

# DAYCARE FACILITY / OFFICE BUILDING FOR SALE

2501 N. Stokesberry Pl. | Meridian, ID 83646



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

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## PROPERTY DETAILS

**PURCHASE PRICE**     \$2,760,000.00

**BLDG. SIZE**            7,594 SF

**PRICE/SF**                \$363.44

**LOT SIZE**                0.745

**YEAR BUILT**            2002

**MARKET**                 Meridian

**PROPERTY TYPE**     Daycare / Office

**ZONING**                 L-O

**PARCEL**                 R8173420085





# EXECUTIVE SUMMARY

Lee & Associates is pleased to present 2501 N. Stokesberry Place, Meridian, Idaho, a high-quality purpose-built daycare facility located in the heart of Meridian. While this facility was designed for childcare, it was built with the flexibility to be readily converted into a multi-use office building. Has potential to be converted into office, medical office, training facility, or education use.

The property benefits from signalized access directly onto Eagle Road, one of the Treasure Valley's primary north-south corridors, providing excellent accessibility. With its central location, proximity to Interstate-84, and easy access across the Treasure Valley, this facility is ideally positioned to serve the strong demand for childcare services in one of Idaho's fastest-growing regions. Additionally, the building offers the flexibility to be adapted for other uses, supported by its setting among a wide variety of surrounding businesses.

## PROPERTY HIGHLIGHTS

- » Signalized entry from Eagle Road, one of the busiest arterials in the Treasure Valley
- » On-site parking designed for staff, employees and customers
- » Secure and functional space designed for children's activities
- » The site features a sizable outdoor area that may be repurposed to accommodate additional parking or expansion of the building
- » Potential to reconfigure for professional office, educational, training, or medical use



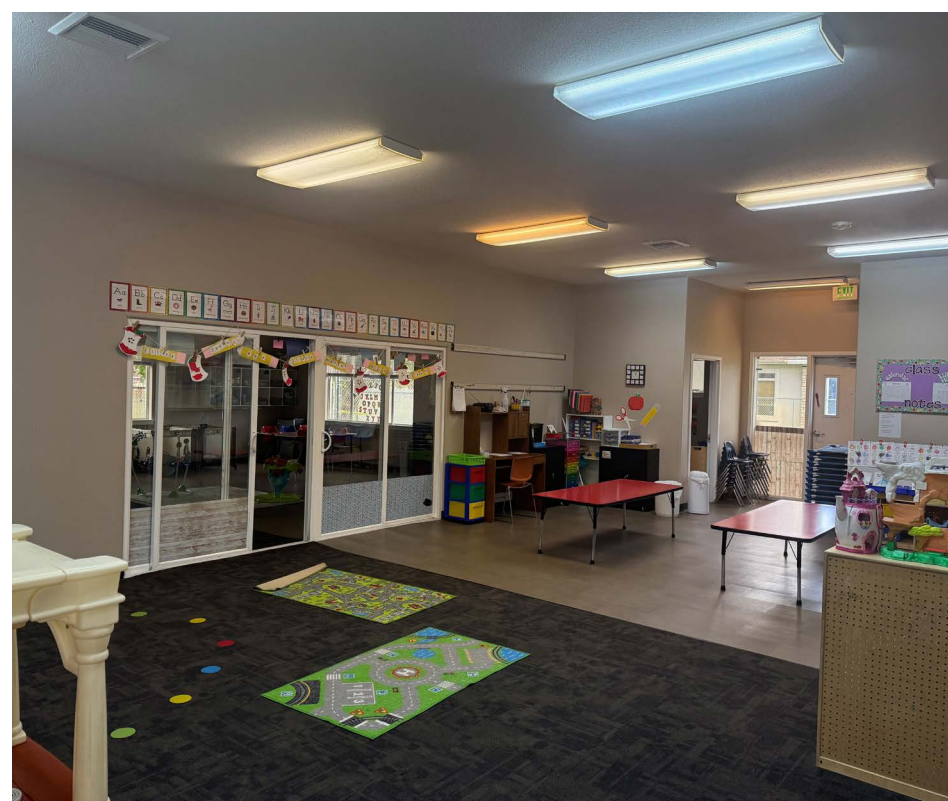


## INVESTMENT HIGHLIGHTS

- » The property can readily accommodate a multi-use office building, benefiting from its position within a vibrant business community.
- » Childcare facilities remain in strong demand, particularly in fast-growing family-oriented communities like Meridian.
- » Exceptional visibility and accessibility from Eagle Road, with close proximity to Interstate-84 and major employment centers.
- » Serves a large and growing population across the Treasure Valley, one of the fastest-growing regions in the U.S.
- » With a full kitchen, outdoor play area, and purpose-built infrastructure, the facility is ready to accommodate a multitude of operators.











