

NEW CONSTRUCTION RETAIL FOR LEASE | COMING Q3 2025

Orchard Park

1041 W CHINDEN BLVD | MERIDIAN, ID 83646

TOK
COMMERCIAL



CLICK FOR
VIDEO!



Tenants can be open for business in 2026!

Prime opportunity to join Meridian's newest mixed-use development.

Join tenants Chipotle, Idaho Central Credit Union, Jacksons, Mo' Bettahs, Olive Garden, Tide Cleaners, Wendy's, Winco, and many more!

New Meridian Library at Orchard Park now open.

High visibility location with Chinden frontage!

T.I. allowance negotiable based on tenant and term.

SPACE	SIZE	RATE
Space 102	1,844 SF	Pending Lease
Space 104	1,329 SF	Pending Lease
Space 107	1,127 SF	Contact Agent

PROP TYPE:	Retail	NNN RATE:	\$7.50/SF
DELIVERY:	2026	TERM:	5+ years
LEASE TYPE:	NNN		

CONTACT

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HIGHLIGHTS



DETAILS



UPDATED: 1.27.2026

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SAGARRA TOWNHOMES
[147 UNITS]

THE LIBRARY PLAZA

THE WEST MARKET

COMING SOON

WYLDER

WinCo
FOODS

LINDER ROAD

46,326 VPD

THE COLLECTION

THE BARN [FUTURE]

Jacksons

CHINDEN BOULEVARD



ORCHARD PARK LOT 11

PLANNED MIXED-USE
[2025]



CLICK TO VIEW 360°
PANORAMIC AERIAL TOUR

AERIAL
360°
TOUR

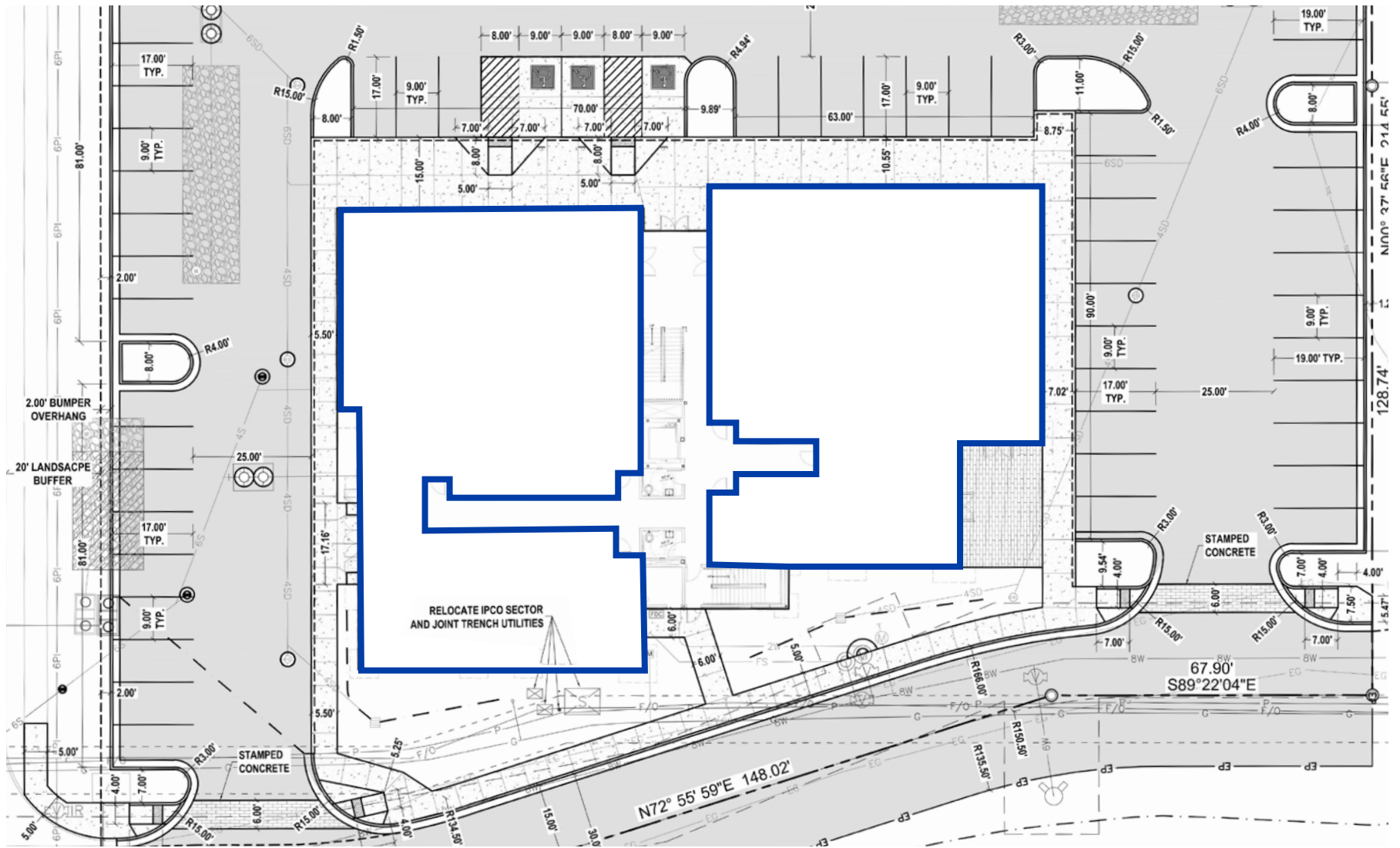
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SITE PLAN

