

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

★ 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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| PETER OLIVER SIOR CCIM
208.947.0816
peter@tokcommercial.com | HOLLY CHETWOOD CCIM
208.947.0827
holly@tokcommercial.com |
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RETAIL PADS FOR SALE, LEASE, OR BTS IN MERIDIAN'S LARGEST MIXED-USE DEVELOPMENT



PAD 1
+/- 16.5 AC

PAD 2
+/- 14 AC

PAD 3
+/- 1.7 AC

PAD 5
+/- 1.4 AC

PAD 4
+/- 2.26 AC

THE FLATS APARTMENTS
235 UNITS

THE LOFTS APARTMENTS
240 UNITS

145,000+ MONTHLY VISITORS
SCHEELS

paylocity

BRIGHTON

INTERSTATE
84

BOISE JUICE CO. **GANDOLFO'S**

the Habit **ZUPAS** **Chick-fil-A**

MAVERIK **Costa Vida** **BLAZE PIZZA**

DUTCH BROS

S VANGUARD WAY

TEN MILE RD

715 TOTAL RESIDENTIAL UNITS WITHIN DEVELOPMENT



KEY

	Completed
	Planned / Under Construction
	Proposed / Subject To Change
	Future

HIGHWAY 16 EXPANSION
 CONNECTION TO FREEWAY WILL
 BE COMPLETE BY 2027

DOWNTOWN MERIDIAN

SITE

119,016 VPD

NAMPA, ID
 5 MINUTES
 TO THE WEST

BOISE, ID
 15 MINUTES
 TO THE EAST

1 MILE RADIUS

3 MILE RADIUS

5 MILE RADIUS



POPULATION **6,524**
 TOTAL RETAIL EXPENDITURE **\$137.24M**
 AVG. HOUSEHOLD INC. **\$103,328**



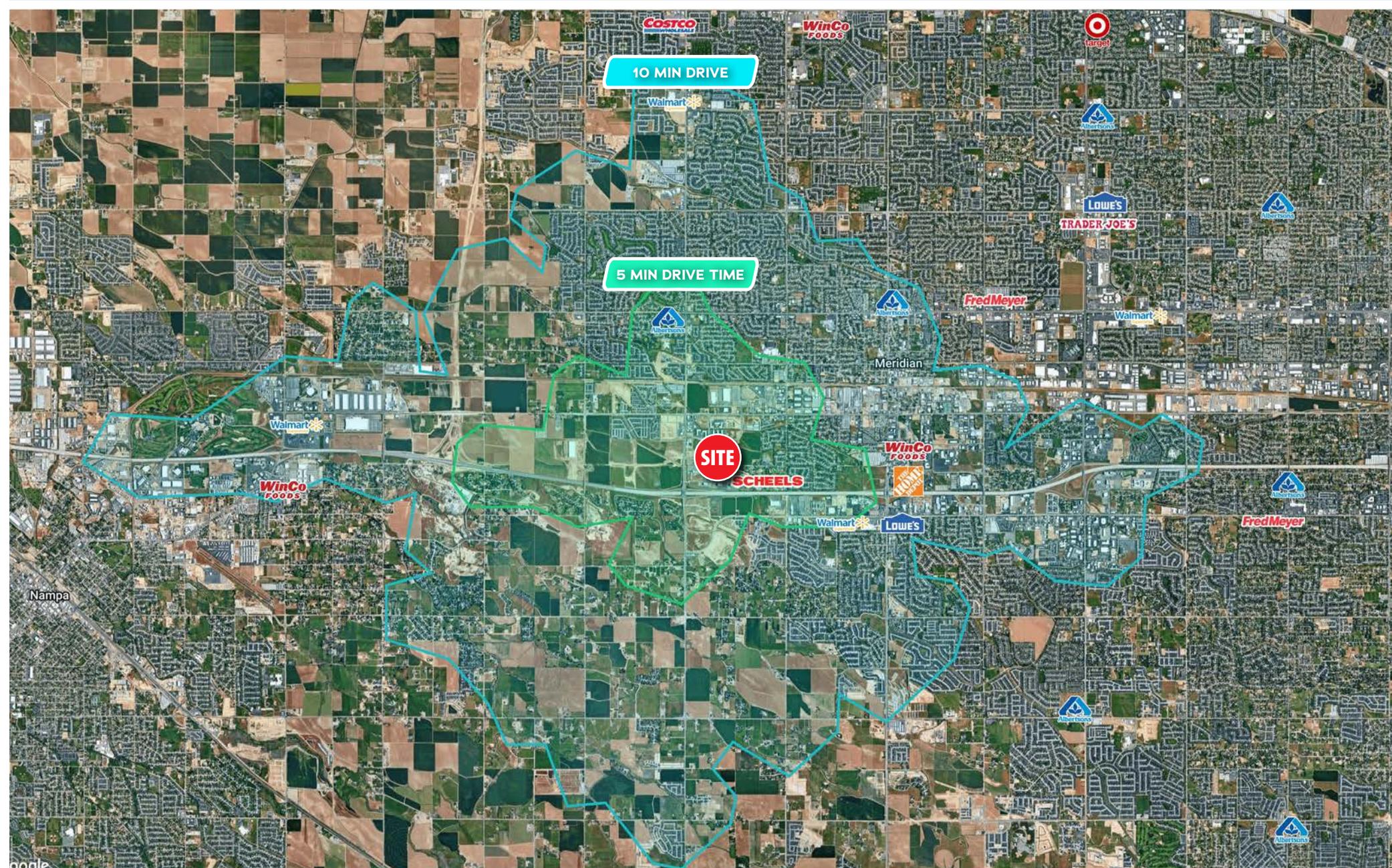
POPULATION **62,247**
 TOTAL RETAIL EXPENDITURE **\$1.34B**
 AVG. HOUSEHOLD INC. **\$125,898**



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