E. FAIRVIEW AVE.

E. RIVER VALLEY ST.



N. EAGLE ROAD



INTERSTATE - 2.1 MILES



BOISE AIRPORT - 9.7 MILES



	2-MILE	4-MILE	6-MILE
2025 Population	49,239	111,239	208,108

## INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$136,839	\$126,776	\$125,640

## HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	16,305	39,241	73,880

## LABOR FORCE

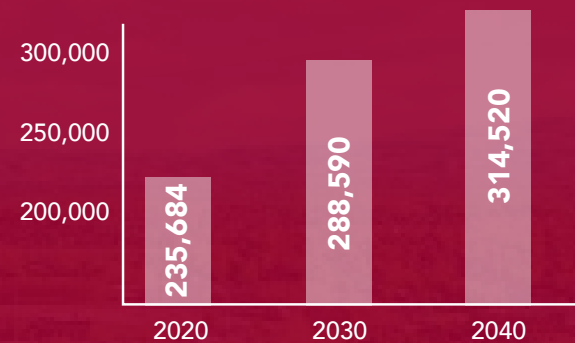
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	23,564	55,273	102,620

## KEY EMPLOYERS

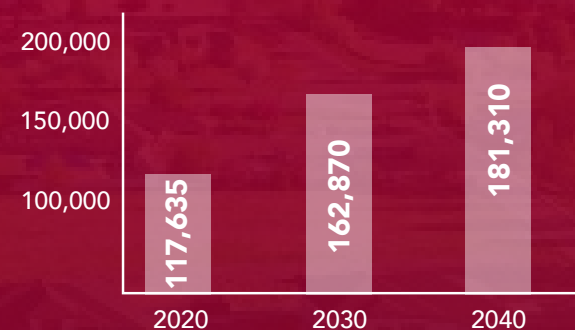
# OF EMPLOYEES	
West Ada School District	5,000+
St. Luke's Regional Medical Center	2,000+
Blue Cross of Idaho	1,500+
Walmart	1,500+
Scentsy Inc.	1,500+

## GROWTH PROJECTION

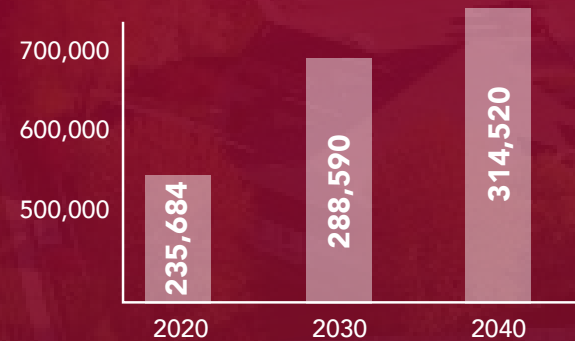
## BOISE



## MERIDIAN



## ADA COUNTY

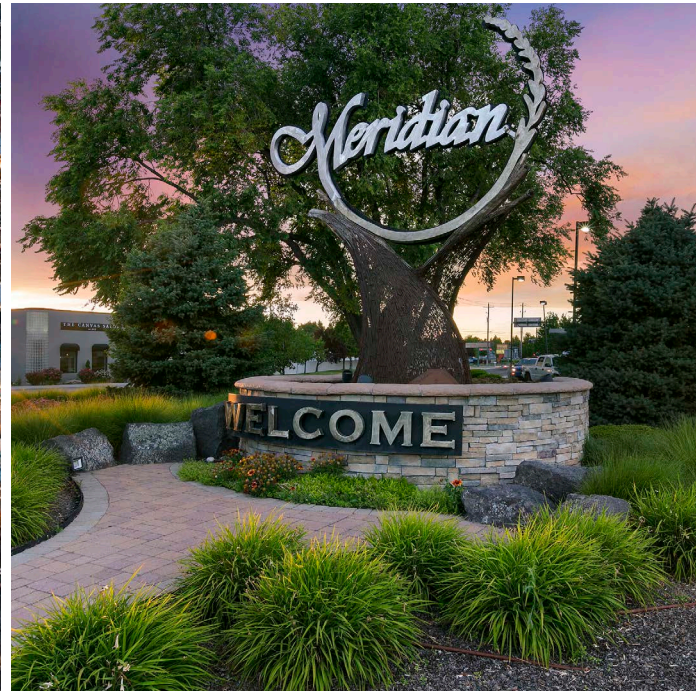


## AREA OVERVIEW

### **MERIDIAN, IDAHO**

Centrally located in the heart of Treasure Valley, and a short 15-minute drive from the Boise Airport, Meridian offers a plethora of amenities to include beautiful city parks, locally owned and operated restaurants, shopping, and entertainment options. Whether you want to enjoy dinner and a movie at the Village at Meridian, escape the heat at the Roaring Springs Water Park, catch a race at the Meridian Speedway, or have a picnic at one of the many city parks, the opportunities to create lasting memories are endless.

The City of Meridian is the second largest city in Idaho, and is strategically placed in the heart of the Treasure Valley just 6 miles west of Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an estimated population of 140,067 people. Health sciences and technology industries are a strong focus in Meridian, with an 18,000 acre health sciences and technology corridor attracting dozens of new businesses each year.







FOR MORE INFORMATION, PLEASE CONTACT

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