

AHLQUIST.

Eagle View Landing - West Building

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Eagle View Landing

Eagle View Landing is a mixed-use development featuring class A office, retail, multi-family living, and corporate campus spaces. Site highlights include Idaho's only Top Golf Venue, over 700,000 SQ. FT. of Class A office, a Hyatt Place Hotel, premium retail, Idaho Central Credit Union's Administrative Headquarters, and other notable tenants including Kiln. Located at the intersection of Idaho's busiest freeway (Interstate 84) and Idaho's busiest road (Eagle Road), the project boasts some of the highest traffic counts in the Treasure Valley.

Investment Highlights

HIGH-IMAGE OPPORTUNITY WITH HIGH-VISIBILITY

- Institutional-quality Class A construction in a high-visibility location.
- Offered below replacement cost.
- Diverse tenant mix and long lease terms through 2036.
- Positioned in a high-growth demographic and economic corridor.
- Minimal near-term CapEx due to recent completion.

Treasure Valley
POPULATION 900,000

EAGLE

DRIVE TIME TO
EAGLE VIEW LANDING: 25 MIN
POP: 33,000

BOISE FOOTHILLS

CALDWELL

DRIVE TIME TO
EAGLE VIEW LANDING: 25 MIN
POP: 68,000

MERIDIAN

DRIVE TIME TO
EAGLE VIEW LANDING: 12 MIN
POP: 140,000

BOISE

DRIVE TIME TO
EAGLE VIEW LANDING: 15 MIN
POP: 240,000

TEN MILLER RD.

EAGLE RD.

84

84

Eagle View Landing

EAST BOISE

84

NAMPA

DRIVE TIME TO
EAGLE VIEW LANDING: 20 MIN
POP: 115,000

BOISE AIRPORT

DRIVE TIME TO
EAGLE VIEW LANDING: 12 MIN

KUNA

DRIVE TIME TO
EAGLE VIEW LANDING: 22 MIN
POP: 30,000

EVL Retail

Location



EVL Retail

The Site



Retail West Building

Overview

LOCATION	1181 S SILVERSTONE WAY MERIDIAN, ID 83642
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TOTAL SQ. FT.	10,729
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NOI	\$391,401
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VACANCY FACTOR	5%
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ADJUSTED NOI	\$371,831
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CAP RATE	6.50%
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VALUE	\$5,720,474
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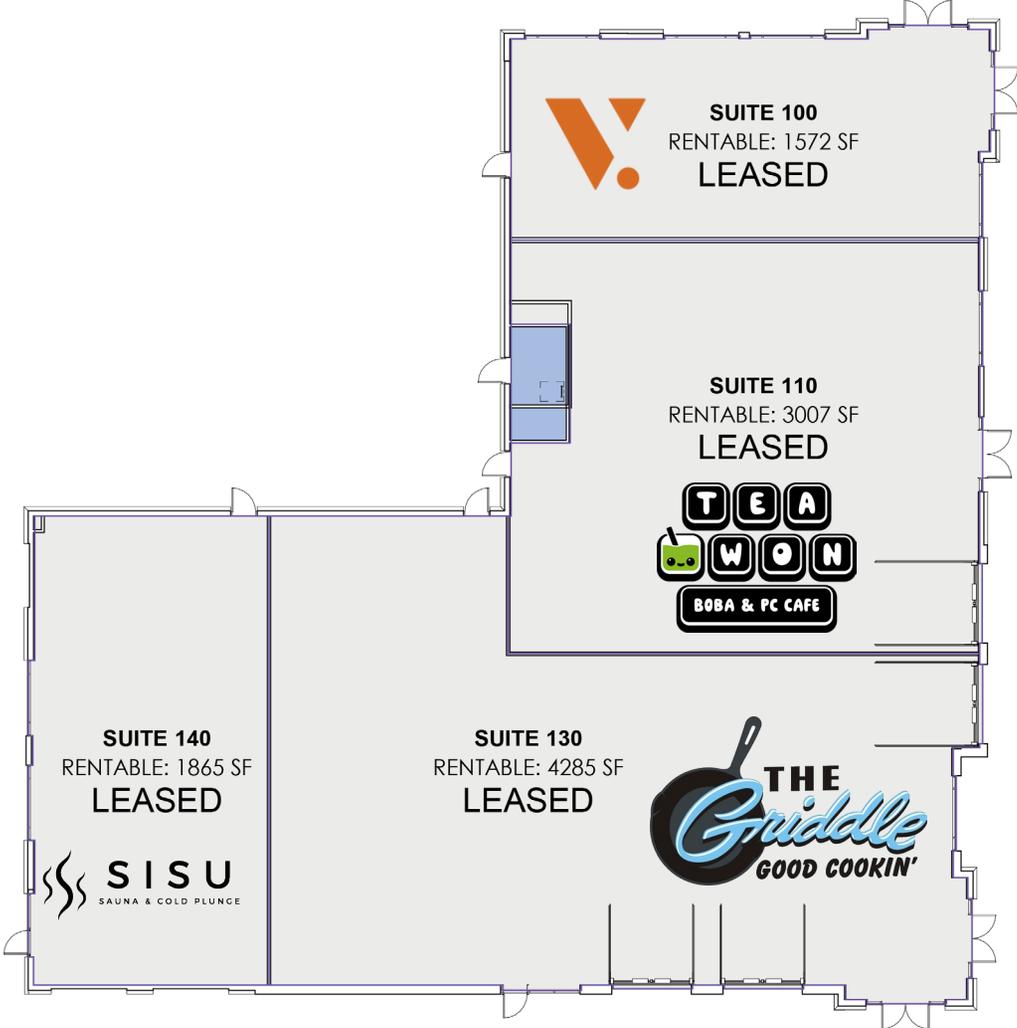
NOTES	FULLY LEASED MULTI TENANT RETAIL BUILDING NEAR TOPGOLF
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EVL Retail

