

8-UNIT INVESTMENT OPPORTUNITY IN THE CORE OF MERIDIAN

ASKING PRICE:
\$2,200,000

2985 N. Meridian Rd. Building J, Meridian, ID 83646



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

PARKER BRAKEBILL

Associate

208.995.9823

parkerb@leeidaho.com

DREY CAMPBELL, PHD, CCIM

Principal

208.440.1926

drey@leeidaho.com

MICHAEL KANE

Associate Broker, COO

208.509.3347

michaelk@leeidaho.com

PROPERTY DETAILS



2985 N. MERIDIAN RD. BUILDING J

ASKING PRICE	\$2,200,000
ASKING PRICE/UNIT	\$275,000
BUILDING SIZE	10,112 SF
NO. OF BUILDINGS	1
UNIT COUNT	8
NO. OF STORIES	2
YEAR BUILT	2018
PARCEL SIZE	0.26 AC
COUNTY	Ada
ZONING	R-15
PARCEL	R5430950360

UNIT MIX

TYPE	UNITS	SF/UNITS	IN-PLACE RENT/MO	MARKET RENT/MO
1BD/1BA	2	1,298	\$1,375	\$1,495
2BD/2BA	4	1,186	\$1,566	\$1,620
3BD/2BA	2	1,386	\$1,623	\$1,695
Totals/Avg	8	1,264	\$1,532	\$1,608



8-UNIT MULTIFAMILY INVESTMENT HIGHLIGHTS

STABILITY AND LONG TERM VALUE

- Rare opportunity to acquire a stabilized, turnkey 8-unit multifamily complex in one of the Pacific Northwest's fastest growing corridors.
- 100% Occupied, providing immediate and consistent cash flow with a proven track record of zero vacancy and strong tenant retention.
- Built in 2018 and features high-quality architectural standards with Class "A" appeal, reducing near-term capital expenditure requirements.

STRATEGIC LOCATION & DEMOGRAPHICS

- Located in the high-growth Meridian corridor in the heart of the Treasure Valley, one of the fastest-growing metro areas in the United States.
- The property is located just minutes from The Village at Meridian, premier retail centers, top-rated schools, and major employment centers.
- Strategically positioned to capture the influx of professionals seeking luxury suburban living with urban convenience.

SUPERIOR ASSET COMPOSITION

- Large-scale modern layouts with floor plans ranging from 1,186 SF to 1,387 SF, outperforming standard market footprints.
- A versatile blend of one, two, and three-bedroom configurations designed to capture a broad and stable tenant demographic.
- A cornerstone asset for a sophisticated portfolio, offering the perfect balance of immediate yield and long-term appreciation.



LIFESTYLE

Minutes away from The Village at Meridian, Idaho's premier shopping, dining, and entertainment destination.



CONNECTIVITY

Easy access to the arterials of Chinden Blvd. and I-84, making commutes to Boise or Nampa seamless.



