

EXQUISITELY BUILT OUT RETAIL / PRIVATE SHOWROOM PROPERTY | IDEAL OWNER-USER SALE

3540 N. EAGLE ROAD

MERIDIAN, IDAHO 83646



TOK
COMMERCIAL

OFFERING PRICE
— \$4,250,000

**UNIQUE, PRIVATE
INTERIOR EXPERIENCE!**

JOHN STEVENS, CCIM — 208.947.0814 — john@tokcommercial.com

TOURS SUBJECT TO RECEIPT OF AGREED UPON LOI WITH QUALIFIED BUYER

STORAGE AREA IN REAR OF BUILDING.



ALL SHOWINGS MUST BE SCHEDULED WITH LISTING AGENT
AFTER EXECUTION OF LOI OF QUALIFIED BUYER

UNBEATABLE RETAIL SYNERGY ON EAGLE ROAD

Surrounded by four highly frequented retail centers at the second highest traffic intersection in the state, Eagle/Ustick Roads!

WELL-SUITED FOR HIGH-PROFILE RETAIL, RESTAURANT OR SHOWROOM USER

Meticulously built out interior with open layout showroom, commercial kitchen, dining area, warehouse area, office space, upstairs game lounge, and two bay exterior garage in secured receiving area. Property also features professional grade, fully integrated sound and light system along with security system throughout the interior and exterior of the property. Secured gate between front parking lot and rear receiving area.

HIGHLY ACCESSIBLE LOCATION

Tremendous exposure, easy access, and an abundance of private parking — at only 17% site coverage — directly off of Eagle Road, Meridian's key retailer corridor.

UNIQUE AND INCREDIBLY WELL MAINTAINED

Carefully crafted and curated interior finishes in like-new condition building. High-end and classicly clean fixtures and finishes adorn a modern, warehouse feel build out with well thought out design in every corner.

AMIDST MAJOR TRAFFIC DRIVERS

Co-tenants include Lowe's Home Improvement, Dunkley Music, Dave's Hot Chicken, Sizzler, Crumbl Cookies and more! Major area tenants include Kohl's, DICK'S Sporting Goods, Hobby Lobby, Trader Joes, PGA Tour Superstore, and McDonald's.



