

# AHLQUIST.

## Victory Commons Flex 2

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# Victory Commons

Victory Commons is a 17-acre mixed use development featuring medical office, retail, light industrial, and flex office spaces. Located at the intersection of Meridian and Victory Road, Victory Commons is in close proximity to a large number of residential neighborhoods and interstate accessibility, making it an ideal location for those wanting a high traffic presence in Meridian that is still accessible by the entire Treasure Valley.

# Overview

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AVAILABLE SF 3,962 - 32,899 SQ. FT.

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LEASE RATE \$18.00 SQ. FT. NNN

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PURCHASE PRICE Contact Agent

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BUILDING SIZE 32,899 SQ. FT.

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PARKING 3/1000 SQ. FT.

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YEAR BUILT Projected 2025

# Victory Commons Flex 2

# Overview

Treasure Valley  
POPULATION 900,000

**CALDWELL**  
DRIVE TIME TO  
VICTORY COMMONS: 22 MIN  
POP: 68,000

**MERIDIAN**  
DRIVE TIME TO  
VICTORY COMMONS: 9 MIN  
POP: 140,000

**EAGLE**  
DRIVE TIME TO  
VICTORY COMMONS: 25 MIN  
POP: 33,000

**BOISE FOOTHILLS**

**BOISE**  
DRIVE TIME TO  
VICTORY COMMONS: 19 MIN  
POP: 240,000

**EAST BOISE**

**NAMPA**  
DRIVE TIME TO  
VICTORY COMMONS: 17 MIN  
POP: 115,000

Victory Commons

**BOISE AIRPORT**  
DRIVE TIME VICTORY COMMONS: 18 MIN

**KUNA**  
DRIVE TIME TO  
VICTORY COMMONS: 13 MIN  
POP: 30,000

# Victory Commons Flex 2

# The Site



# Victory Commons Flex 2

# The Site

# Building Floorplates

## Floor 1-2

Images of the building's floorplates showing availability.