RECREATION

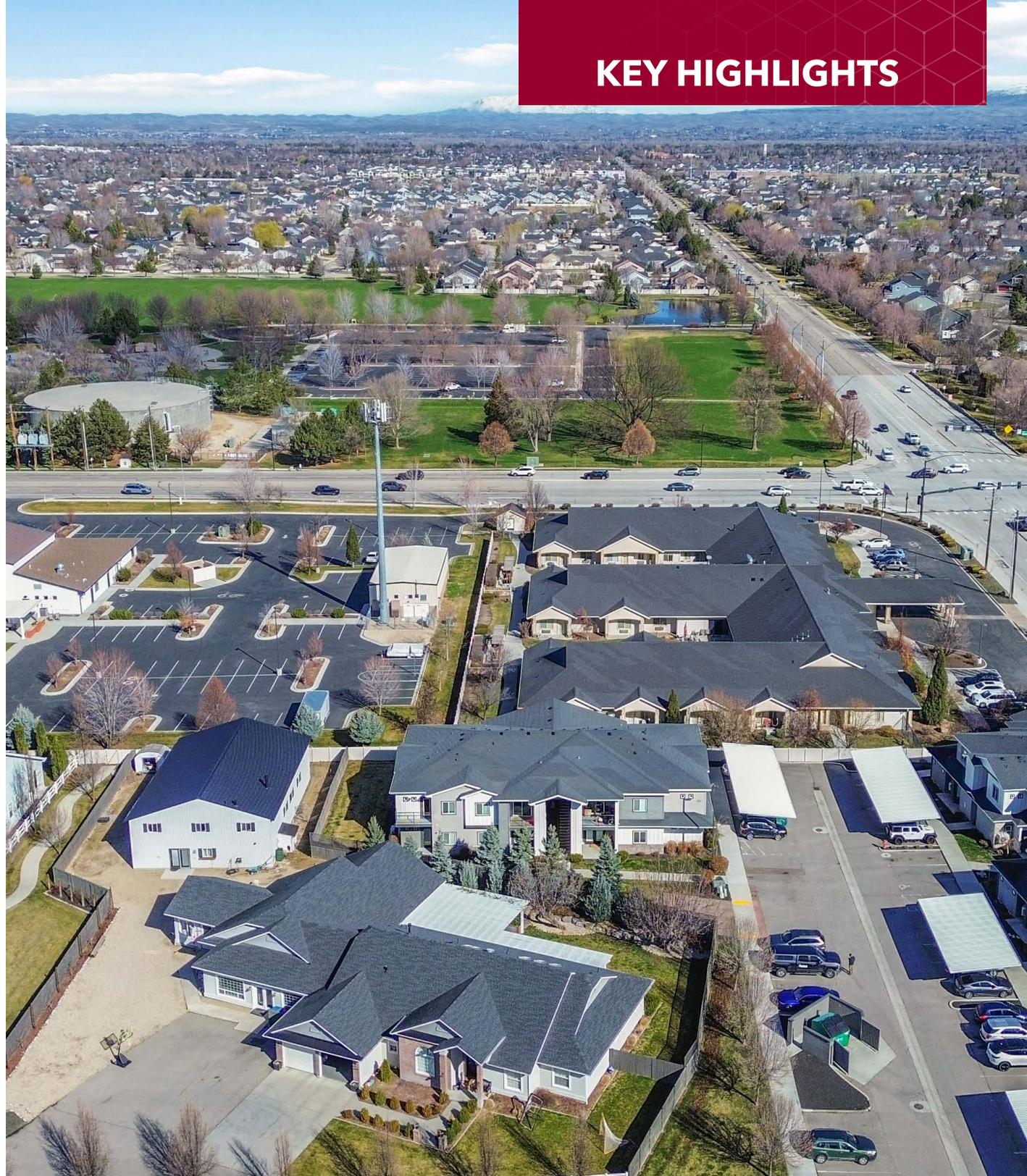
Close proximity to Settlers Park. Access to 57 acres, including tennis courts, a fishing pond, and the adventure island playground.



TOP-RATED SCHOOLS

Within the boundaries of the prestigious West Ada School District.

KEY HIGHLIGHTS



AMENITIES MAP



BOISE AIRPORT

12.4 Miles | 16 Minutes



I-84 INTERSTATE

2.8 Miles | 8 Minutes



MICRON TECHNOLOGY

16.7 Miles | 18 Minutes



AERIAL VIEW



E. USTICK RD.



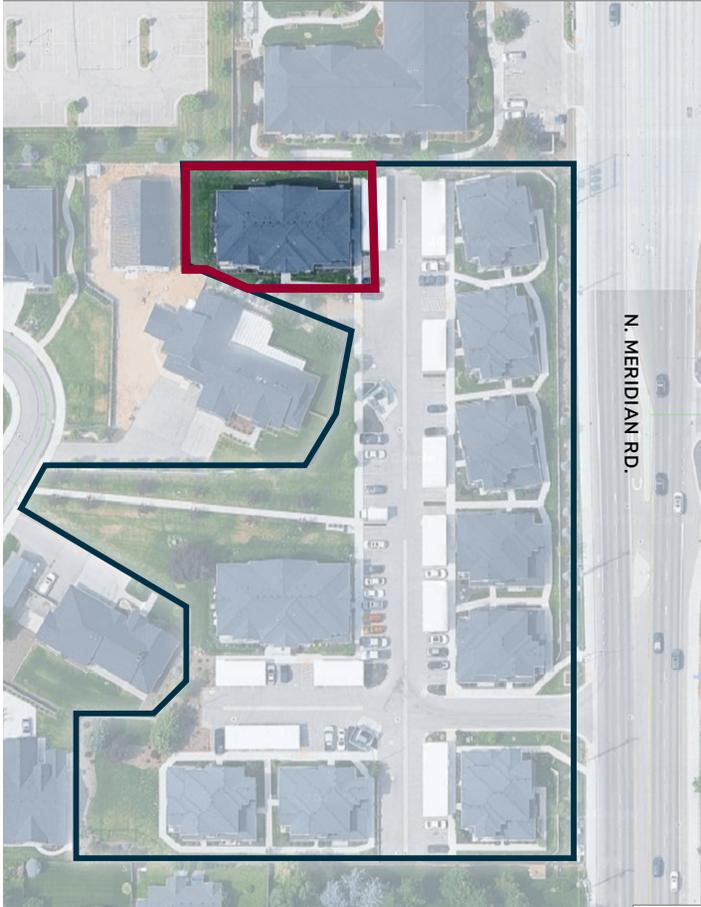
N. MERIDIAN RD.

