

3131 E LANARK ST

MERIDIAN, ID 83642

Eagle Road Frontage  
Retail/Flex Space For Lease





### PROPERTY INFORMATION

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

**MIKE ERKMANN, CCIM**

P: 208.229.6015 | C: 208.629.6003 | [mike@naiselect.com](mailto:mike@naiselect.com)

**RILEY WIEDMEIER, MBA**

P: 208.954.2229 | C: [riley@naiselect.com](mailto:riley@naiselect.com)

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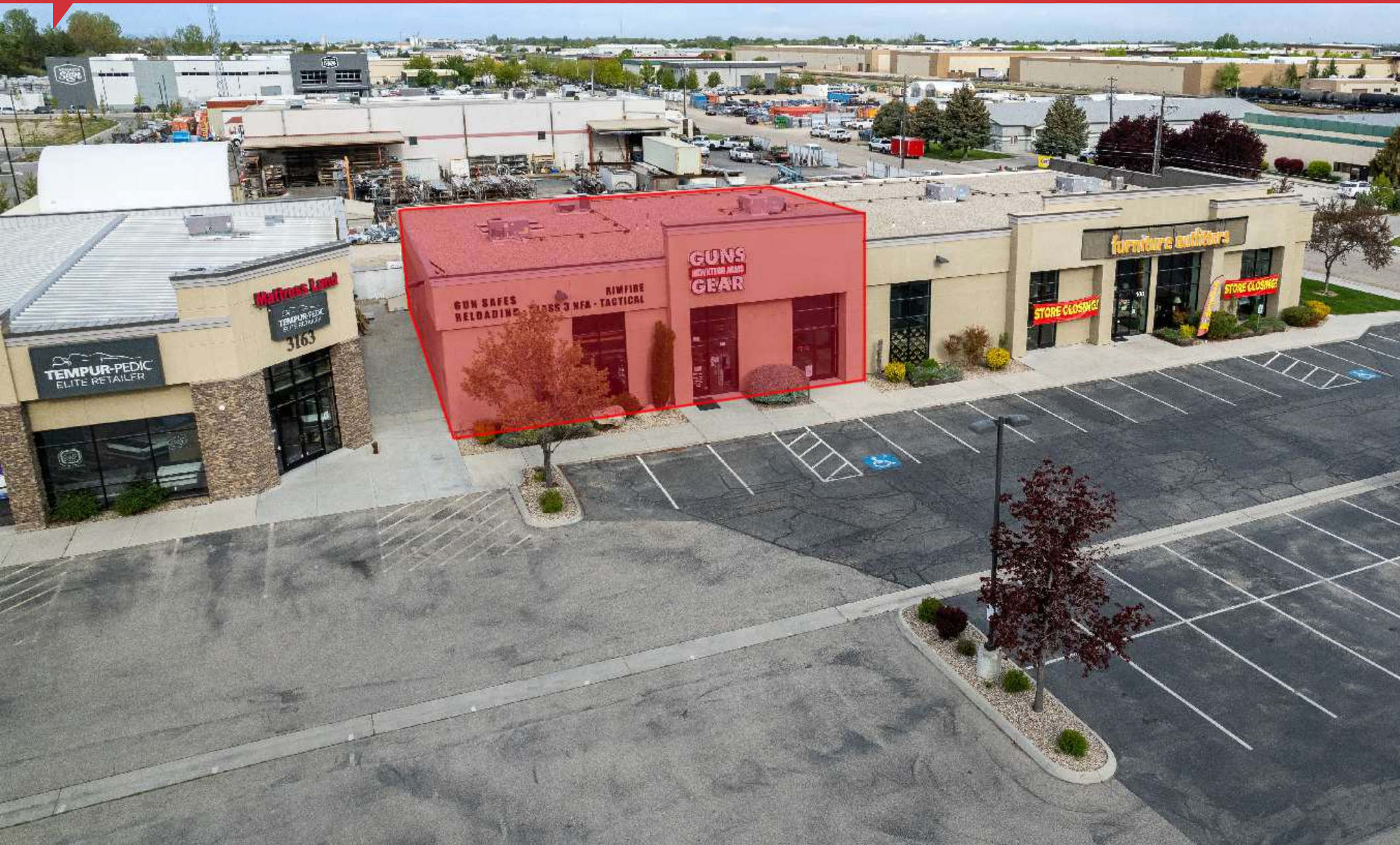
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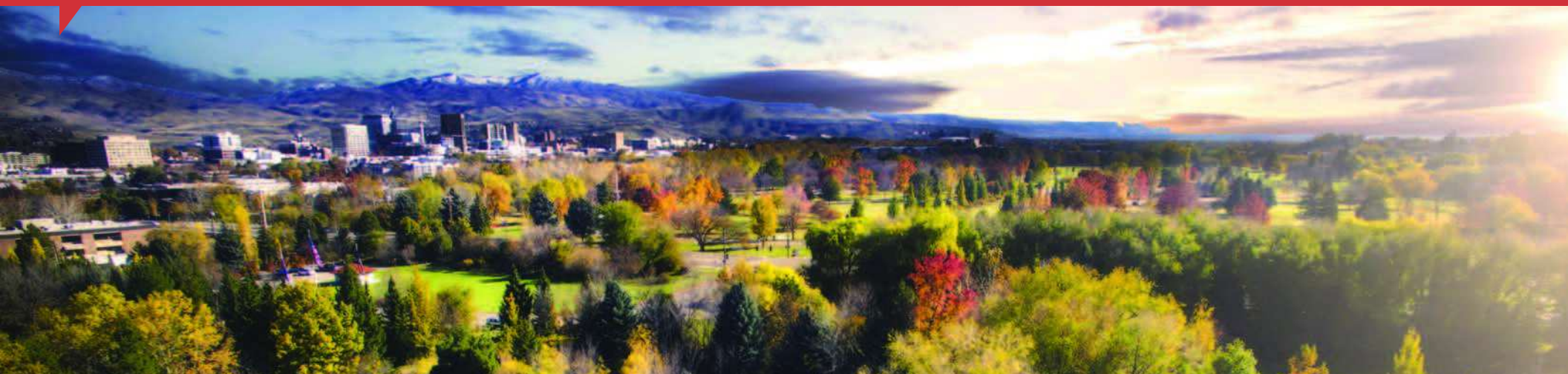
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## 730K

