

REDEVELOPMENT OPPORTUNITY

1475 S MERIDIAN RD, MERIDIAN, ID 83642



CONCEPT

OFFERING SUMMARY



Diana Anderson

re@propertyinvestmentteam.us
Direct: (208) 938-3818

Shari Minton

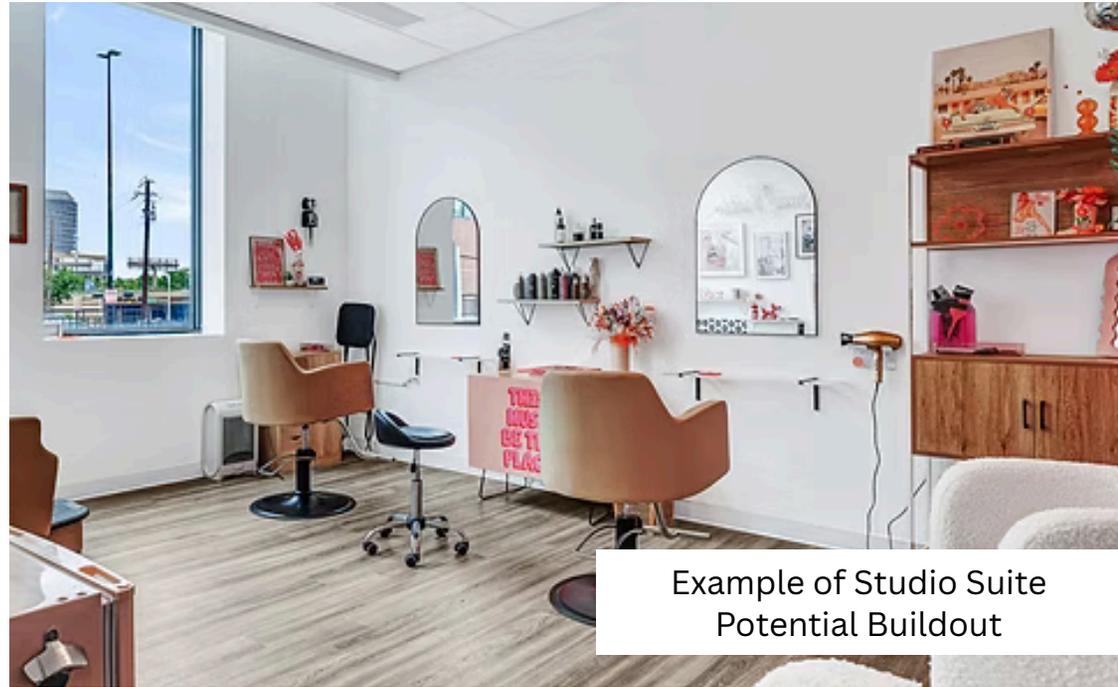
shariminton.re@gmail.com
Direct: (208) 869-4540