Retail West

Building Floorplates: Retail West

Images of the building's floor plates showing availability.



EVL Retail

Floorplates

EVL RETAIL WEST**RSF****RATE****ANNUAL RENT**

VESSEL MEN'S HEALTH	1,572	36.05	56,671	SIGNED
TEA WON PC CAFÉ	3,007	36.05	108,402	SIGNED
THE GRIDDLE	4,285	37.50	160,688	SIGNED
SISU	1,865	35.20	65,640	SIGNED

\$391,401

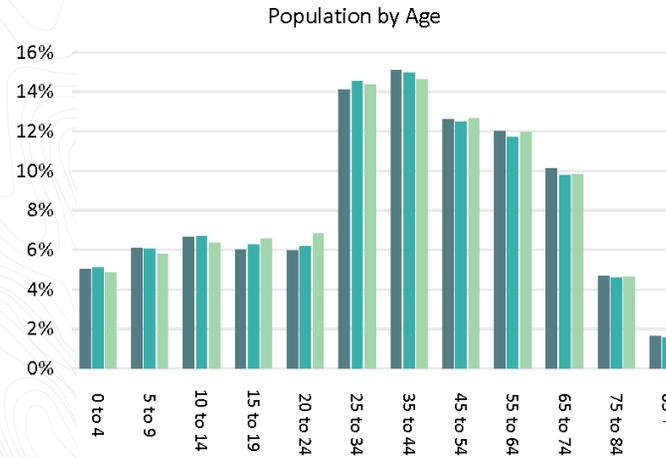
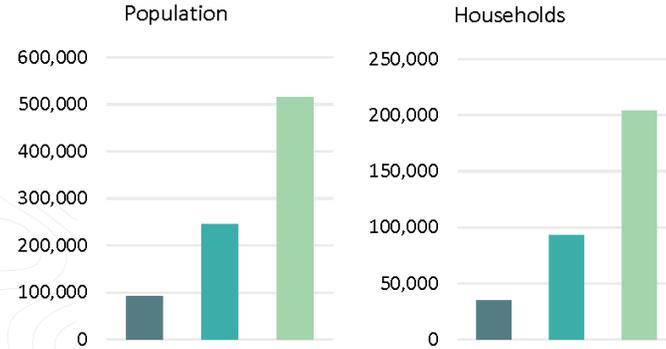
EVL Retail

