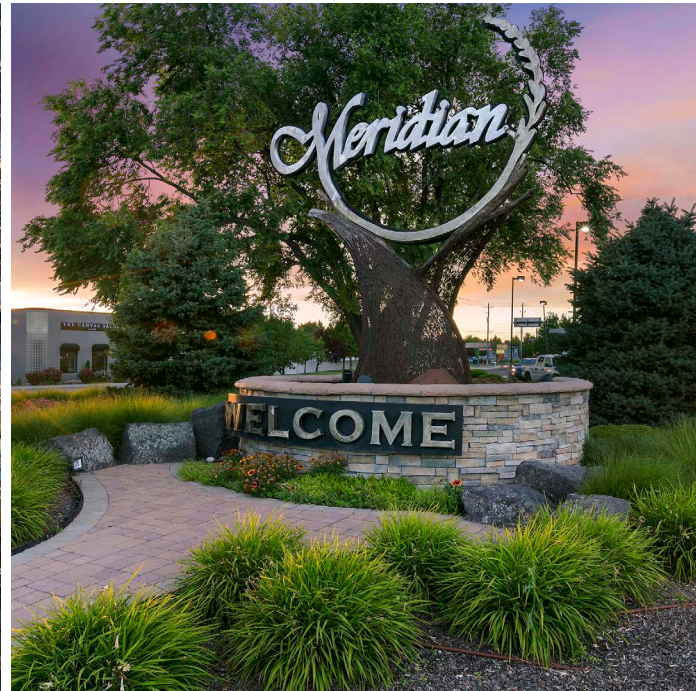


AREA OVERVIEW

MERIDIAN, IDAHO

Centrally located in the heart of Treasure Valley, and a short 15-minute drive from the Boise Airport, Meridian offers a plethora of amenities to include beautiful city parks, locally owned and operated restaurants, shopping, and entertainment options. Whether you want to enjoy dinner and a movie at the Village at Meridian, escape the heat at the Roaring Springs Water Park, catch a race at the Meridian Speedway, or have a picnic at one of the many city parks, the opportunities to create lasting memories are endless.

The City of Meridian is the second largest city in Idaho, and is strategically placed in the heart of the Treasure Valley just 6 miles west of Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an estimated population of 140,067 people. Health sciences and technology industries are a strong focus in Meridian, with an 18,000 acre health sciences and technology corridor attracting dozens of new businesses each year.





FOR MORE INFORMATION, PLEASE CONTACT

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