

Meridian

Retail Development at Waterwalk

3070 E. FRANKLIN RD. & 88 OLSON AVE. | MERIDIAN, ID.

HEART OF MERIDIAN

Retail Development
Opportunity Off Eagle Road



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**KIEMLE
HAGOOD**

CBRE

OFFERING OVERVIEW



2 parcels for sale:

- Franklin Rd: 2.01 AC
- Olson Ave: SOLD



Located in:

Meridian, Idaho (Boise MSA)
at Eagle & Franklin Rd.



Zoning:

City of Meridian C-G



I-84 Access:

- Near Highway I-84 approx. 3 minutes drive
- Provides access to I-84 and US-20/26.



Price PSF:

- Franklin Rd: \$24.50 PSF
- Olson Ave: SOLD

• Adjacent Users:

- » RC Willey
- » Starbucks
- » Buffalo Wild Wings
- » Freddy's Frozen Custard & Steakburgers
- » Blue Cross of Idaho Corporate Office
- » Country Inn & Suites by Radisson
- » Extended Stay America Premier Suites



TOTAL
\$2,150,000

3070 E. FRANKLIN RD
\$2,150,000

88 N. OLSON AVE
SOLD



CONCEPTUAL SITE PLAN

With flexible zoning, multiple parcels, and a strong anchor, this site offers excellent potential for diverse retail uses. Ownership at WaterWalk by Wyndham is seeking complementary retail that creates synergy with their Live | Stay hotel.

Meridian C-G Zoning allows for a wide variety of Commercial uses

[CLICK HERE FOR ZONING DETAILS](#)



Conceptual site plan is intended for marketing use only. Buyer responsible for verifying zoning & allowed uses, permit applications, and site plan.