Retail West

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Current						
2023 Population	92,402	---	245,234	---	515,668	---
2028 Projected Population	99,500	---	258,329	---	557,029	---
Pop Growth (%)	7.7%	---	5.3%	---	8.0%	---
2023 Households	35,155	---	92,836	---	203,683	---
2028 Projected Households	38,362	---	98,811	---	221,979	---
HH Growth (%)	9.1%	---	6.4%	---	9.0%	---
Daytime Population	80,115	---	187,455	---	415,423	---
Average Business Travelers	963	---	2,745	---	6,401	---
Average Leisure Travelers	61	---	182	---	630	---
Average Migrant Workers	0	---	0	---	17	---
Group Quarters Pop	61	---	182	---	630	---
Pop in Family Households	79,600	---	208,631	---	420,857	---
Pop Non-Family Households	11,940	---	33,586	---	85,082	---
Total Population by Age						
Median Age (2023)	38.4		38.1		38.4	
Ages by Year						
0 to 4	4,632	5.0%	12,582	5.1%	24,995	4.8%
5 to 9	5,630	6.1%	14,810	6.0%	29,862	5.8%
10 to 14	6,152	6.7%	16,415	6.7%	32,871	6.4%
15 to 19	5,571	6.0%	15,349	6.3%	33,891	6.6%
20 to 24	5,506	6.0%	15,209	6.2%	35,136	6.8%
25 to 34	13,051	14.1%	35,698	14.6%	74,087	14.4%
35 to 44	13,952	15.1%	36,760	15.0%	75,394	14.6%
45 to 54	11,639	12.6%	30,663	12.5%	65,382	12.7%
55 to 64	11,110	12.0%	28,705	11.7%	61,667	12.0%
65 to 74	9,342	10.1%	24,000	9.8%	50,628	9.8%
75 to 84	4,324	4.7%	11,281	4.6%	23,985	4.7%
85 +	1,493	1.6%	3,762	1.5%	7,771	1.5%

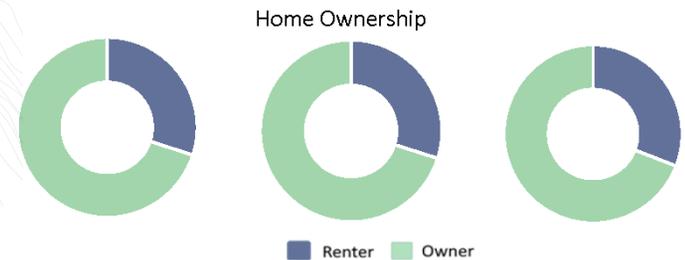
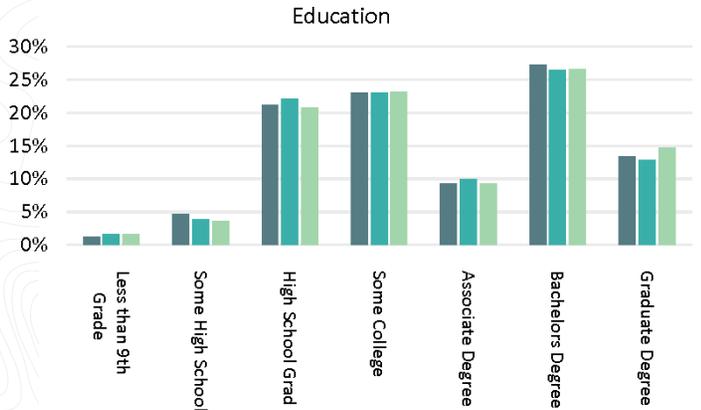
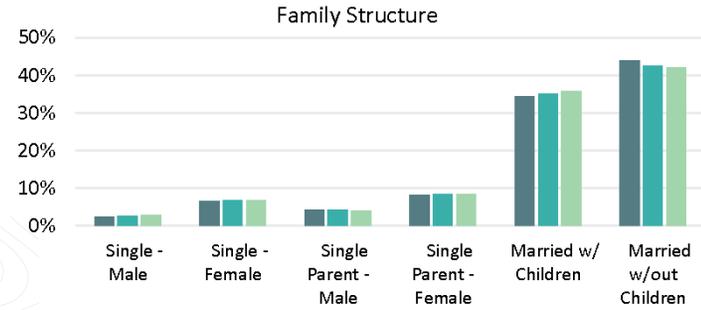