CONCEPTUAL RENDERING

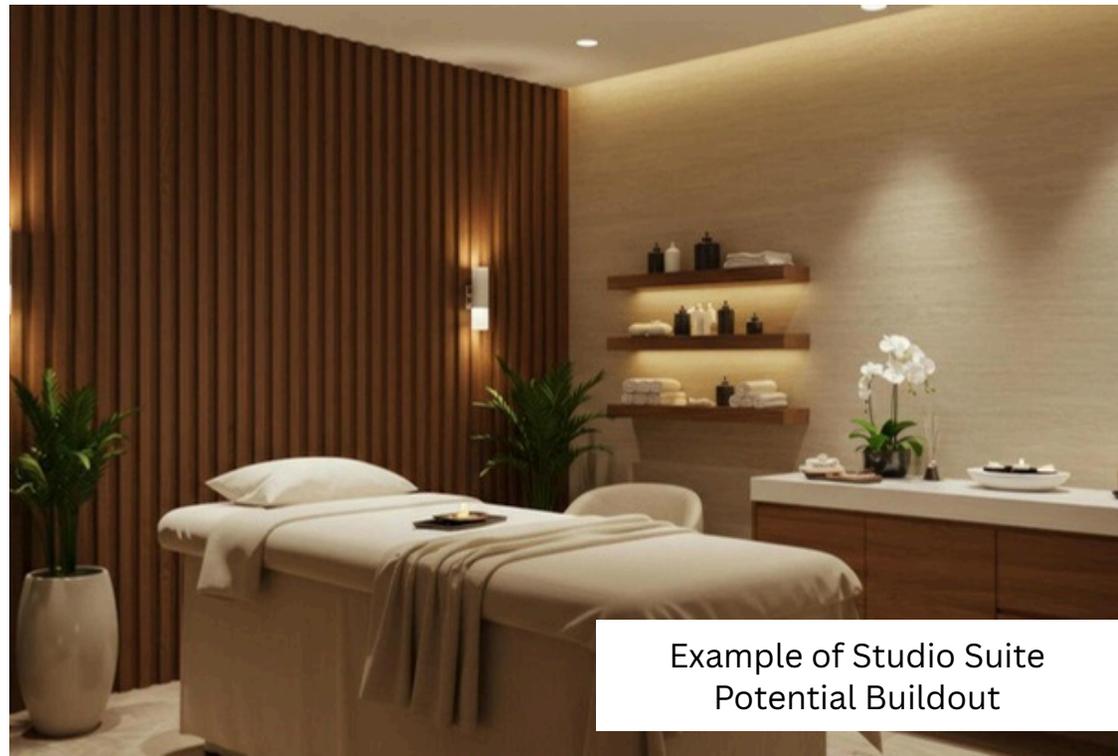


1475 S Meridian Rd

Address	1475 S Meridian Rd
Offering Price	\$1,895,000
Gross Building Area	8,694 SF
Price Per Door	\$75,800
Price Per SF	\$217.96
Rooms	25
Unit Mix	1 ADA ste, 24 ste w/private bathrooms
Year Built	1993
Floors	2
Land Area	0.73 Acres (31,973 SF)
Parcel	R7702510033
Zoning	City of Meridian C-G
Parking	Cross Use Agreement
Lobby	Available Option
Fire Sprinkler	Yes
Roof Age	2019
HVAC Type	PTAC
VPD	128,000 (as of 2015 traffic study)
Existing Buildout	Vanilla Shell
FF&E	Not Included
LD	LOT 3 BLK 1 EXC R/W MR SANDMAN SUB #0031-B



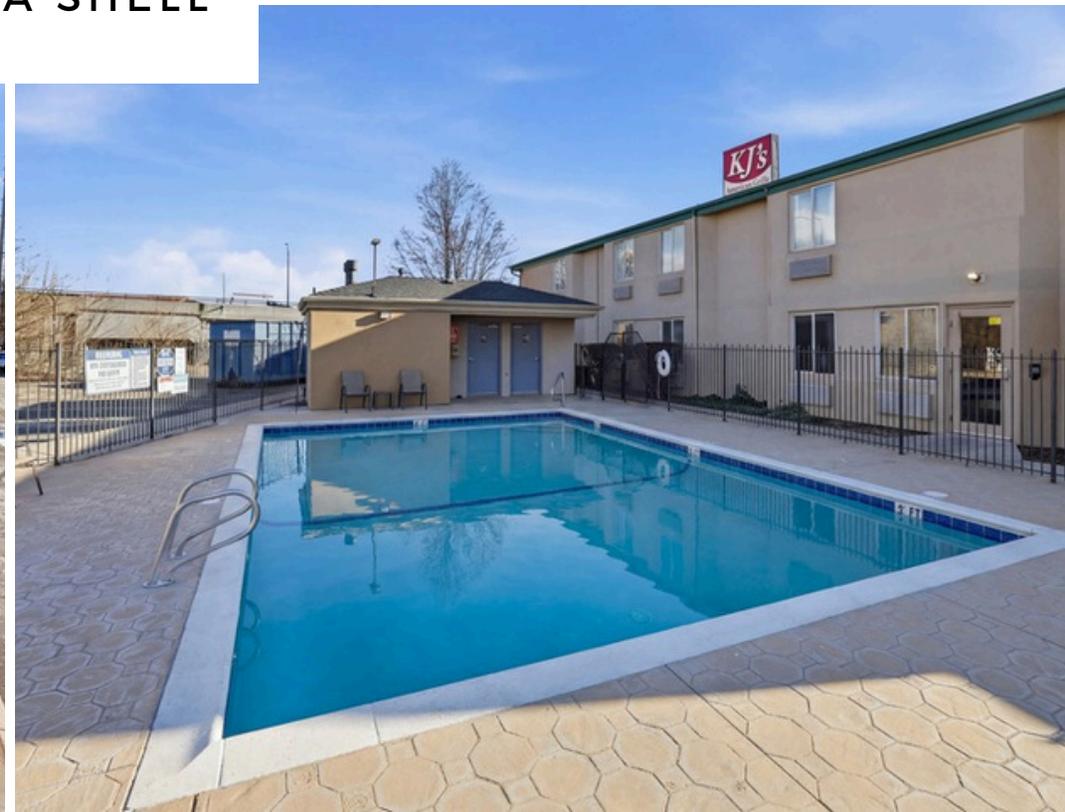
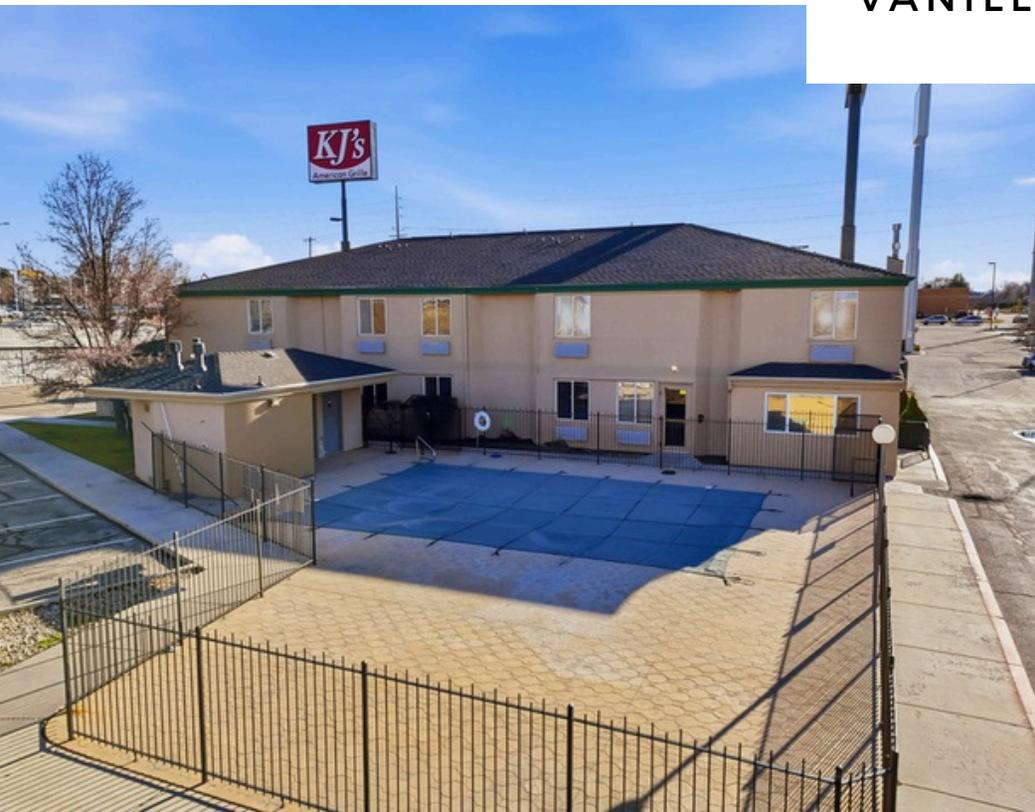
Example of Studio Suite Potential Buildout