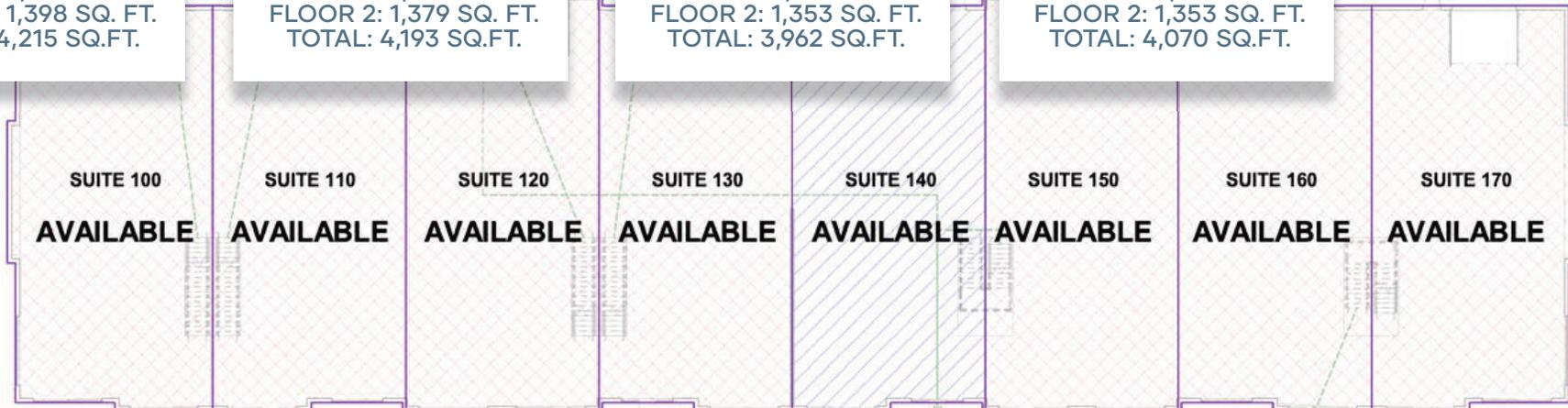


**SUITE 100**  
FLOOR 1: 2,817 SQ. FT.  
FLOOR 2: 1,398 SQ. FT.  
TOTAL: 4,215 SQ.FT.

**SUITE 120**  
FLOOR 1: 2,814 SQ. FT.  
FLOOR 2: 1,379 SQ. FT.  
TOTAL: 4,193 SQ.FT.

**SUITE 140**  
FLOOR 1: 2,609 SQ. FT.  
FLOOR 2: 1,353 SQ. FT.  
TOTAL: 3,962 SQ.FT.

**SUITE 160**  
FLOOR 1: 2,717 SQ. FT.  
FLOOR 2: 1,353 SQ. FT.  
TOTAL: 4,070 SQ.FT.



**SUITE 110**  
FLOOR 1: 2,717 SQ. FT.  
FLOOR 2: 1,353 SQ. FT.  
TOTAL: 4,070 SQ.FT.

**SUITE 130**  
FLOOR 1: 2,613 SQ. FT.  
FLOOR 2: 1,353 SQ. FT.  
TOTAL: 3,966 SQ.FT.

**SUITE 150**  
FLOOR 1: 2,814 SQ. FT.  
FLOOR 2: 2,814 SQ. FT.  
TOTAL: 4,193 SQ.FT.

**SUITE 170**  
FLOOR 1: 2,817 SQ. FT.  
FLOOR 2: 1,398 SQ. FT.  
TOTAL: 4,215 SQ.FT.

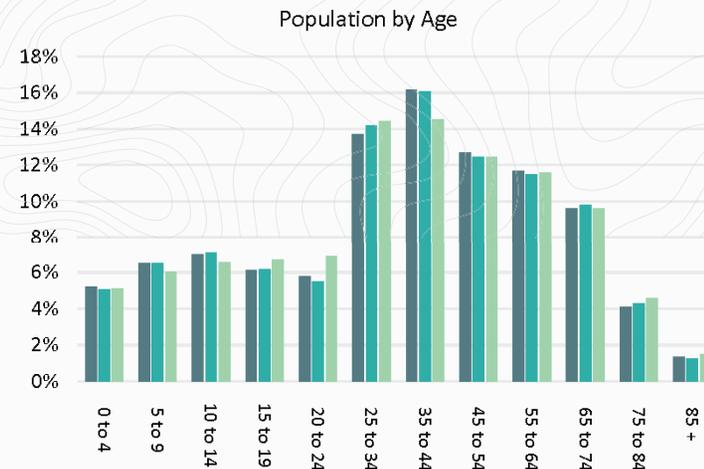
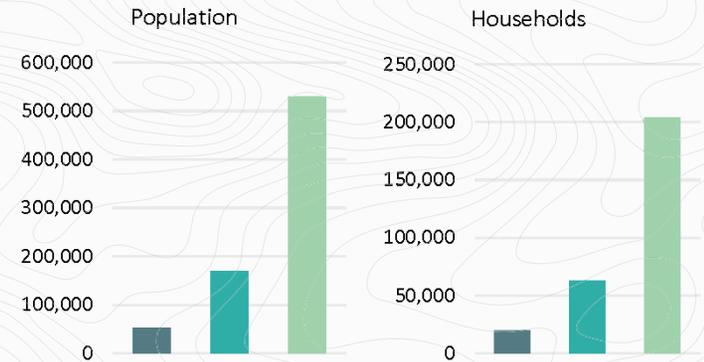
# Victory Commons Flex 2