PROPERTY IMAGES



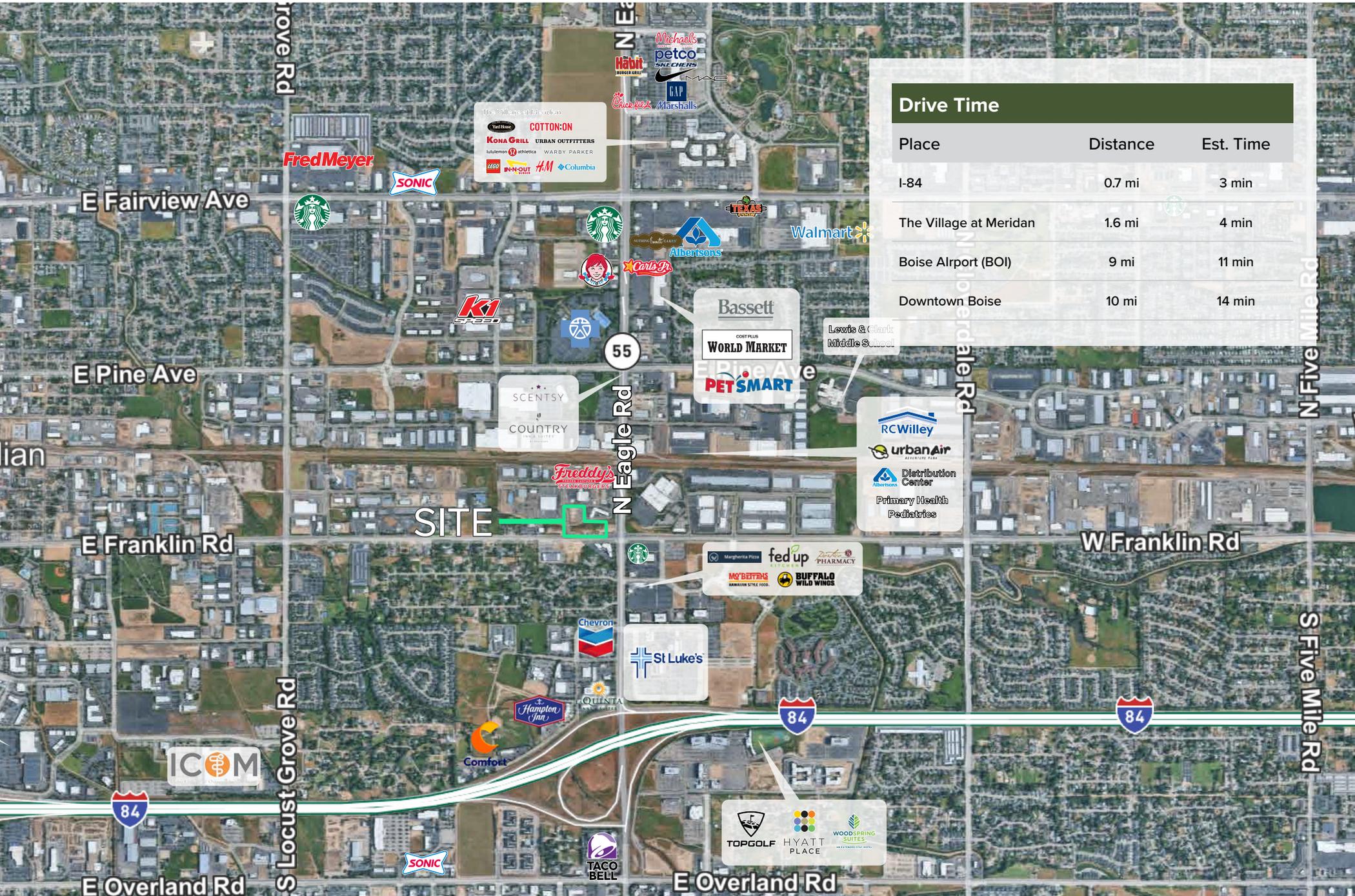
PARCEL LINES



Parcel 2

Parcel 1

LOCATION HIGHLIGHTS



Drive Time

Place	Distance	Est. Time
I-84	0.7 mi	3 min
The Village at Meridan	1.6 mi	4 min
Boise Airport (BOI)	9 mi	11 min
Downtown Boise	10 mi	14 min

The Villages at Meridan

- COTTON-ON
- KONA GRILL
- URBAN OUTFITTERS
- athletica
- WARBY PARKER
- LEGO
- ON-N-OUT
- H.M.
- Columbia