OFFERING PRICE

\$4,250,000

BLDG. TYPE

RETAIL / SHOWROOM

BLDG. SIZE

8,971 SQ. FT_{GROUND FLOOR}
1,814 SQ. FT_{FINISHED LOFT}
10,785 SQ. FT_{TOTAL}

YEAR BUILT

2017

LOT SIZE

1.158 AC.

ZONING

C-G

PARKING

73 STALLS

UTILITIES

FULLY SPRINKLERED

UPDATED: 11.1.2023

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GROUND FLOOR SHOWROOM AREA



GROUND FLOOR SEATING AREA



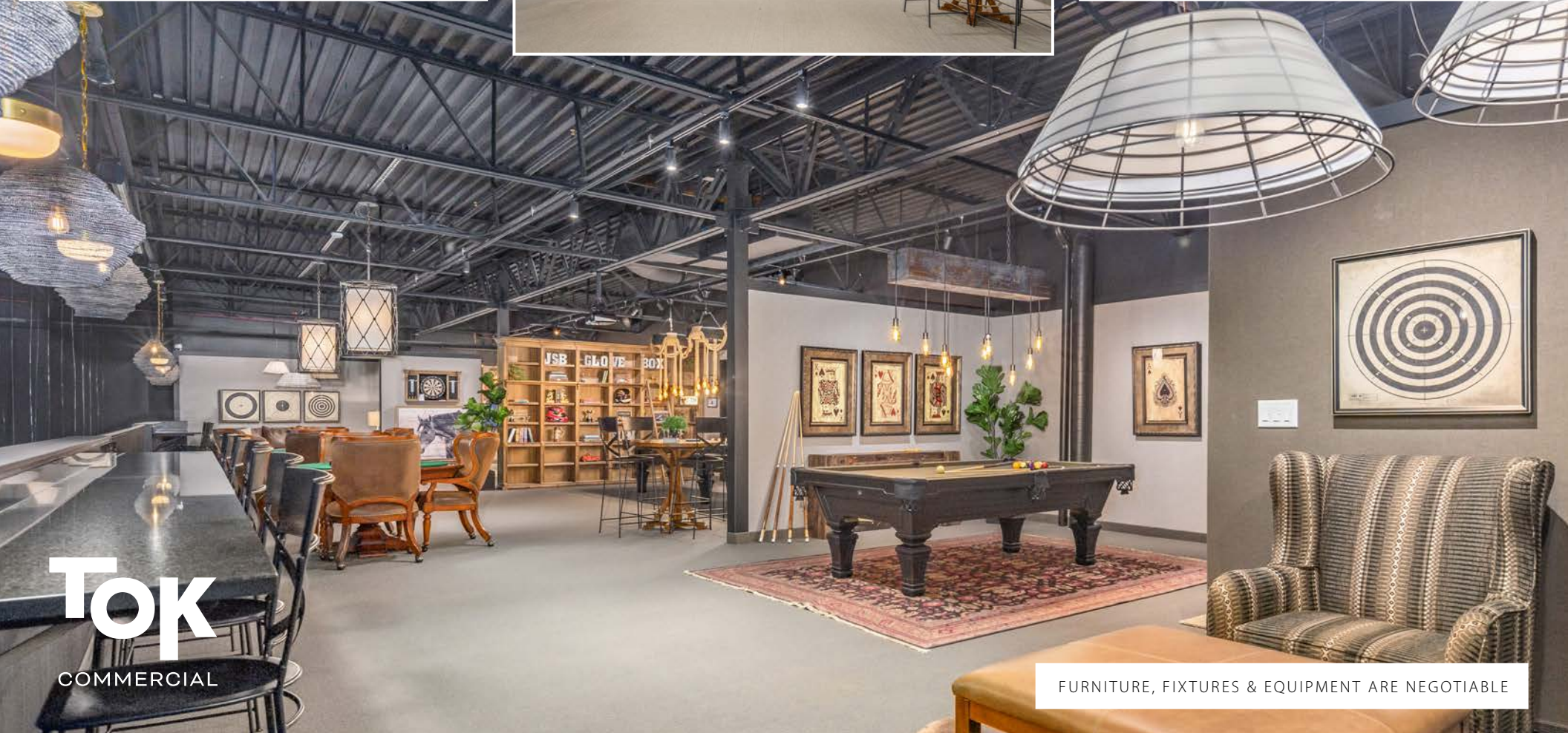
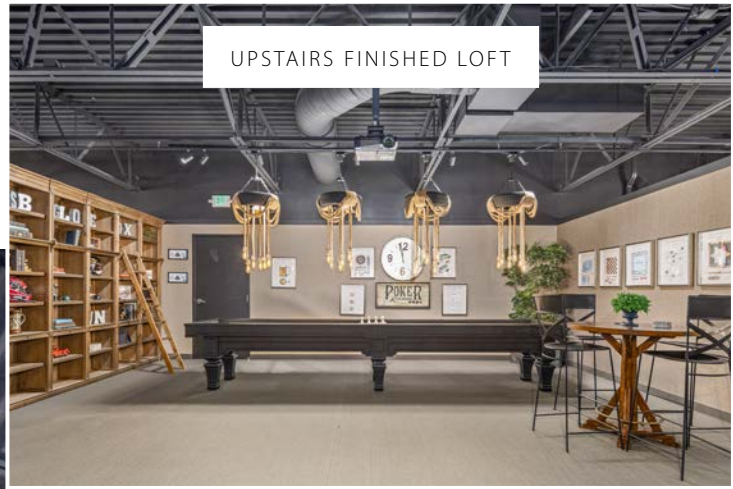
GROUND FLOOR BAR AREA