# Floorplates

# Consumer Profile Report

## Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
<b>Current</b>						
2023 Population	51,813	---	170,556	---	530,019	---
2028 Projected Population	57,557	---	188,157	---	577,813	---
Pop Growth (%)	11.1%	---	10.3%	---	9.0%	---
2023 Households	19,682	---	62,908	---	204,033	---
2028 Projected Households	22,073	---	70,108	---	224,476	---
HH Growth (%)	12.1%	---	11.4%	---	10.0%	---
<b>Daytime Population</b>	44,575	---	120,056	---	417,046	---
Average Business Travelers	475	---	1,475	---	5,799	---
Average Leisure Travelers	42	---	59	---	493	---
Average Migrant Workers	0	---	0	---	18	---
Group Quarters Pop	42	---	59	---	493	---
Pop in Family Households	45,648	---	150,355	---	436,274	---
Pop Non-Family Households	5,833	---	19,196	---	83,102	---
<b>Total Population by Age</b>						
Median Age (2023)	37.9		38.0		37.7	
<b>Ages by Year</b>						
0 to 4	2,698	5.2%	8,694	5.1%	27,088	5.1%
5 to 9	3,375	6.5%	11,094	6.5%	31,908	6.0%
10 to 14	3,626	7.0%	12,104	7.1%	34,750	6.6%
15 to 19	3,171	6.1%	10,557	6.2%	35,605	6.7%
20 to 24	3,001	5.8%	9,407	5.5%	36,703	6.9%
25 to 34	7,115	13.7%	24,226	14.2%	76,408	14.4%
35 to 44	8,372	16.2%	27,413	16.1%	77,056	14.5%
45 to 54	6,581	12.7%	21,257	12.5%	66,051	12.5%
55 to 64	6,051	11.7%	19,623	11.5%	61,329	11.6%
65 to 74	4,989	9.6%	16,708	9.8%	50,809	9.6%
75 to 84	2,136	4.1%	7,354	4.3%	24,415	4.6%
85 +	698	1.3%	2,119	1.2%	7,899	1.5%

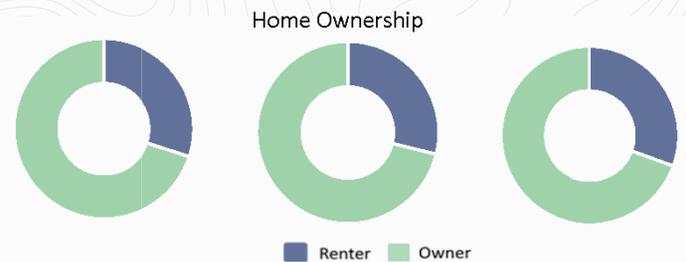
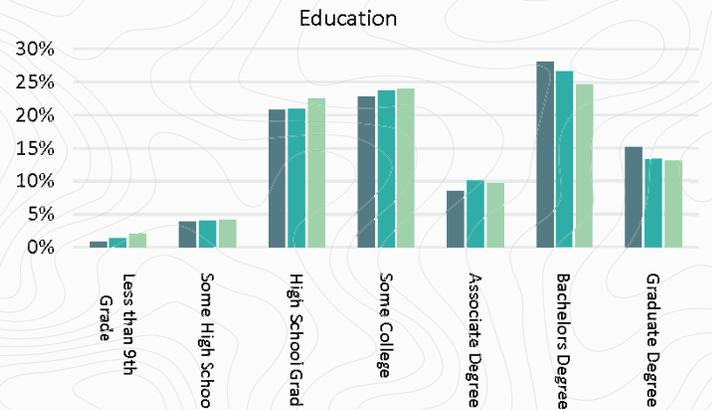
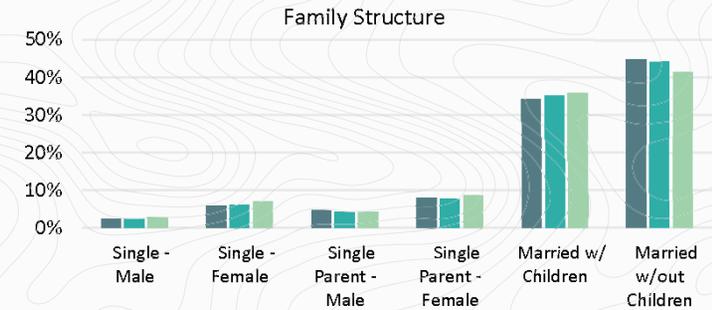