Bassett

COST PLUS

WORLD MARKET

PETSMART

Lewis & Clark Middle School

RC Willey

urbanAir

Distribution Center

Primary Health Pediatrics

Margherita Pizzeria

fed up

PHARMACY

McBETTERS

BUFFALO WILD WINGS

St Luke's

TOPGOLF

HYATT PLACE

WOODSPRING SUITES

SITE

AREA DEMOGRAPHICS

Highlights

2024 - 5 miles



254,068
population



\$97,443
Median HH Income



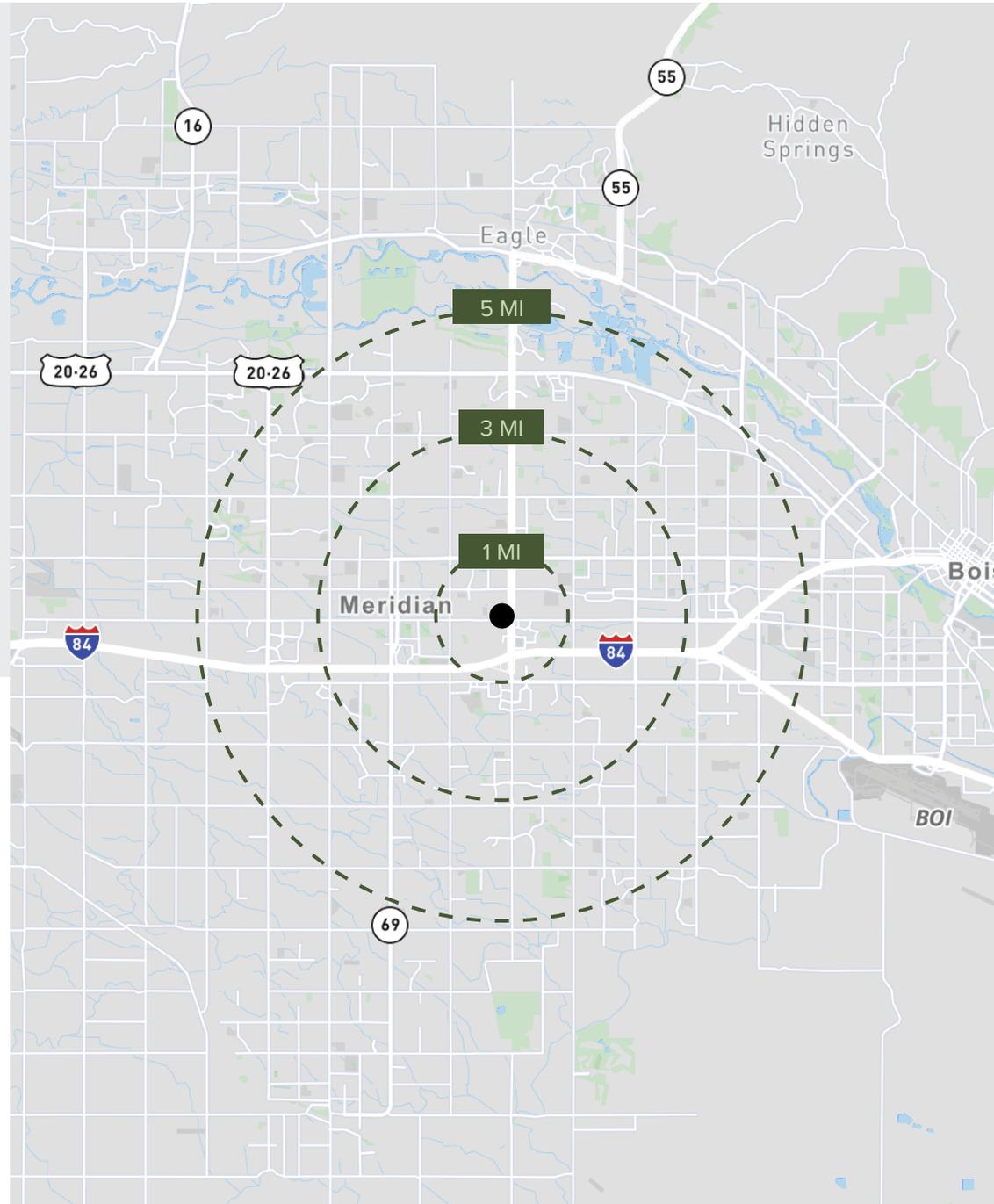
1.52%
Annual Growth Rate



95,481
Households

Demographics

Distance	1 mi	3 mi	5 mi
Population	5,568	103,533	254,068
Median HH Income	\$90,941	\$95,216	\$97,443
Annual Growth Rate	4.47%	1.19%	1.52%
No. of Households	2,251	39,415	95,481
Household Size	2.41	2.6	2.63