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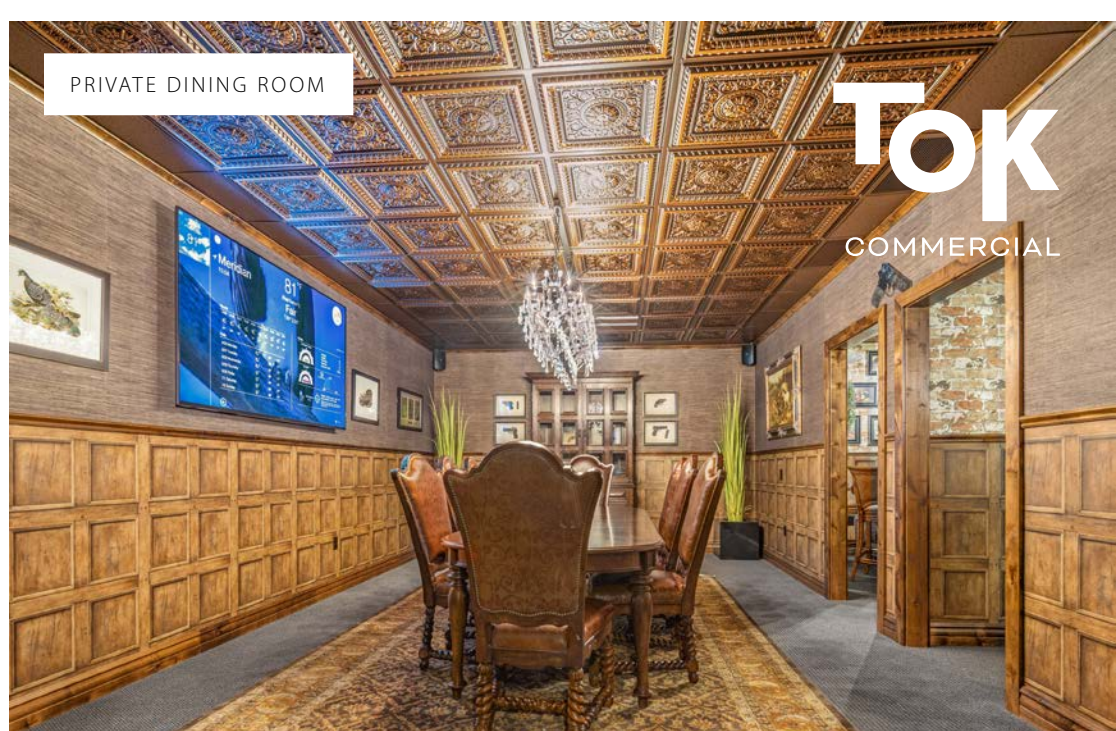
FURNITURE, FIXTURES & EQUIPMENT ARE NEGOTIABLE

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FULLY FUNCTIONAL HIGH END KITCHEN

