

TOK

COMMERCIAL

1561 CELEBRATION AVE

OWNER/USER RETAIL PAD FOR SALE OR GROUND LEASE | MERIDIAN, IDAHO

CELEBRATION AVE

OVERLAND RD

PRICE REDUCED!

OWNER/USER RETAIL PAD FOR SALE OR GROUND LEASE
IN PRIME MERIDIAN LOCATION

Rare Overland frontage lot surrounded by developments.

Parking lot and landscape improvements in place.

Uninterrupted ingress/egress from Overland Rd.

Utilities to site.

Directly across adjacent to Mountain View High School with 2,462 students.

3 minute drive to I-84 Eagle Road exit.

HIGHLIGHTS



CONTACT



BRIANNA MILLER, CCIM, CLS
208.761.9373
briannam@tokcommercial.com

DETAILS



SALE INFORMATION

Size:	Sale Price:
1.069 AC	\$1,700,000

LEASE INFORMATION

Size:	Lease Rate:
1.069 AC	\$140,000/yr

PARCEL NO:	R1814730030
UTILITIES:	To Site
ZONING:	C-G - General Retail & Service Commercial

UPDATED: 4.10.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



St Luke's

TOPGOLF

EAGLE ROAD

TOWNEPLACE SUITES
tru
Hilton

MOE JOE'S
JJ
KeyBank

3 MIN DRIVE
84

SEASONS AT MERIDIAN
711 UNITS

MOTOR HARLEY-DAVIDSON CYCLES

ZONED COMMERCIAL

Red Fort
Cuisine of India

HAPPY TERIYAKI
THE Griddle
PUB & GRILL

the HUMAN BEAN

27,000 VPD

FULL ACCESS

MEDIAN ENTRY

SONIC
America's Drive-In

Domino's

CINEMARK
MAJESTIC CINEMAS
19 CINEMAS

STRETCH LAB
iRepair
SUBWAY

1.069 ACRES

OVERLAND RD

Idaho Central
CREDIT UNION

Dutch Bros

TOK

COMMERCIAL



MOUNTAIN VIEW HIGH SCHOOL
2,462 STUDENTS

ZONED COMMERCIAL

CELEBRATION AVE

OVERLAND RD

**PARKING LOT
IMPROVEMENTS**

1.069 ACRES

UPDATED: 4.10.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

TOK

COMMERCIAL



Idaho State University

LOCUST GROVE RD

CINEMARK

MAJESTIC CINEMAS
19 CINEMAS

128,821 VPD



ZONED COMMERCIAL

ZONED COMMERCIAL

1.069 ACRES

OVERLAND RD

CELEBRATION AVE

UPDATED: 4.10.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

RETAIL MAP



POPULATION
228,851

5 MI. RADIUS



HOUSEHOLDS
87,135

5 MI. RADIUS



MEDIAN HOUSEHOLD INC.
\$121,862

5 MI. RADIUS

STRONG DEMOGRAPHIC TRADE AREA



UPDATED: 4.10.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

DEMOGRAPHICS	1MI.	3MI.	5MI.
POPULATION	6,593	82,424	218,130
AVG HH INCOME	\$157,588	\$131,312	\$124,739
HOUSEHOLDS	2,647	34,383	86,830
EMPLOYEES	5,748	34,873	70,593

● PLANNED RESIDENTIAL LOTS = **5,784**

SITE

5MI.

3MI.

1MI.