**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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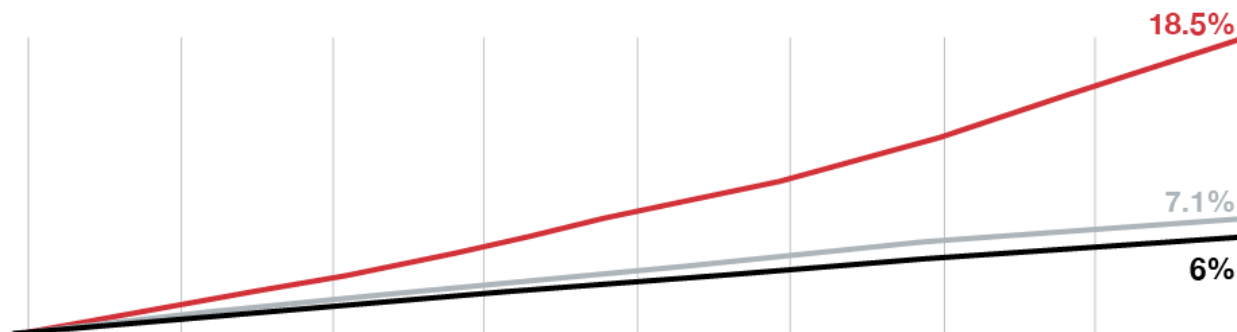
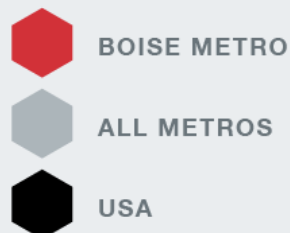
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## Population Growth 2010-2018



## 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](https://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](https://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](https://gov.idaho.gov)



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# IDAHO STATS

**#1 Least Regulated State**

*Mercatus Center at  
George Mason  
University*

**#1 State for  
Creditworthiness**

*Barron's*

**#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 State for in Lowest  
Annual Tax Revenue  
Decline**

*Pew Trusts*

**#1 State in Year Over  
Year Growth**

*Pew Trusts*

**#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*

**Top 10 State for Overall  
Freedom**

*Cato Institute*

**#1 State for  
Entrepreneurs**

*AdvisorSmith*

**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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