# Consumer Profile Report

## Applied Geographic Solutions (AGS), 2023 B

3 Mile Radius      5 Mile Radius      10 Mile Radius

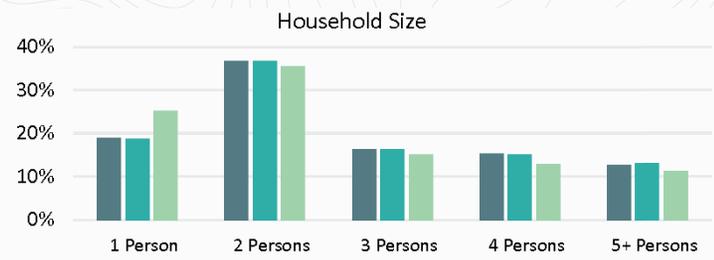
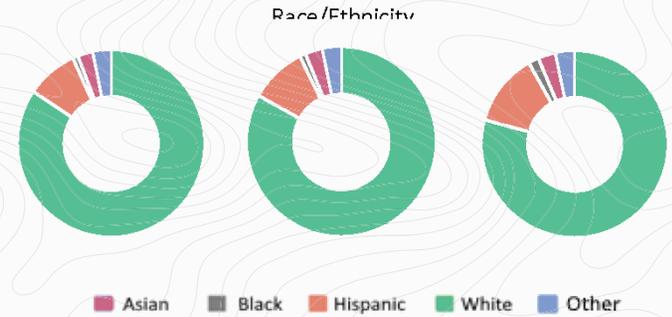
	3 Mile Radius		5 Mile Radius		10 Mile Radius	
<b>Family Structure (2023)</b>	14,681		47,299		137,391	
Single - Male	348	2.4%	1,142	2.4%	3,854	2.8%
Single - Female	857	5.8%	2,929	6.2%	9,589	7.0%
Single Parent - Male	694	4.7%	2,003	4.2%	5,741	4.2%
Single Parent - Female	1,177	8.0%	3,715	7.9%	11,995	8.7%
Married w/ Children	5,015	34.2%	16,612	35.1%	49,196	35.8%
Married w/out Children	6,590	44.9%	20,898	44.2%	57,016	41.5%
<b>Education (2023)</b>	35,942		118,699		363,966	
Less than 9th Grade	314	0.9%	1,668	1.4%	7,284	2.0%
Some High School	1,379	3.8%	4,702	4.0%	15,330	4.2%
High School Grad	7,464	20.8%	24,924	21.0%	81,776	22.5%
Some College	8,185	22.8%	28,092	23.7%	87,179	24.0%
Associate Degree	3,078	8.6%	11,959	10.1%	35,314	9.7%
Bachelors Degree	10,098	28.1%	31,535	26.6%	89,777	24.7%
Graduate Degree	5,424	15.1%	15,819	13.3%	47,305	13.0%
<b>Home Ownership (2023)</b>	26,195		82,839		272,564	
Housing Units Occupied	19,682	75.1%	62,908	75.9%	204,033	74.9%
Housing Units Vacant	609	2.3%	1,791	2.2%	6,221	2.3%
Occupied Units Renter	5,904	22.5%	18,139	21.9%	62,310	22.9%
Occupied Units Owner	13,777	52.6%	44,769	54.0%	141,724	52.0%
<b>Unemployment Rate (2023)</b>		1.2%		1.5%		2.0%
<b>Employment, Pop 16+ (2023)</b>	44,575		120,056		417,046	
Armed Services	236	0.5%	574	0.5%	1,350	0.3%
Civilian	29,780	66.8%	96,583	80.4%	297,822	71.4%
Employed	29,284	65.7%	94,539	78.7%	289,205	69.3%
Unemployed	496	1.1%	2,044	1.7%	8,617	2.1%
Not in Labor Force	11,378	25.5%	39,067	32.5%	129,705	31.1%
<b>Businesses</b>						
Establishments	2,397	---	5,878	---	21,316	---
Employees (FTEs)	23,259	---	48,286	---	191,547	---



