



Eagle Road Frontage
Retail/Flex Space For Lease

NAISelect

R RALLENS REALTY
CONSULTANTS



PROPERTY INFORMATION

PROPERTY TYPE	Retail
LEASE RATE	\$18.00/SF Annually
AVAILABLE SPACE	3,485 SF
ADDRESS	3131 E Lanark St, Meridian, ID 83642
LEASE TERM	Negotiable
LEASE TYPE	NNN
ESTIMATED NNN	\$3.51/SF

HIGHLIGHTS

- Eagle Road frontage with high visibility and traffic counts
- Versatile floor plans to accommodate diverse business needs
- Storefront windows ideal for retail use and display opportunity
- Onsite parking for tenant and guest convenience
- Proximity to major transportation arteries for easy access
- 375 SF Mezzanine
- Prime location offering exceptional business presence opportunities

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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MERIDIAN, ID



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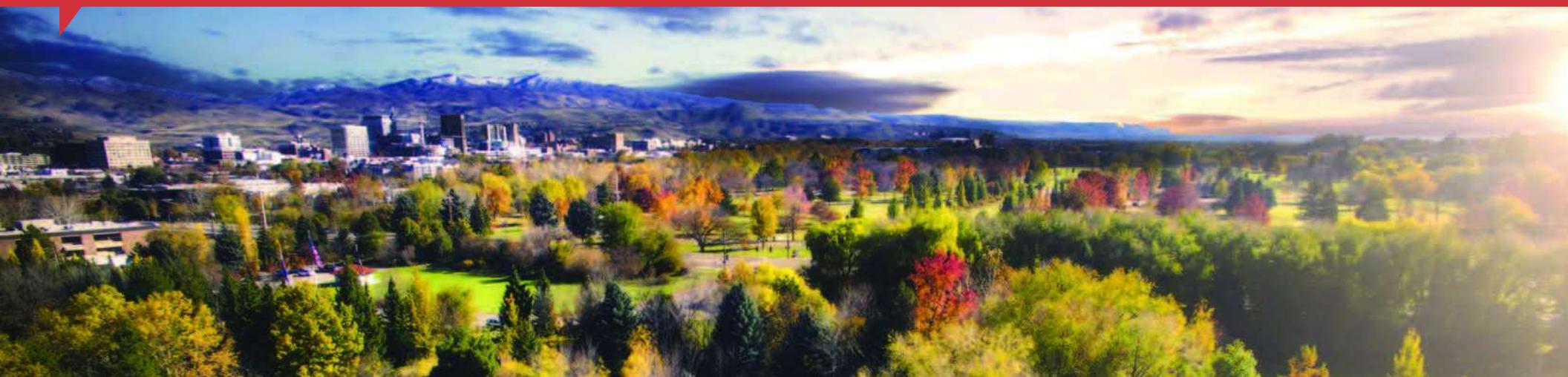
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730K

**93% of the migration
is arriving from
outside of Idaho**



Population Growth

Over 730,000 people live in the Boise Metro and we're welcoming more every day. In fact, we're the second-fastest growing metro in the nation* with a population growing three times faster than the national average.

This rapid growth — both from in-migration, and retention — is fueled by the draw of recreational and cultural amenities occurring simultaneously with the economic pull of strong jobs.

Net Migration

Net migration measures the migration both into and out-of the Boise Metro. The Boise Metro has the fastest net migration rate of any US Metro* outside of Florida. Ninety-three percent of the migration, on net, is arriving from outside of Idaho. Of these out-of-state movers, over 60 percent, on net, are made up of people under 50 years old, and **one in three new residents, on net, is between 20 and 49 years old.**

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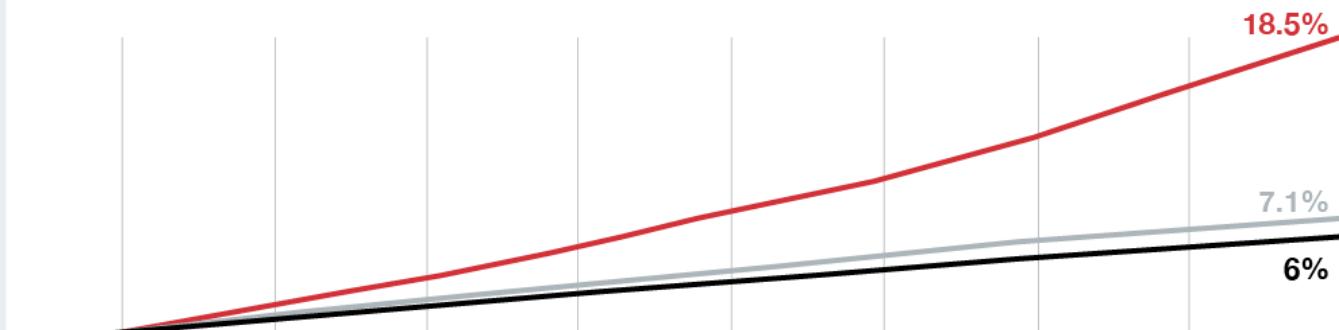
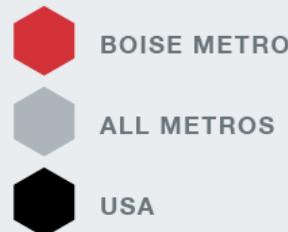
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Population Growth
2010-2018



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

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

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From 2015 to 2020, the population of Meridian, Idaho grew by more than 31% — a top-three rate in our study. Meridian also ranks ninth for both its August 2021 unemployment rate (2.5%) and five-year change in number of housing units (27.52%)"... Businesses in Nampa, Idaho are booming. Census Bureau data shows that between 2014 and 2019 the total number of establishments in Nampa grew by close to 29%, the highest rate in our top 10 boomtowns and second-highest overall. Nampa also ranks in the top 5% of cities for two additional metrics: five-year population change and average yearly GDP growth. From 2015 to 2020, the population grew by 15.20% and the average yearly growth in total output for the three-year period from 2016 to 2019 is 6.27%.

smartasset.com

7.7% growth rate in personal income for Q1 2022 in Idaho — one of top 5 States in the Country.

www.bea.gov

Boise, Idaho — Fitch Ratings announced today it upgraded Idaho to the best credit rating a state can achieve — the AAA credit rating — a step that saves taxpayer dollars on financing of road construction and other public works projects and signals the structural strength of Idaho state government and our economy.

gov.idaho.gov



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IDAHO STATS

#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 Least Regulated State

Mercatus Center at George Mason University

#1 State for Creditworthiness

Barron's

#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

#1 State for in Lowest Annual Tax Revenue Decline

Pew Trusts

#1 State in Year Over Year Growth

Pew Trusts

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

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