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Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Family Structure (2023)	25,340		66,077		134,902	
Single - Male	603	2.4%	1,776	2.7%	3,784	2.8%
Single - Female	1,675	6.6%	4,561	6.9%	9,350	6.9%
Single Parent - Male	1,094	4.3%	2,769	4.2%	5,385	4.0%
Single Parent - Female	2,103	8.3%	5,593	8.5%	11,330	8.4%
Married w/ Children	8,708	34.4%	23,216	35.1%	48,277	35.8%
Married w/out Children	11,157	44.0%	28,162	42.6%	56,776	42.1%
Education (2023)	64,910		170,867		358,913	
Less than 9th Grade	780	1.2%	2,841	1.7%	6,041	1.7%
Some High School	3,008	4.6%	6,611	3.9%	12,924	3.6%
High School Grad	13,737	21.2%	37,777	22.1%	74,843	20.9%
Some College	14,953	23.0%	39,374	23.0%	83,118	23.2%
Associate Degree	6,019	9.3%	16,972	9.9%	33,581	9.4%
Bachelors Degree	17,716	27.3%	45,233	26.5%	95,524	26.6%
Graduate Degree	8,698	13.4%	22,060	12.9%	52,881	14.7%
Home Ownership (2023)	46,670		123,392		272,972	
Housing Units Occupied	35,155	75.3%	92,836	75.2%	203,683	74.6%
Housing Units Vacant	970	2.1%	2,824	2.3%	6,447	2.4%
Occupied Units Renter	10,546	22.6%	27,732	22.5%	62,842	23.0%
Occupied Units Owner	24,609	52.7%	65,104	52.8%	140,842	51.6%
Unemployment Rate (2023)		1.4%		1.8%		2.0%
Employment, Pop 16+ (2023)	80,115		187,455		415,423	
Armed Services	391	0.5%	640	0.3%	1,423	0.3%
Civilian	52,973	66.1%	140,371	74.9%	294,111	70.8%
Employed	51,901	64.8%	136,869	73.0%	285,496	68.7%
Unemployed	1,073	1.3%	3,502	1.9%	8,615	2.1%
Not in Labor Force	21,378	26.7%	56,971	30.4%	125,322	30.2%
Businesses						
Establishments	4,536	---	9,726	---	21,692	---
Employees (FTEs)	41,942	---	85,683	---	200,223	---



Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius	5 Mile Radius	10 Mile Radius
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Population by Race/Ethnicity (2023)

White, Non-Hispanic	75,882	82.1%	199,445	81.3%	417,422	80.9%
Hispanic	8,918	9.7%	25,546	10.4%	55,469	10.8%
Black, Non-Hispanic	1,137	1.2%	4,290	1.7%	9,474	1.8%
Asian, Non-Hispanic	3,473	3.8%	7,863	3.2%	16,428	3.2%
Other	2,993	3.2%	8,089	3.3%	16,875	3.3%

Language at Home (2023)