# Consumer Profile Report

## Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
<b>Population by Race/Ethnicity (2023)</b>						
White, Non-Hispanic	43,714	84.4%	141,690	83.1%	419,737	79.2%
Hispanic	4,619	8.9%	16,574	9.7%	67,215	12.7%
Black, Non-Hispanic	479	0.9%	1,754	1.0%	9,549	1.8%
Asian, Non-Hispanic	1,373	2.7%	5,060	3.0%	16,121	3.0%
Other	1,628	3.1%	5,478	3.2%	17,397	3.3%
<b>Language at Home (2023)</b>						
Spanish Linguistically Isolated	21	0.1%	354	0.6%	2,119	1.0%
Spanish Not Isolated	1,620	8.2%	4,960	7.9%	17,350	8.5%
Asian Linguistically Isolated	88	0.4%	230	0.4%	551	0.3%
Asian Not isolated	170	0.9%	711	1.1%	1,933	0.9%
<b>Household Income (2023)</b>						
<b>Per Capita Income</b>	\$47,202	---	\$43,437	---	\$43,276	---
<b>Average HH Income</b>	\$124,124	---	\$117,616	---	\$111,882	---
<b>Median HH Income</b>	\$111,929	---	\$97,827	---	\$88,286	---
Less than \$25,000	1,407	7.2%	5,292	8.4%	24,092	11.8%
\$25,000 - \$34,999	795	4.0%	3,109	4.9%	12,738	6.2%
\$35,000 - \$49,999	1,625	8.3%	5,367	8.5%	20,773	10.2%
\$50,000 - \$74,999	3,248	16.5%	11,261	17.9%	36,733	18.0%
\$75,000 - \$99,999	2,928	14.9%	10,195	16.2%	30,861	15.1%
\$100,000 - \$149,999	4,301	21.9%	13,348	21.2%	37,153	18.2%
\$150,000 - \$199,999	1,896	9.6%	5,992	9.5%	17,513	8.6%
\$200,000 - \$250,000	1,317	6.7%	3,157	5.0%	9,153	4.5%
\$250,000 +	2,166	11.0%	5,189	8.2%	15,019	7.4%
<b>Avg Family Income</b>	\$134,940		\$126,430		\$127,766	
<b>Avg Non-Family Income</b>	\$99,888		\$97,158		\$95,739	
<b>Household Size (2023)</b>						
1 Person	3,748	19.0%	11,795	18.7%	51,331	25.2%
2 Persons	7,218	36.7%	23,143	36.8%	72,567	35.6%
3 Persons	3,225	16.4%	10,235	16.3%	30,802	15.1%
4 Persons	3,002	15.3%	9,514	15.1%	26,403	12.9%
5+ Persons	2,489	12.6%	8,222	13.1%	22,931	11.2%