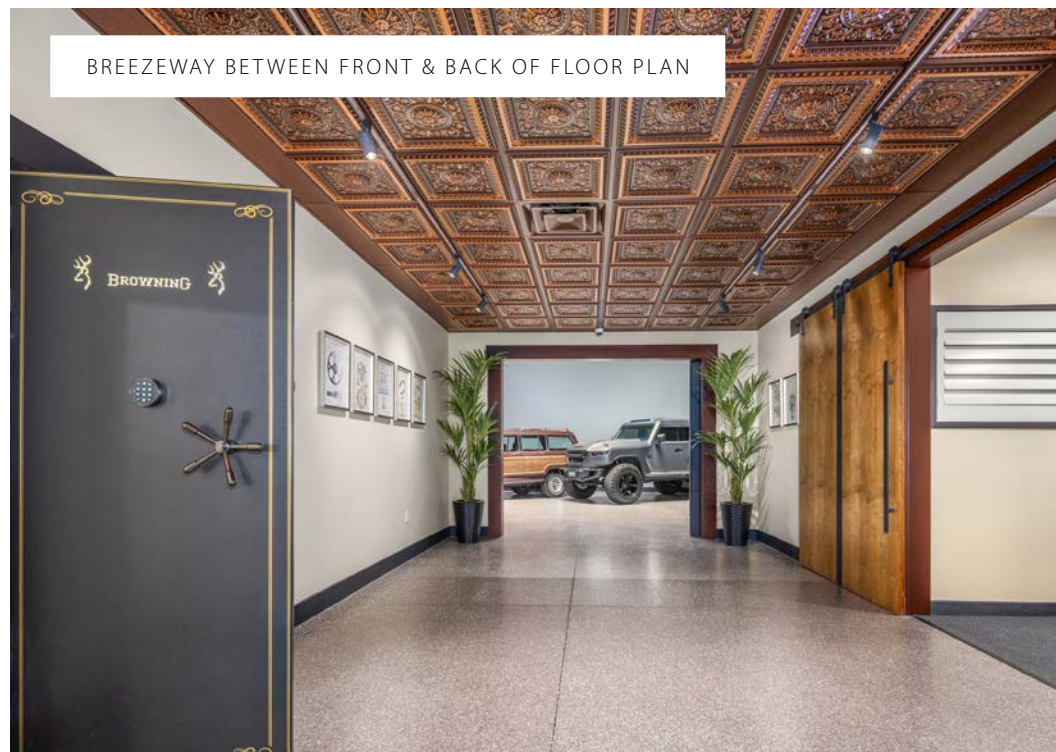


PRIVATE DINING ROOM

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ENTERTAINING AREA



BREEZEWAY BETWEEN FRONT & BACK OF FLOOR PLAN

