

NEW CONSTRUCTION RETAIL FOR LEASE | COMING Q3 2025



Orchard Park

1041 W CHINDEN BLVD | MERIDIAN, ID 83646

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CLICK FOR
VIDEO!


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UPDATED: 1.27.2026

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HIGHLIGHTS

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.



DETAILS

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		

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SAGARRA TOWNHOMES
[147 UNITS]

THE LIBRARY PLAZA

THE WEST MARKET

COMING SOON
WYLDER
EST. 2021

THE BARN [FUTURE]

WinCo
FOODS

THE COLLECTION

LINDER ROAD

46,326 VPD



ORCHARD PARK LOT 11

PLANNED MIXED-USE
[2025]

CLICK TO VIEW 360°
PANORAMIC AERIAL TOUR

AERIAL
360°
TOUR

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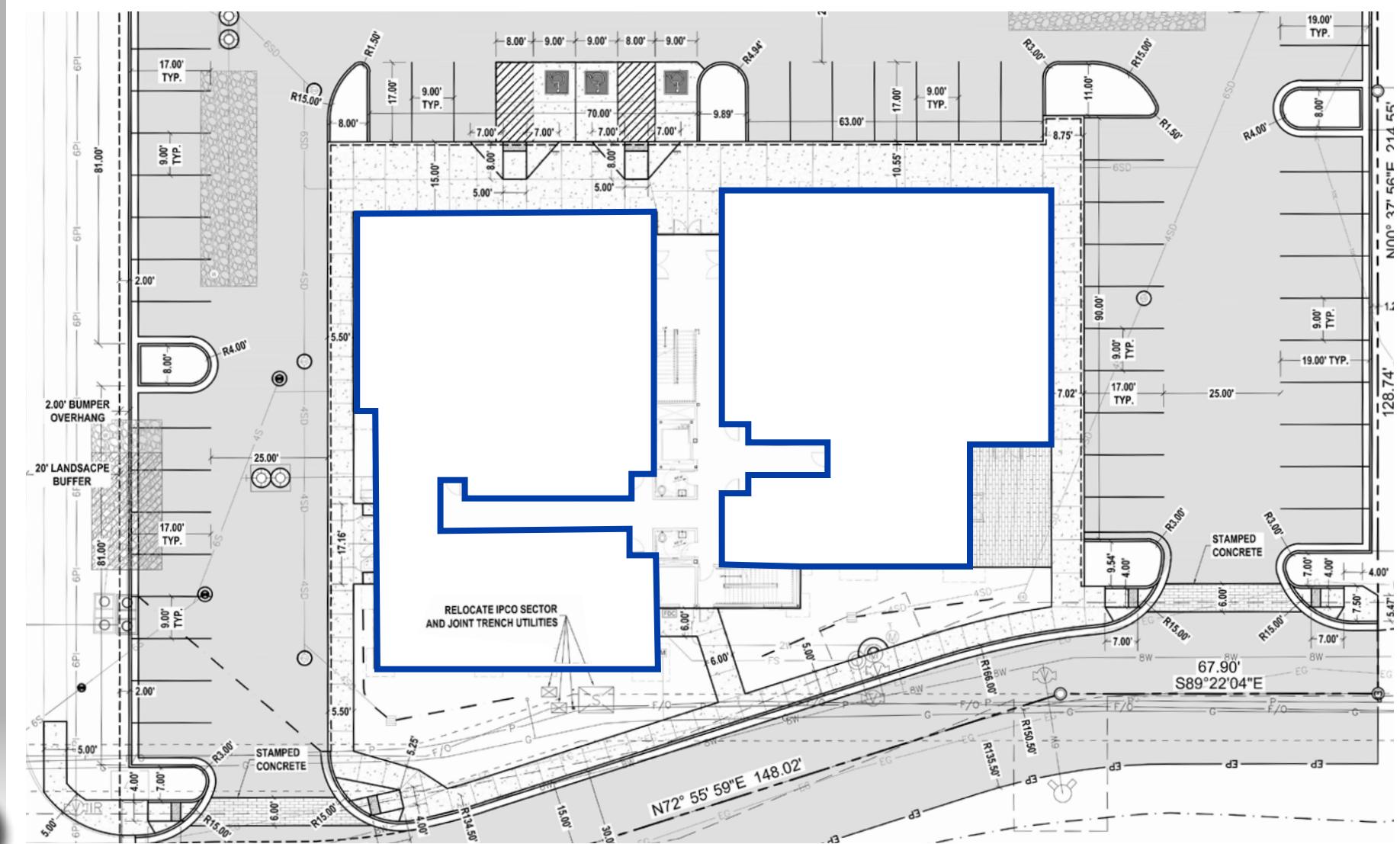
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SITE PLAN

