TEN MILE CROSSING

S. VANGUARD WAY & S. WAYFINDER AVENUE MERIDIAN, IDAHO 83642

RETAIL PADS IN MERIDIAN'S LARGEST MIXED-USE DEVELOPMENT

FOR SALE, LEASE, OR BUILD-TO-SUIT

DEVELOPED BY

SCS BRIGHTON

BALL VENTURES

MARKETED BY

TOK COMMERCIAL REAL ESTATE

TOK COMMERCIAL

RETAIL PADS FOR SALE, LEASE, OR BTS

IN MERIDIAN'S LARGEST MIXED-USE DEVELOPMENT

DETAILS

SUBMARKET:	North Meridian
ADDRESS:	S. Vanguard Way and S. Wayfinder Ave. Meridian, ID 83642
ZONING:	C-G, General Commercial
PRICING:	Contact Agent

HIGHLIGHTS

Located in the heart of the Treasure Valley — 15 minutes to anywhere in the Valley.

The area's most prominent mixed-used development, focused on work, play and live with ultimate connectivity just off of I-84.

Professional office users (some of the area's largest employers), retail, restaurants, banks, medical, other professional services, and residential all within the same development.

Directly off of the I-84's Ten Mile interchange, lending itself to prime visibility and ease of access, both off of Ten Mile and Franklin Roads.

Ten Mile Crossing offers anchor opportunities for grocery, fitness, hospitality, entertainment, and experiential uses, as well as pad sites ideal for restaurants, drive-thrus, and pharmacy concepts.

Scheels brings in more than 145,000 visitors per month.

CONTACT

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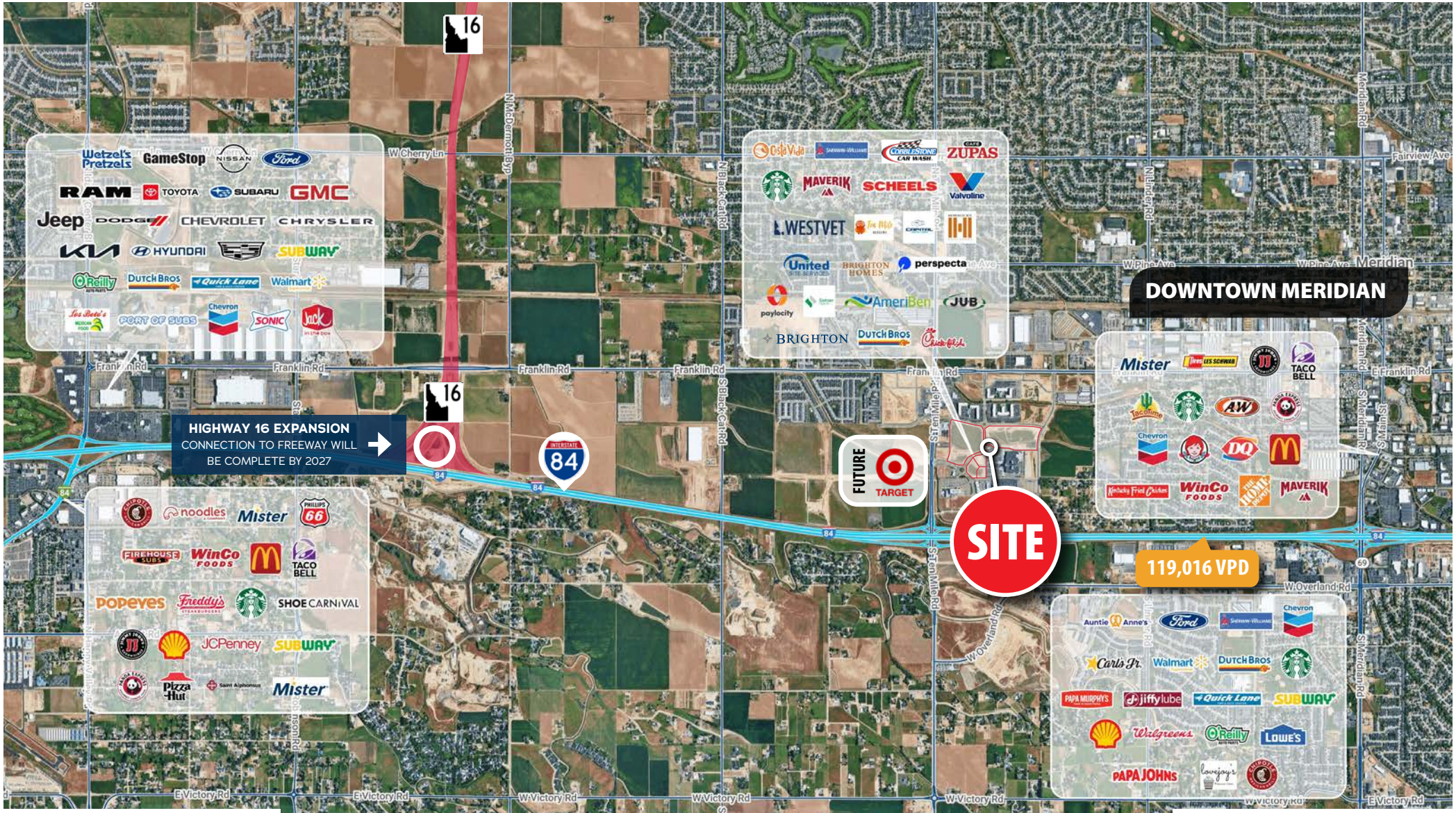