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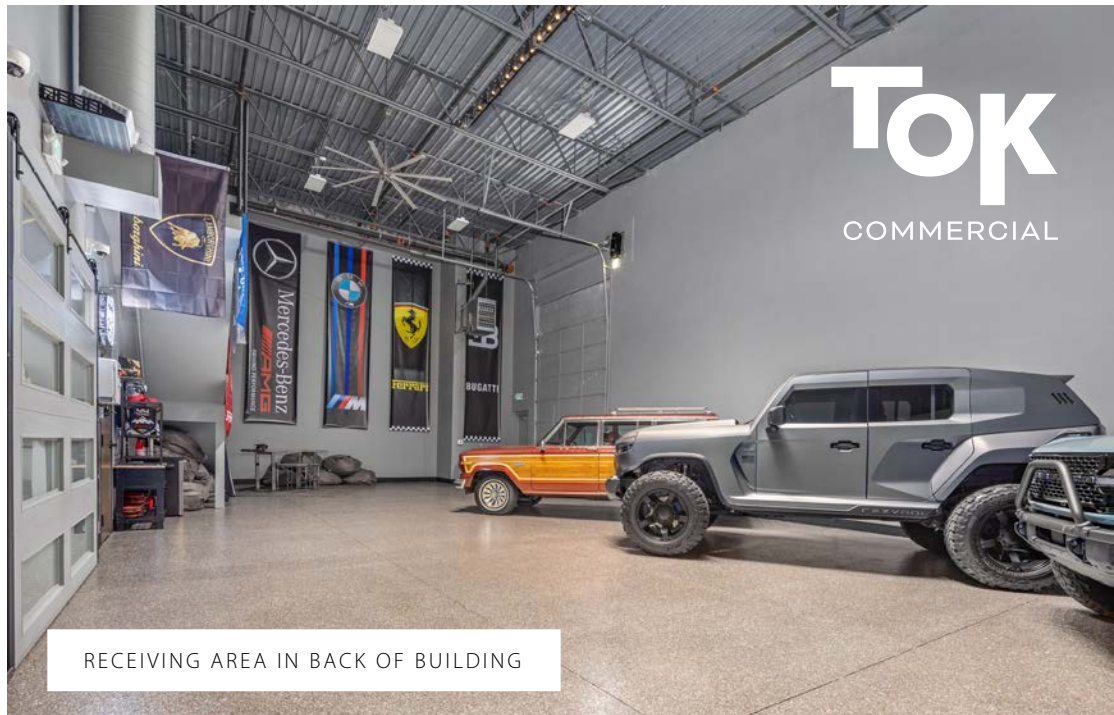
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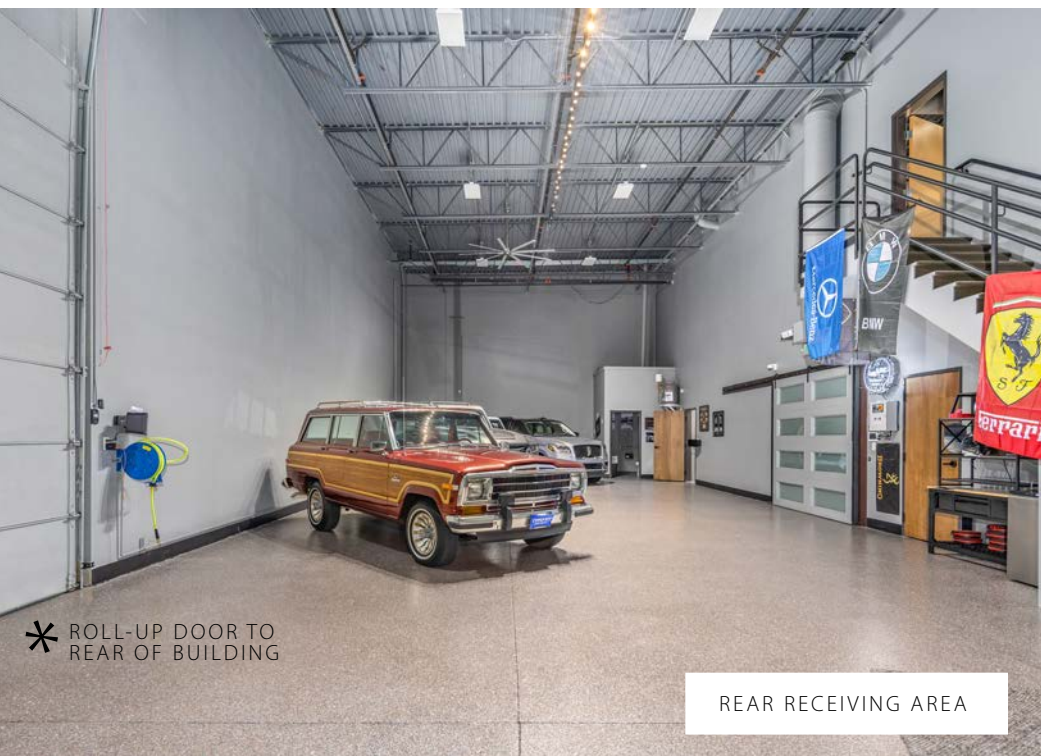