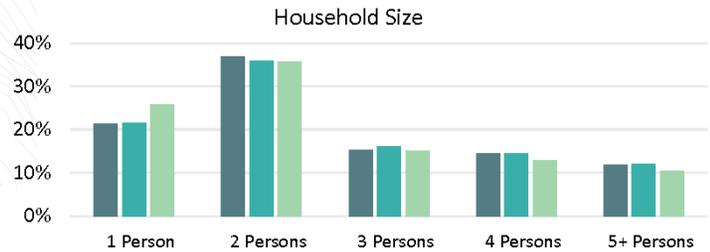
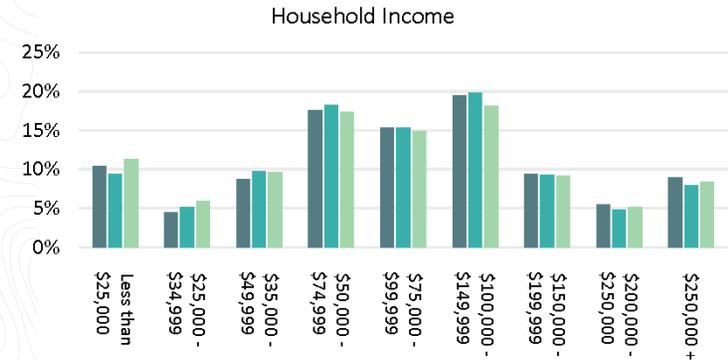
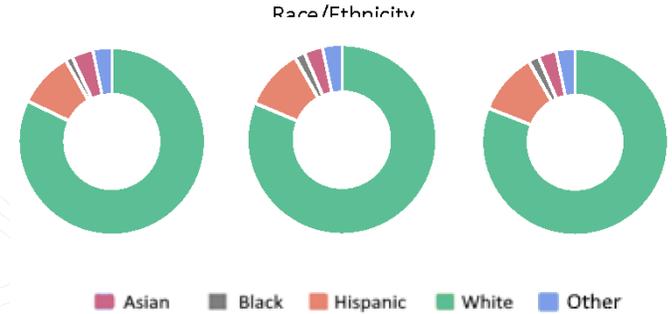
Spanish Linguistically Isolated	270	0.8%	836	0.9%	1,665	0.8%
Spanish Not Isolated	3,024	8.6%	7,114	7.7%	15,024	7.4%
Asian Linguistically Isolated	267	0.8%	368	0.4%	602	0.3%
Asian Not Isolated	469	1.3%	996	1.1%	2,303	1.1%

Household Income (2023)

Per Capita Income	\$45,462	---	\$45,431	---	\$47,572	---
Average HH Income	\$119,265	---	\$119,642	---	\$119,940	---
Median HH Income	\$99,343	---	\$94,867	---	\$92,635	---
Less than \$25,000	3,666	10.4%	8,722	9.4%	23,079	11.3%
\$25,000 - \$34,999	1,559	4.4%	4,822	5.2%	12,000	5.9%
\$35,000 - \$49,999	3,082	8.8%	9,069	9.8%	19,532	9.6%
\$50,000 - \$74,999	6,195	17.6%	16,982	18.3%	35,470	17.4%
\$75,000 - \$99,999	5,397	15.4%	14,294	15.4%	30,424	14.9%
\$100,000 - \$149,999	6,860	19.5%	18,429	19.9%	36,882	18.1%
\$150,000 - \$199,999	3,295	9.4%	8,652	9.3%	18,691	9.2%
\$200,000 - \$250,000	1,929	5.5%	4,491	4.8%	10,450	5.1%
\$250,000 +	3,171	9.0%	7,375	7.9%	17,155	8.4%
Avg Family Income	\$132,476		\$132,338		\$138,720	
Avg Non-Family Income	\$94,291		\$104,168		\$99,933	

Household Size (2023)

1 Person	7,498	21.3%	20,102	21.7%	52,565	25.8%
2 Persons	12,981	36.9%	33,265	35.8%	72,919	35.8%
3 Persons	5,392	15.3%	14,898	16.0%	30,979	15.2%
4 Persons	5,099	14.5%	13,398	14.4%	26,063	12.8%
5+ Persons	4,184	11.9%	11,173	12.0%	21,157	10.4%