MADDYN VILLAGE HOA

Maddyn Village consists of eight, 4-unit and two, 8-unit buildings totaling 48 units. Each unit has a dedicated covered parking stall, plus one additional unreserved surface stall for a total of 96 stalls. The community has convenient dedicated access directly off N. Meridian Rd.

	4-UNIT	8-UNIT	TOTAL	BUILDING J
Number of Buildings	8	2	10	1
Number of Units	32	16	48	8
Covered Stalls	32	16	48	8
Surface Stalls	32	16	48	8
Parcel Size (AC)	N/A	N/A	3.40	0.26

The community features an in-house property management/HOA that provides building owners a truly hands-off investment experience. Property Management oversees all leasing, tenant relations, billing, and exterior maintenance. The HOA has budgeted a full exterior repaint of all buildings and complete reseal and restripe of the parking lot in 2026, as reflected in the increased HOA dues over prior year.





DEMOGRAPHICS

2025 POPULATION

1-MILE	3-MILE	5-MILE
19,375	105,359	191,734

2025 AVG. HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
\$98,338	\$126,822	\$125,841

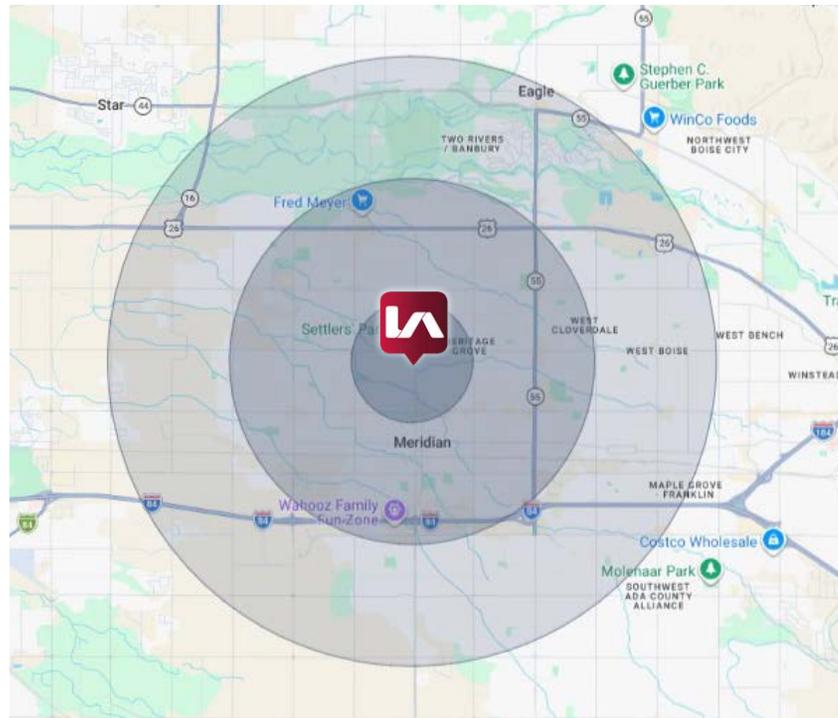
2025 HOUSEHOLDS

1-MILE	3-MILE	5-MILE
6,743	37,986	71,130

2025 CIVILIAN LABOR FORCE

1-MILE	3-MILE	5-MILE
9,419	53,544	97,320

In 2025, Ada County, ID had an estimated population of 535,799 people with a median age of approximately 38.3 years and a median household income of about \$91,502 (2024 estimate). Between 2024 and 2025, the county's unemployment rate held at around 3.3%, reflecting a strong labor market. The county also saw continued growth in employment and households, consistent with broader regional trends in the Boise MSA.