Example of Studio Suite Potential Buildout



VANILLA SHELL



25-SUITE VALUE-ADD CONVERSION OPPORTUNITY

PROPERTY OVERVIEW

This 25-suite property presents an exceptional value-add opportunity for investors seeking to create a custom commercial asset in Meridian's most prominent interstate corridor. Located at the Meridian Road interchange of I-84 alongside two companion hospitality properties, this 8,694-square-foot building has been professionally demised to shell condition with all flooring and hotel furniture removed, providing a blank canvas for strategic repositioning. With 128,000 vehicles per day (2015 data) passing this high-visibility location and each of the 25 spaces featuring private restroom facilities, the property is ideally configured for professional service suites, retail services, or health and wellness concepts requiring private treatment rooms.

ADJACENT PROPERTIES ALSO AVAILABLE

This property is one of three buildings currently offered for sale at this premier Meridian Road interchange location. Adjacent properties include a 60-room Quality Inn hotel (20,880 SF) and a 21-suite extended-stay building (11,144 SF). The three buildings share exceptional location advantages while each sits on its own lot with separate legal descriptions, allowing for flexible acquisition strategies ranging from individual purchases to comprehensive campus development.

VALUE-ADD POSITIONING

Shell Condition Advantage: With all flooring and FF&E already removed, this property eliminates demolition costs and expedites conversion timelines. Investors can immediately implement their vision without the delays and expenses associated with property de-conversion.

Suite Configuration: Twenty-five individual spaces, each equipped with private restroom facilities, create natural demising for multi-tenant operations or efficient single-tenant layouts. This infrastructure significantly reduces tenant improvement costs compared to traditional office or retail conversion projects.

