

TEN MILE

C R O S S I N G

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

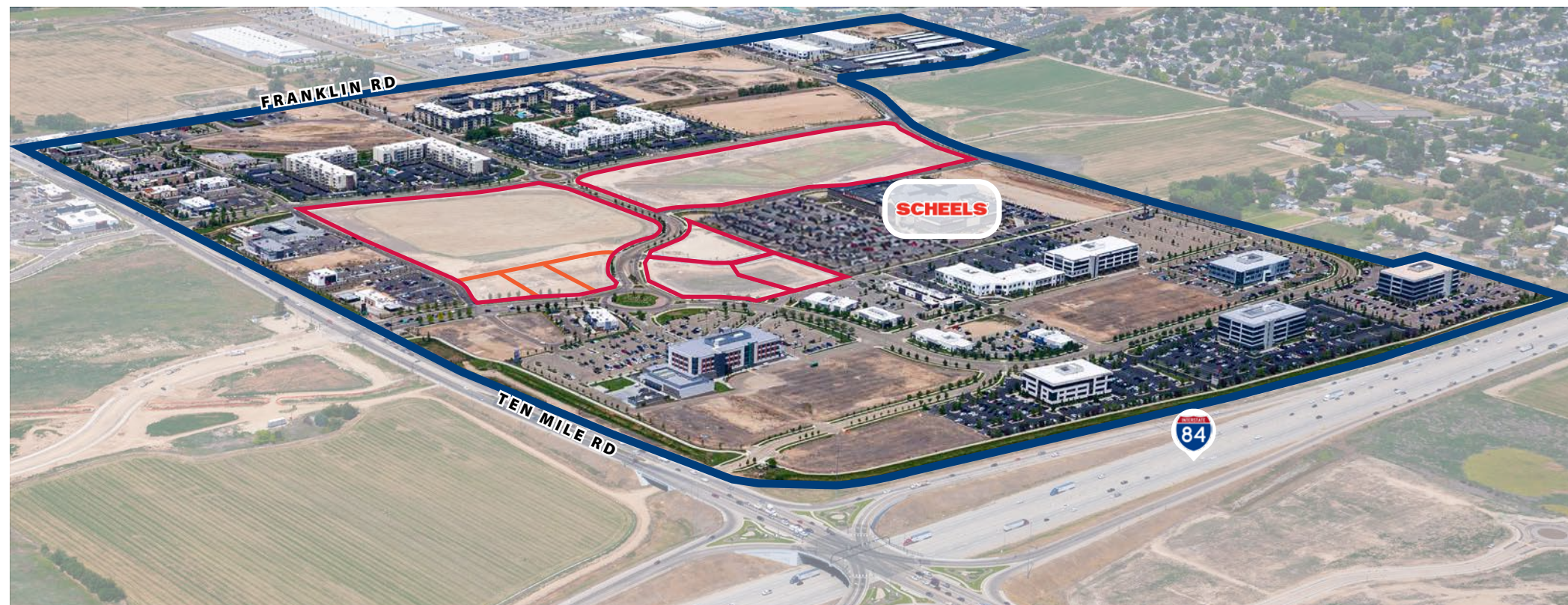
DEVELOPED BY

SCS  BRIGHTON

 BALL
VENTURES

MARKETED BY

TOX COMMERCIAL
REAL ESTATE



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
SIZE: ±1.25 - 16.5 Acres

★ HIGHLIGHTS

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

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

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

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

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.

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.