OFFICE AREA



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RECEIVING AREA IN BACK OF BUILDING



* ROLL-UP DOOR TO REAR OF BUILDING

REAR RECEIVING AREA



BREEZEWAY BETWEEN FRONT & BACK OF FLOOR PLAN

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SECURED GATE TO RECEIVING AREA



AMPLE PARKING. JUST RESURFACED.

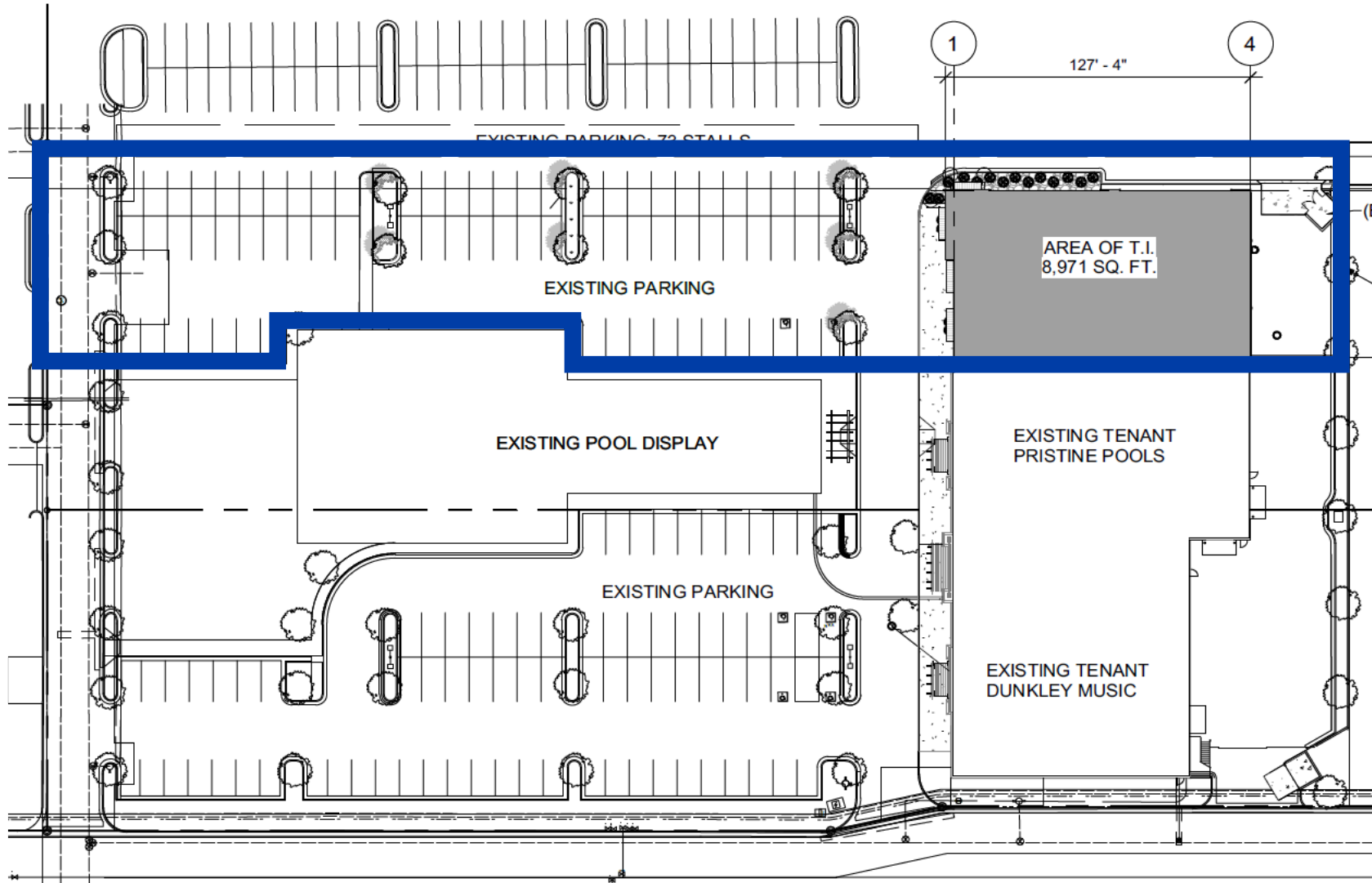


DOUBLE DOOR ENTRYWAY



2 BAY EXTERIOR WITH STORAGE GARAGE

PROPERTY SITE PLAN

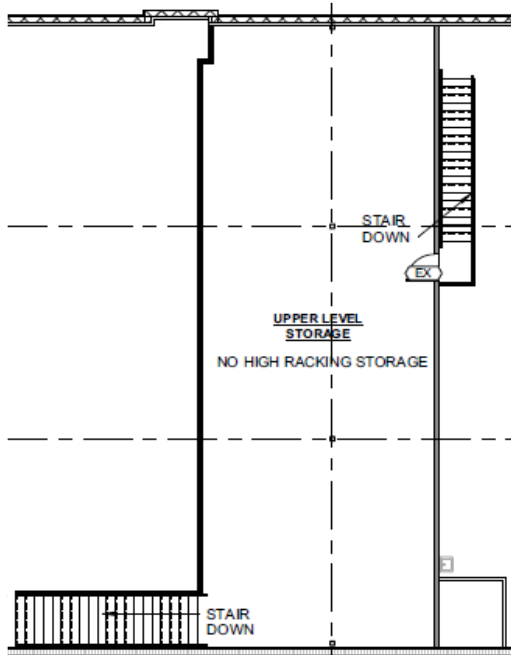


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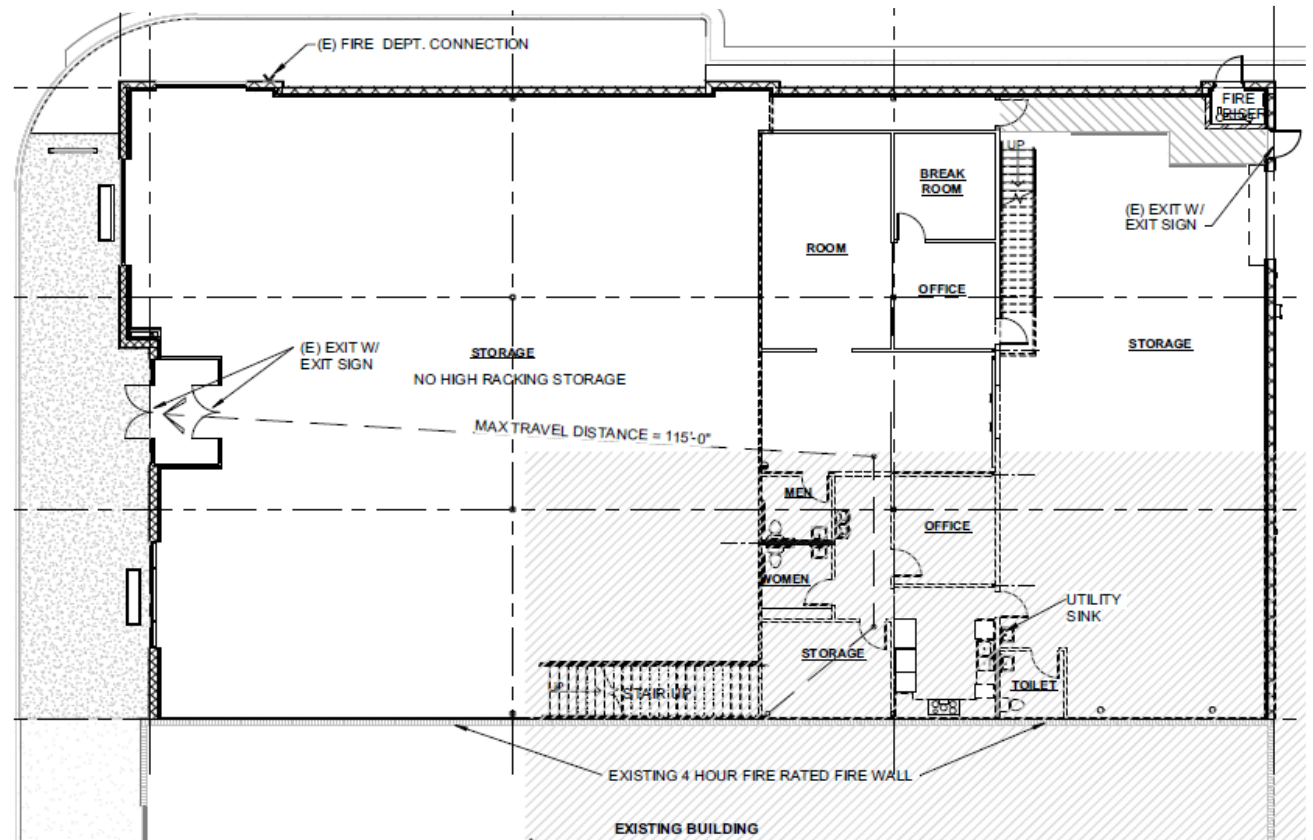
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UPPER LEVEL PLAN



GROUND FLOOR PLAN



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Public Storage

SITE

BALDCYPRESS ST

LOWE'S
Home Improvement Warehouse

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O'Reilly

Joe Mamma's

Izumi
JAPANESE STEAKHOUSE

47,475 VPD

EAGLE ROAD

OVER 47,000 VEHICLES PER DAY ON EAGLE ROAD!