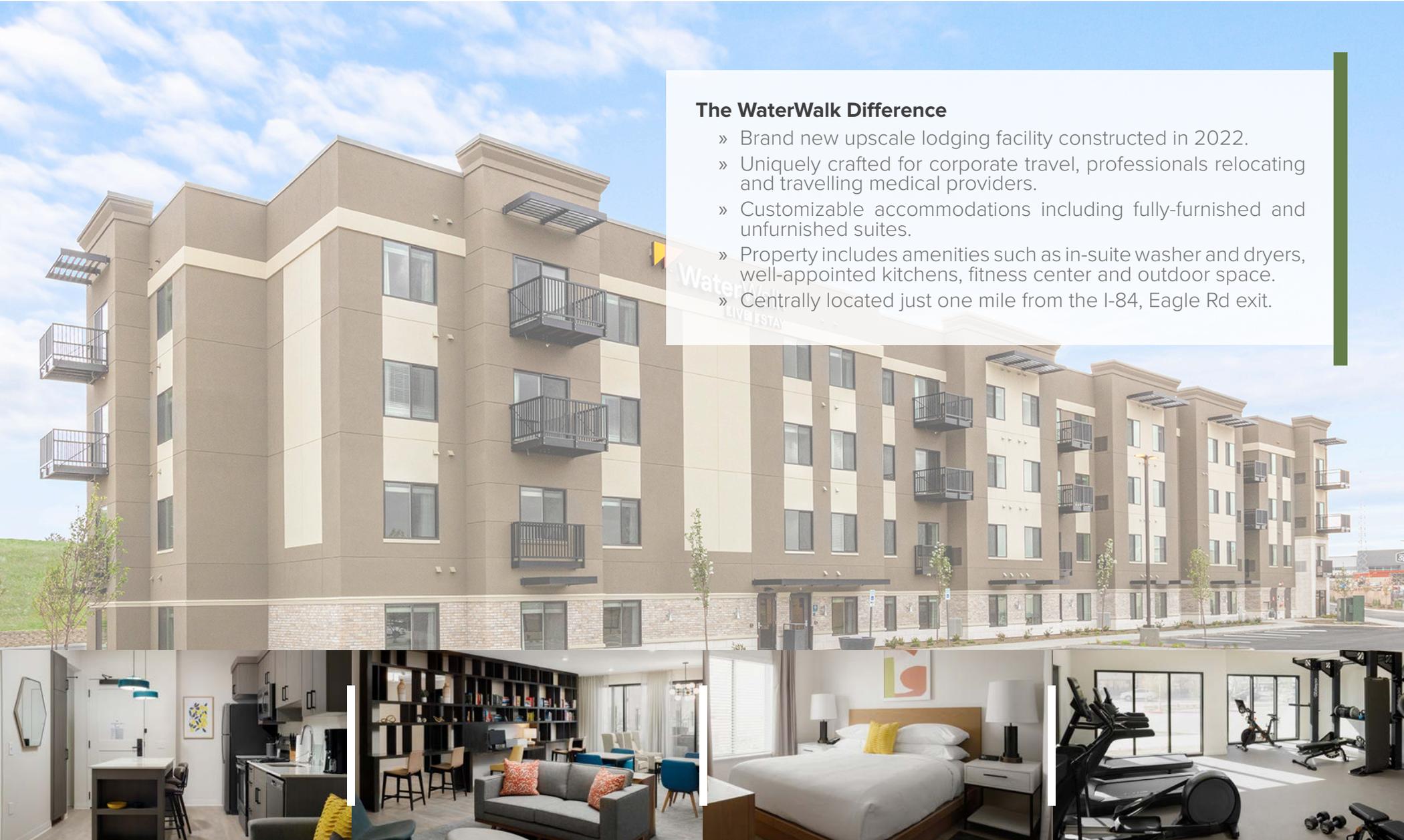
WATERWALK BY WYNDHAM

88 North Olson Avenue | Meridian, ID 83642

**Exceptional Guest Profile
Right Next Door.**

The WaterWalk Difference

- » Brand new upscale lodging facility constructed in 2022.
- » Uniquely crafted for corporate travel, professionals relocating and travelling medical providers.
- » Customizable accommodations including fully-furnished and unfurnished suites.
- » Property includes amenities such as in-suite washer and dryers, well-appointed kitchens, fitness center and outdoor space.
- » Centrally located just one mile from the I-84, Eagle Rd exit.



WHY MERIDIAN, ID

Meridian, Idaho has become the fastest-growing city in the state in recent years. Located within the Boise metropolitan area, it continues to attract residents from across the country. This growth is driven by the region's easy access to outdoor recreation, a stable economy, safe neighborhoods, and the high-quality amenities.



#1

Fastest Growth State
8.3% growth rate

#2

Best Place to Live in the U.S
US News

#1

Best Economy
CNBC

One of the Best Places to Live in the U.S.
Livability, 2023

#2

For Business Friendliness
CNBC

#5

Best City in the U.S. to Retire
US News



2025 Tech Developments

- Micron is building a \$15 billion memory facility, fueled by the CHIPS act. The Boise campus is expanding with a 524,000-square-foot, 7-story R&D and fabrication facility, bringing approximately 15,000 engineering and tech jobs to the area.
- META is building an \$800 million, 960,000-square-foot data center.

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AVAILABLE

SOLD



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