OPTIMAL USE CASES

PROFESSIONAL OFFICE SUITES:

- Multi-Tenant Office Campus: Individual suite offices for attorneys, accountants, consultants, insurance agents, or financial advisors
- Single-Tenant Corporate User: Headquarters or regional office for company seeking high-visibility interstate location with flexible floor plan
 - Retail Suites-see below

RETAIL SERVICE SUITES:

Private service businesses requiring individual treatment or consultation rooms with convenient interstate access and high visibility Health, Beauty & Wellness Campus. The private suite format with individual restrooms creates ideal infrastructure for personal care and wellness services:

- Salon and beauty services (hair styling, coloring, extensions)
- Aesthetic services (lash extensions, micro-blading, permanent makeup)
- Body art and modification (tattoo studios, piercing)
- Spa and therapeutic services (massage therapy, facials, body treatments)
- Hair removal services (laser, waxing, electrolysis)
- Alternative healing practices (acupuncture, energy work, holistic therapies)
- Medical aesthetics (Botox, fillers, medical-grade skincare)

KEY PROPERTY FEATURES

- 25 individual suites ready for custom buildout
- Private restroom in each suite
- Shell condition eliminates demolition costs
- 8,694 SF of flexible commercial space
- C-G zoning supports diverse commercial uses

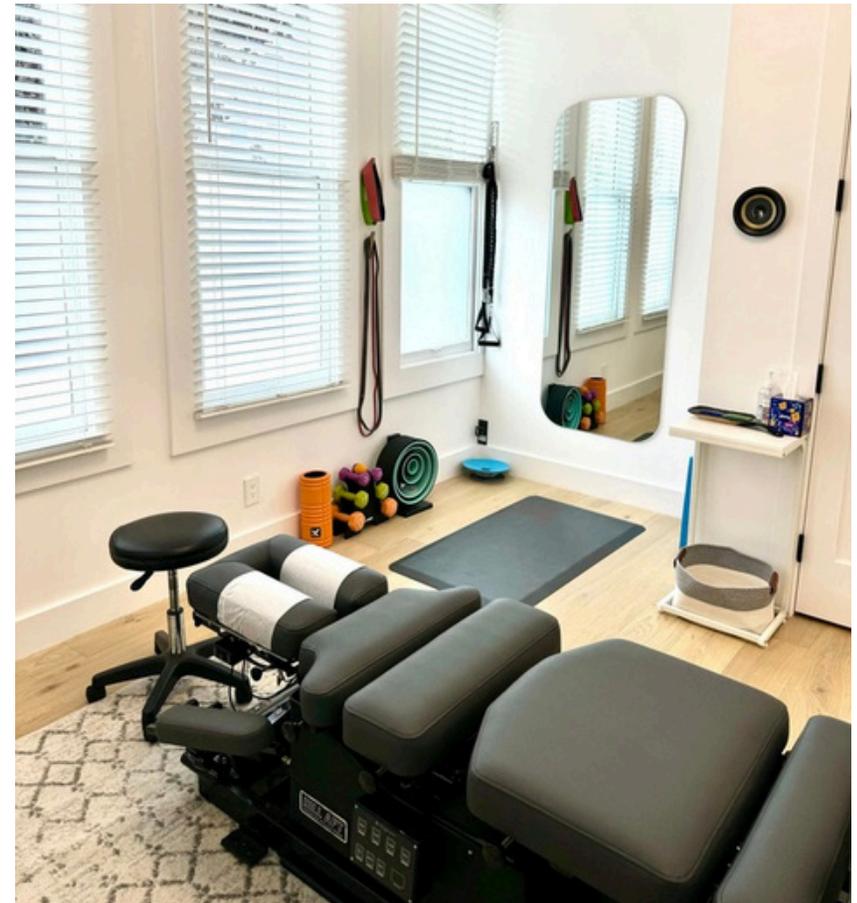
LOCATION HIGHLIGHTS

Sharing the same strategic advantages as the companion hotel properties:

- Interstate Access: Direct visibility and immediate access from I-84, Idaho's primary east-west transportation corridor
- Entertainment Hub: Adjacent to Roaring Springs Water Park and Wahooz Family Fun Center
- Retail Convenience: Neighboring gas station and restaurant with Walmart directly across the street
- Central Valley Access: Minutes from downtown Meridian with easy connectivity to Boise, Nampa, and regional employment centers
- Dense Trade Area: Surrounded by retail, dining, and service providers creating strong customer base for service-oriented businesses

INVESTMENT HIGHLIGHTS

- Accelerated Timeline: Shell condition allows immediate commencement of tenant improvements without demolition phase.
- Reduced Capital Requirements: Existing plumbing infrastructure (25 private restrooms) represents significant pre-invested capital, lowering total conversion costs compared to traditional office or retail spaces.
- Flexible Exit Strategies: Property supports both owner-user acquisition and multi-tenant investment models, broadening the potential buyer pool upon stabilization. (Completed general contractor bid available)





*lot lines are approximate

1475 S Meridian Rd



FOR SALE
SEPARATELY



NOT A PART



S Meridian Rd

*lot lines are approximate

W Overland Rd

Site Plan - 1475 S Meridian Rd



S MERIDIAN RD

*lot lines are approximate

LOCATION 1475 S Meridian Rd



OVERLAND RD

S MERIDIAN RD