1 Miles 3 Miles 5 Miles

ADA COUNTY OVERVIEW



535,799
2025 Population



\$117,531
2025 Median Household Income



\$600,000
2025 Median Property Value

KEY EMPLOYERS

OF EMPLOYEES

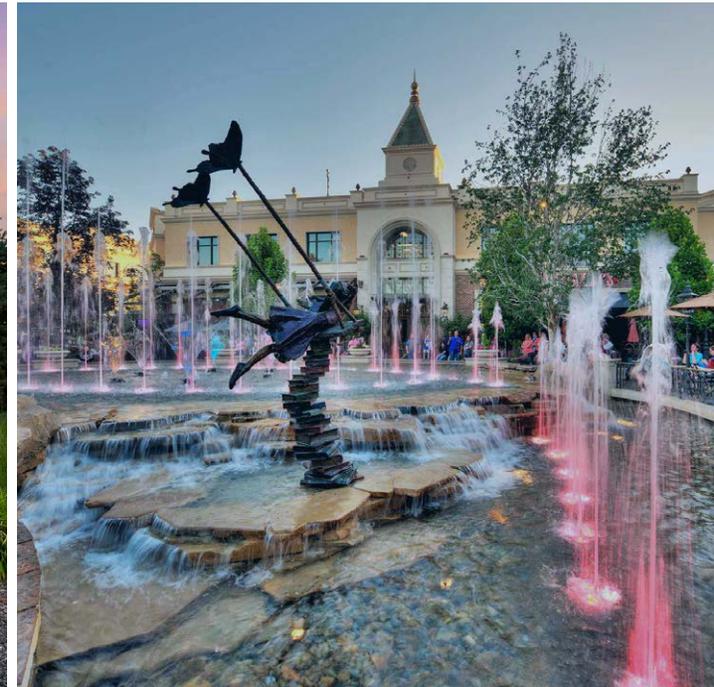
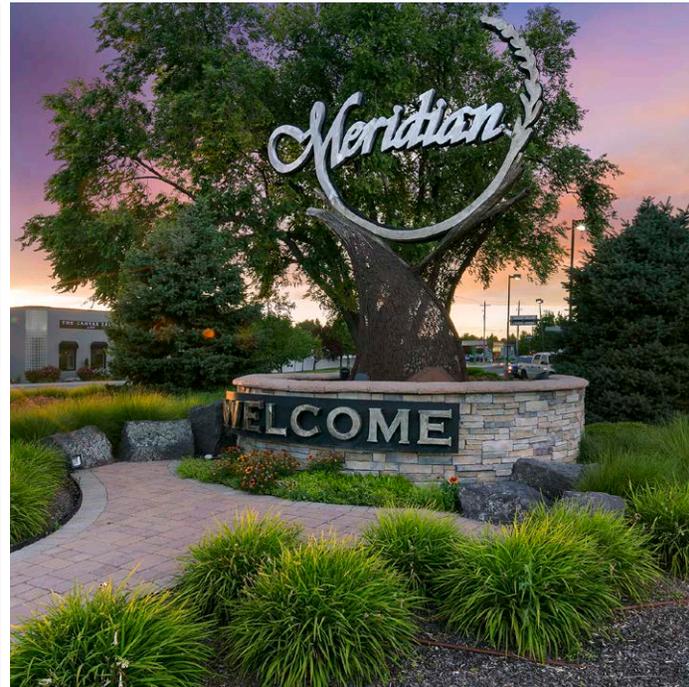
St. Luke's Health Systems	±7,000
Micron Technology	±6,000
St. Alphonsus Health Systems	±6,000
West Ada School District	±5,000
Boise State University	±4,000

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.



CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 2985 N Meridian Rd., Meridian, ID 83646 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





FOR MORE INFORMATION, PLEASE CONTACT

PARKER BRAKEBILL

Associate
208.995.9823
parkerb@leeidaho.com

DREY CAMPBELL, PHD, CCIM

Principal
208.440.1926
dreyc@leeidaho.com

MICHAEL KANE

Associate Broker, COO
208.509.3347
michaelk@leeidaho.com

Lee & Associates Idaho LLC | 1161 W. River Street, Ste. 310 | Boise, ID 83702 | 208.343.2300 | leeidaho.com