EVI Retail

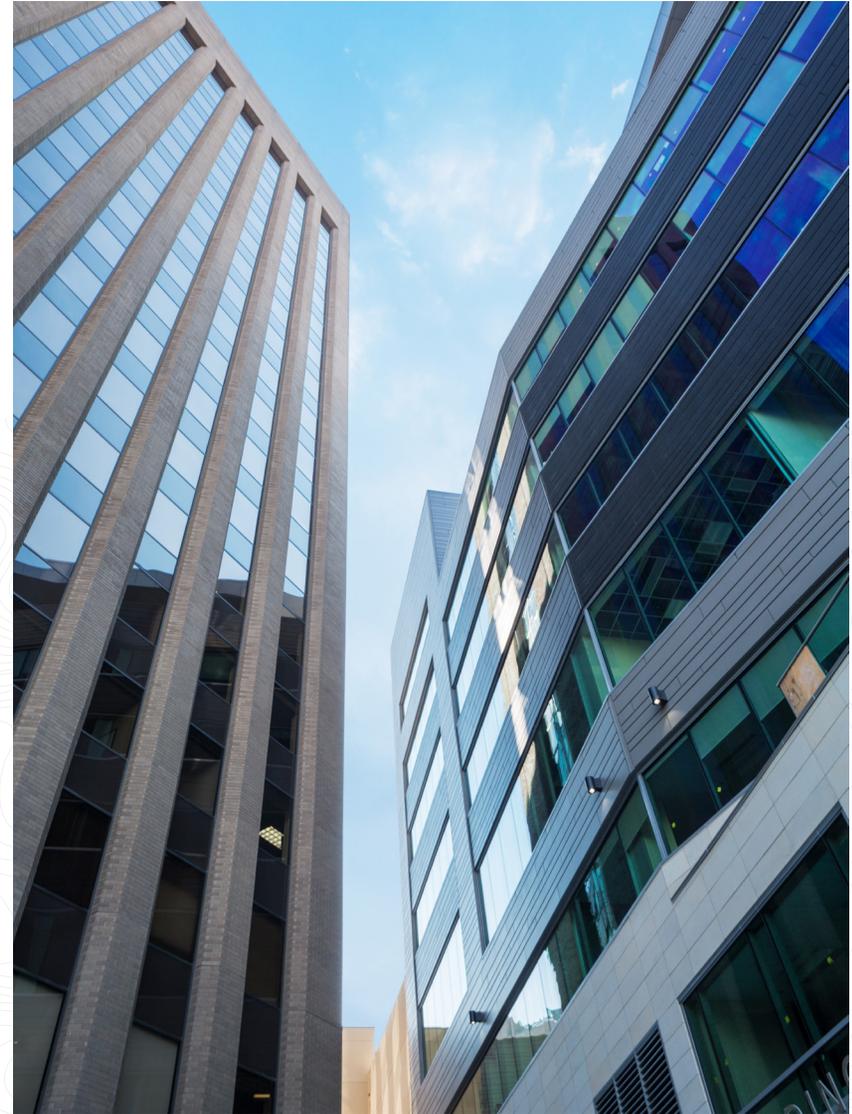
Site Demographics

AHLQUIST.

With 20 years of experience in development and a legacy of innovation, Ahlquist is a full-service real estate, and property solutions firm dedicated to building exceptional spaces and lasting relationships. Our expertise spans, architecture, development, asset & property management, and leasing, allowing us to take projects from concept to completion with efficiency and excellence.

Over the past two decades, we have developed millions of square feet across commercial, medical, retail, industrial, and multifamily sectors, navigating complex zoning, entitlements, and approvals to bring visionary projects to life. Our in-house architecture team creates innovative, functional designs. Through proactive asset & property management, we safeguard investments and enhance tenant experiences, and with strategic leasing services, we help businesses find the perfect space to grow.

As we continue to expand, we are actively taking on new projects and remain open for business in every sector of development. Whether you're looking to build, invest, or lease, Ahlquist is ready to bring your vision to life. Let's build something great together.



EVL Retail



Mark Cleverley

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MARK@AHLQUISTDEV.COM

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
HOLT@AHLQUISTDEV.COM

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.

EVL Retail

Contact

AHLQUIST.

Thank you

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