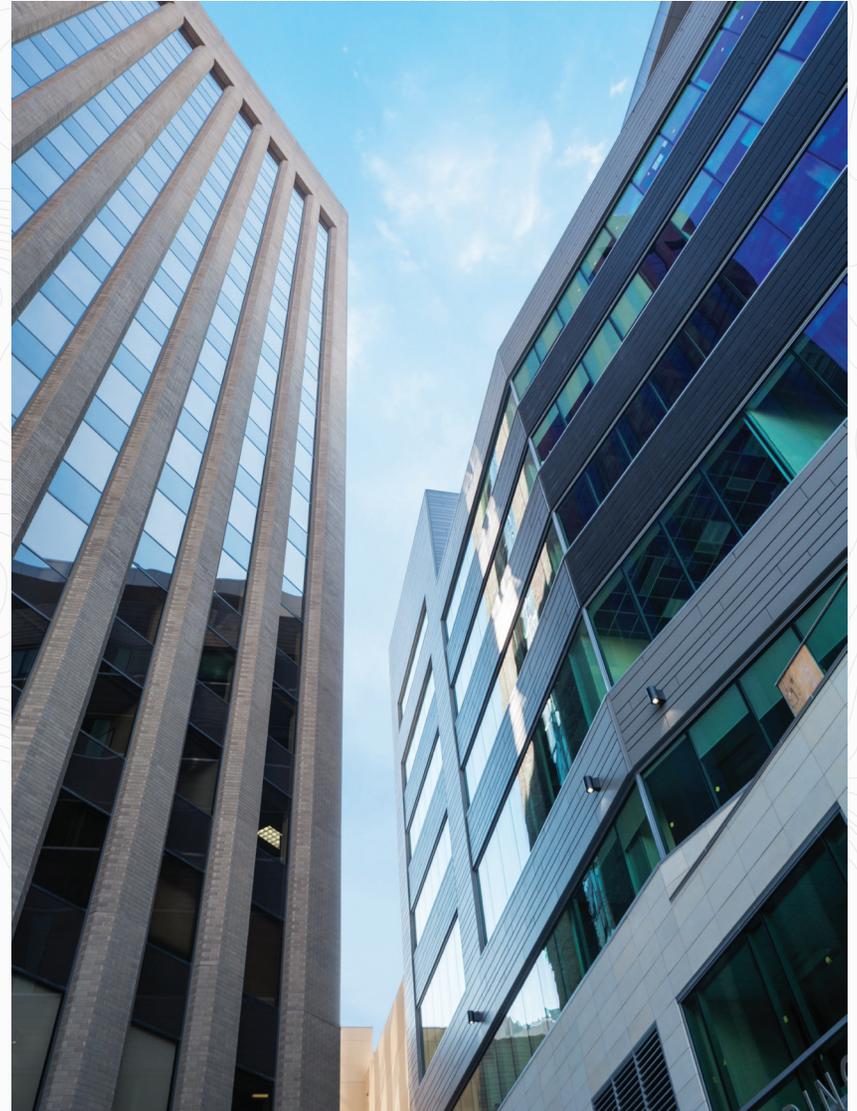


# AHLQUIST.

With 20 years of experience in development and a legacy of innovation, Ahlquist is a full-service real estate, construction, and property solutions firm dedicated to building exceptional spaces and lasting relationships. Our expertise spans construction, architecture, development, asset & property management, and leasing, allowing us to take projects from concept to completion with efficiency and excellence.

Over the past two decades, we have developed millions of square feet across commercial, medical, retail, industrial, and multifamily sectors, navigating complex zoning, entitlements, and approvals to bring visionary projects to life. Our construction division ensures transparency, quality, and value at every stage, while our in-house architecture team creates innovative, functional designs. Through proactive asset & property management, we safeguard investments and enhance tenant experiences, and with strategic leasing services, we help businesses find the perfect space to grow.

As we continue to expand, we are actively taking on new projects and remain open for business in every sector of development. Whether you're looking to build, invest, or lease, Ahlquist is ready to bring your vision to life. Let's build something great together.



## Victory Commons Flex 2



## Mark Cleverley

CHIEF LEASING OFFICE | 208.850.6113  
MARK@AHLQUISTDEV.COM

Mark is one of the founding members of Ahlquist. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



## Kekoa Nawahine

LEASING ASSOCIATE | 208.810.0137  
KEKOA@AHLQUISTDEV.COM

Since joining Ahlquist in 2021, Kekoa has quickly become a standout leasing associate, combining his business degree from Boise State and his leadership experience as a former team captain for the Boise State football team. His ability to build relationships, strategize, and lead has directly translated into helping clients find the right spaces and successfully negotiate deals.

Known for going the extra mile, Kekoa ensures every client has a smooth, positive experience by offering personalized market insights and guiding them through every step of the leasing process. His commitment to service, paired with his passion for Boise's commercial real estate market, allows him to consistently deliver results that exceed expectation.

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# Contact

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Thank you

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