SITE

**CENTREPOINTE MARKETPLACE
DOWNEAST**
 LA CREME
 DICK'S SPORTING GOODS
 Panera BREAD
 HOBBY LOBBY
 SALLY BEAUTY
 Qdoba | TOYTOWN
 SHOE CARNIVAL | KOHL'S

METRO
 STARS

First Interstate Bank
 TACO BELL

Affinity
 150 UNITS

USTICK MARKETPLACE
 O'Reilly
 AspenDental
 Table Rock FLOORING - DESIGN
 crumbl cookies
 Sizzler
 Dunkley
 RUMBI ISLAND GRILL
 WING STOP
 CostaVida
 KNEADERS

EAGLE ROAD
 47,475 VPD

INTERSECTION
 73,102 VPD

USTICK BLVD
 21,129 VPD

McDonald's
 Culver's
 LES SCHWAB
 TRADER JOE'S
 Idaho Central CREDIT UNION
 chili's

LOWE'S
 Home Improvement Warehouse

Public Storage

AREA DEMOGRAPHIC SUMMARY

POPULATION	HOUSEHOLDS	MED. INCOME	EMPLOYEES
1 MI 14,431	1 MI 4,814	1 MI \$95,117	1 MI 4,096
3 MI 106,919	3 MI 38,916	3 MI \$98,606	3 MI 34,277
5 MI 260,203	5 MI 97,762	5 MI \$93,365	5 MI 88,961

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EXCELLENT OWNER-USER OR INVESTMENT OPPORTUNITY

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