NAMPA, ID
5 MINUTES
TO THE WEST

BOISE, ID
15 MINUTES
TO THE EAST

1 MILE RADIUS		
POPULATION	TOTAL RETAIL EXPENDITURE	AVG. HOUSEHOLD INC.
6,524	$137.24M	$103,328

3 MILE RADIUS		
POPULATION	TOTAL RETAIL EXPENDITURE	AVG. HOUSEHOLD INC.
62,247	$1.34B	$125,898

5 MILE RADIUS		
POPULATION	TOTAL RETAIL EXPENDITURE	AVG. HOUSEHOLD INC.
161,113	$3.57B	$139,171

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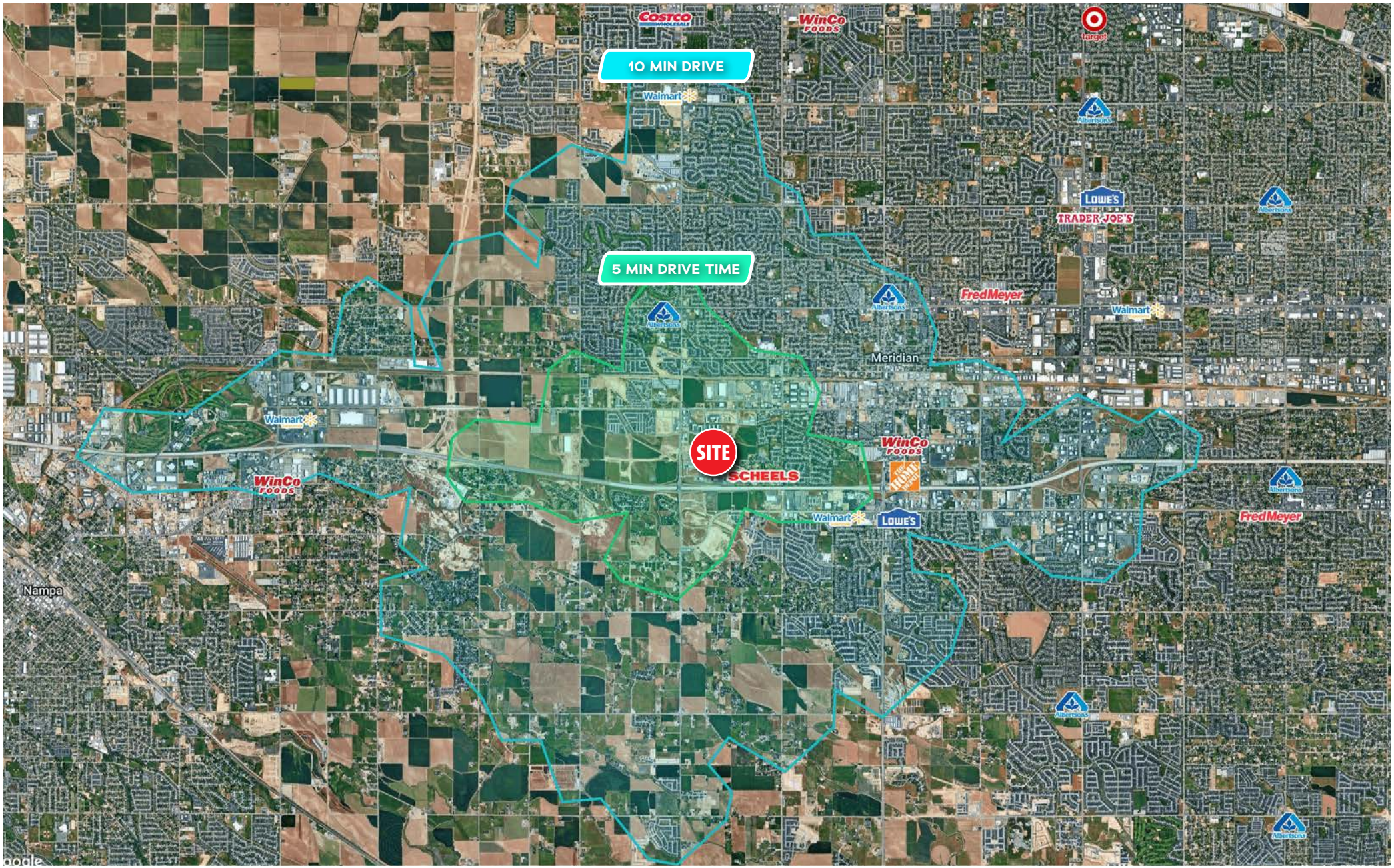
RETAIL PADS FOR SALE, LEASE, OR BTS

DRIVE TIME MAP | BIG BOX RETAIL LOCATOR



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RETAIL PADS FOR SALE, LEASE, OR BTS

IN MERIDIAN'S LARGEST MIXED-USE DEVELOPMENT

JOIN SOME OF THE AREA'S LARGEST EMPLOYERS, NEWEST LUXURY LIVING, AND FAVORITE RETAILERS AT THE CENTER OF THE TREASURE VALLEY AND WEST GATEWAY INTO MERIDIAN.

BRIGHTON · Chick-fil-A · Dutch Bros · Maverik · Blaze Pizza · CostaVida

AmeriBen · Cobblestone Car Wash · Happy Teriyaki · the lofts · Scheels · TitleOne

Blue Cross of Idaho · Valvoline · Paddles Up Poke · CapEd Credit Union · Swig · leidos

ICCU · Café Zupas · the Habit Burger Grill · paylocity · Ten Mile Academy · Johnny Bronx Pizza Co.

Gandolfo's New York Delicatessen · Horrocks Engineers · MANE Styling Studio · Primary Health Medical Group · Terrace Home Health · V's Barber Shop