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CHINDEN BLVD



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FLOOR PLAN

FLEXIBLE CONFIGURATIONS

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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



ORCHARD PARK CO-TENANTS



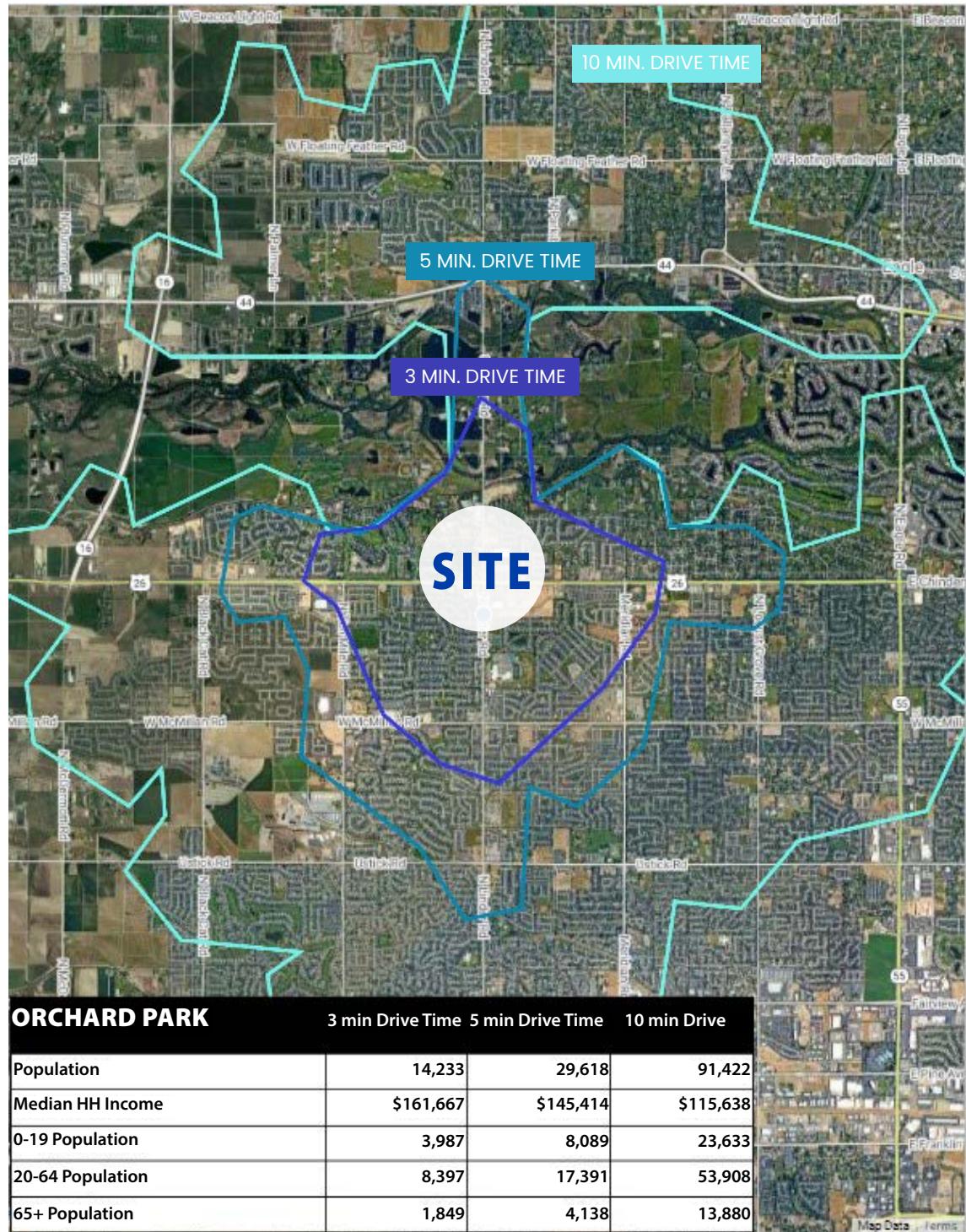
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DEMOGRAPHICS & DRIVE TIMES



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EAGLE ISLAND MARKETPLACE



SITE

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