CHINDEN BLVD



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FLOOR PLAN FLEXIBLE CONFIGURATIONS

CHINDEN BLVD



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TENANT PROFILE

The Schell Brothers build high-performance homes with quality craftsmanship and extensive personalization and a tremendous amount of time and effort goes into the design of their homes. The exceptional curb appeal of a Schell Brothers home reflects the quality and care that goes into the house and is a huge source of pride for their homeowners.

Schell Brothers are known for their outstanding customer service, dedicated resources, and their esteemed culture of happiness.



2023 BUILDER OF THE YEAR

Their design process provides homeowners with all the tools and resources necessary to make choosing beautiful finishes fun and easy.

SCHELL BROTHERS OPENING NEW BRANCH AT ORCHARD PARK LOT 11

- Builds 500+ homes a year
- Each home buyer makes multiple visits to their design studio on the 2nd floor of Orchard Park Lot 11
- Increases premium foot traffic of new home buyers

CURRENT BOISE MSA DEVELOPMENTS



500 ACRES OF LUXURY
WATERFRONT HOMES



LUXURY OVERSIZED
HOMESITES



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ORCHARD PARK CO-TENANTS



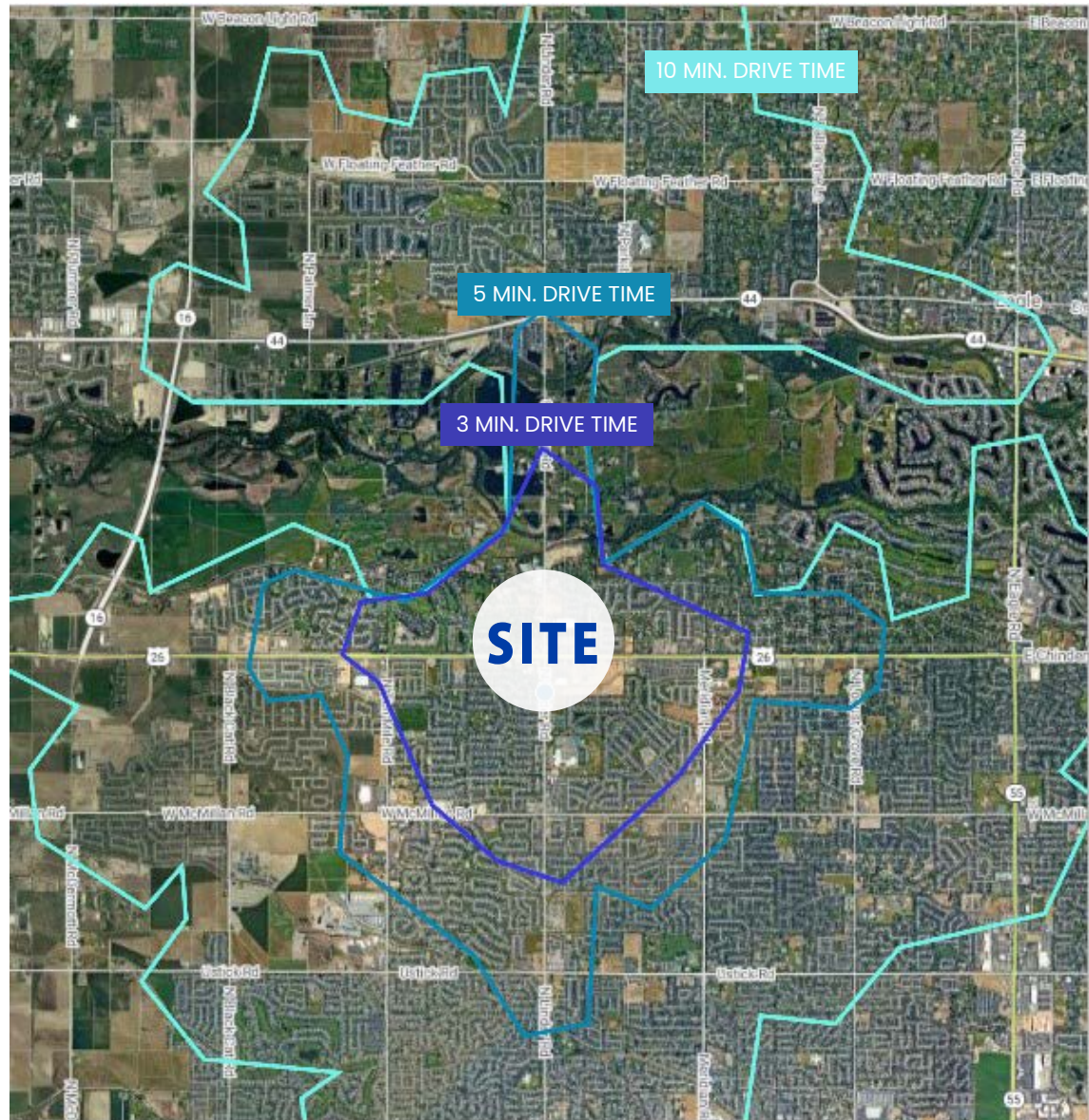
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DEMOGRAPHICS & DRIVE TIMES



ORCHARD PARK

	3 min Drive Time	5 min Drive Time	10 min Drive
Population	14,233	29,618	91,422
Median HH Income	\$161,667	\$145,414	\$115,638
0-19 Population	3,987	8,089	23,633
20-64 Population	8,397	17,391	53,908
65+ Population	1,849	4,138	13,880

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46,326 VPD

CHINDEN BLVD

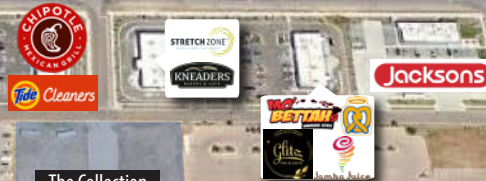
SITE



ORCHARD PARK

**WinCo
FOODS**

LINDER ROAD



The Collection
Coming 2025

The Library



The Barn
Coming 2026

Sagarra
147 Units
Coming Soon

+3,332,432 STORE VISITS PER YEAR AT THE CHINDEN & LINDER INTERSECTION!