📞 CONTACT

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RETAIL PADS FOR SALE, LEASE, OR BTS SURROUNDED BY RAPID DEVELOPMENT

715 TOTAL RESIDENTIAL
UNITS WITHIN DEVELOPMENT





← **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

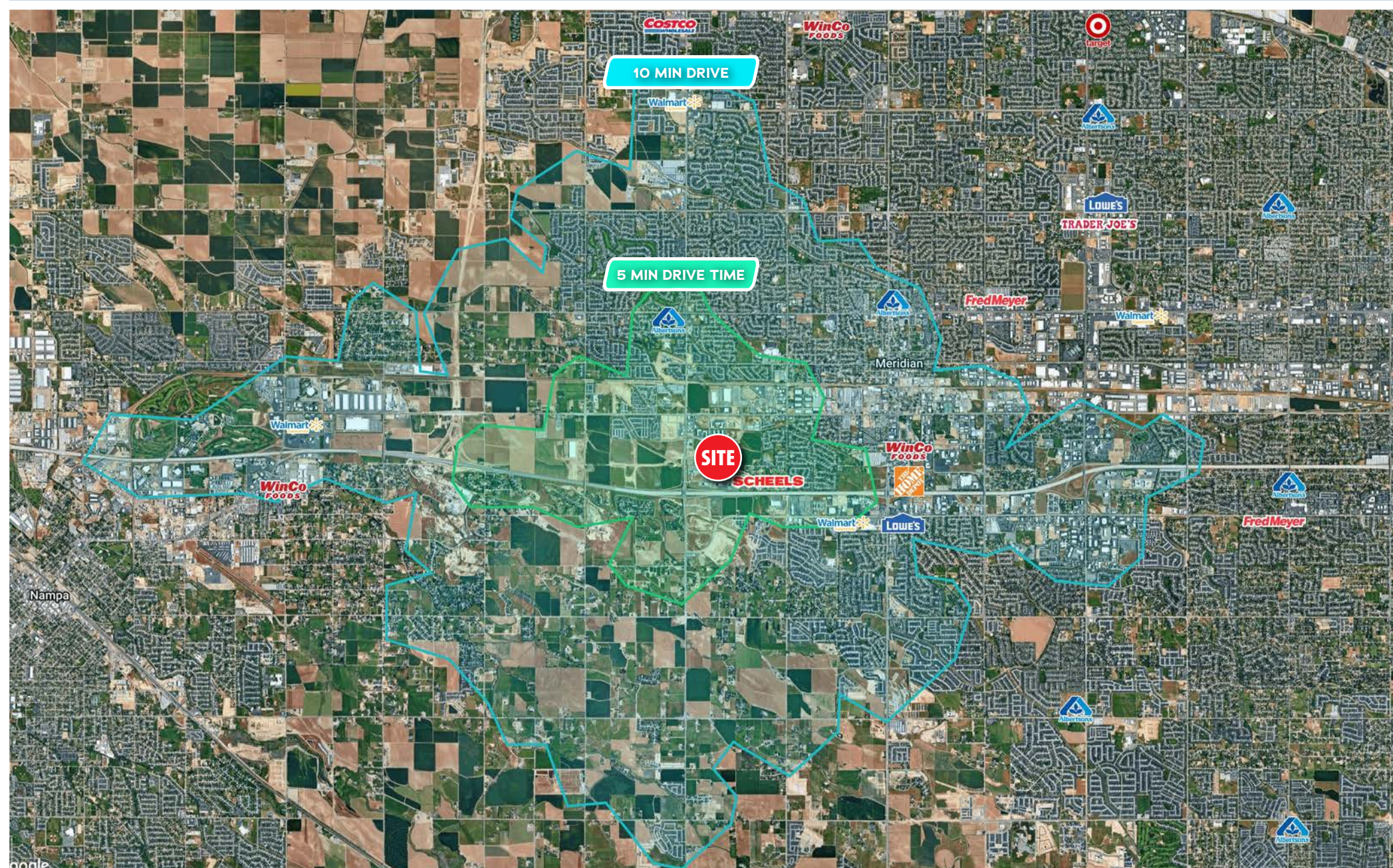
POPULATION	TOTAL RETAIL EXPENDITURE	AVG. HOUSEHOLD INC.
62,247	\$1.34B	\$125,898

5 MILE RADIUS

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

RETAIL PADS FOR SALE, LEASE, OR BTS

DRIVE TIME MAP | BIG BOX RETAIL LOCATOR



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.



TEN MILE
CROSSING

◆ BRIGHTON

