

# OWNER - USER OPPORTUNITY

1446 WEST USTICK ROAD, SUITE 110, MERIDIAN, ID 83646



PRICE REDUCED ~~\$495,000~~ \$490,000 • LEASE RATE \$27.00/SF NNN • 1,225 SF

RETAIL - OFFICE CONDOMINIUM FOR SALE OR LEASE



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# LISTING SUMMARY



**SUITE 110 AVAILABLE - 1,225 SF**



**PRICE REDUCED: ~~\$495,000~~ \$490,000**  
**LEASE RATE: \$27.00/SF**  
**EST. NNN: \$6.00/SF**



**PARCEL NUMBER: R4767320480**



**YEAR BUILT: 2022**  
**CONSTRUCTION: 5B - WOOD FRAME**  
**4 CONDOMINIUMS - 4,900 SF TOTAL**



**CITY OF MERIDIAN C-C ZONING**



**ON-SITE PARKING FOR CLIENTS & STAFF**



**TENANT RESPONSIBLE FOR ALL UTILITIES  
AND JANITORIAL**



**CENTRALLY LOCATED AT USTICK & LINDER**

## LISTING DETAILS

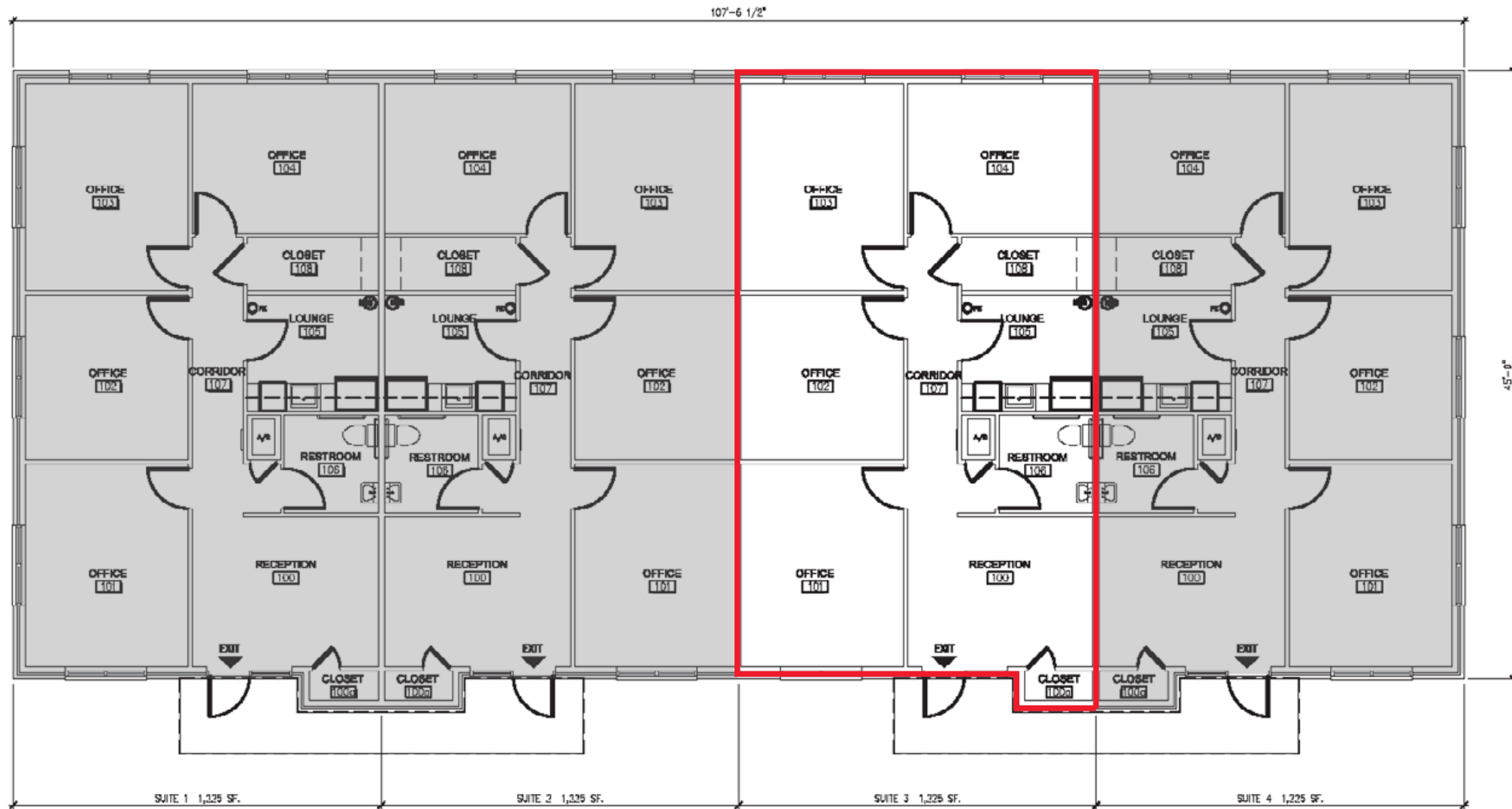
- Retail-office condominium available for sale or lease in the Sawtooth Landing Business Park in Meridian which includes 8 individual buildings occupied by a variety of users including office, medical and professional service providers
- Potential uses include retail, sale office, or medical - vacating tenant provided holistic wellness and massage services
- Current 1,225 SF configuration includes reception area, kitchenette, private offices, restroom, large windows, storage areas, building & monument signage, and on-site shared parking
- Located at the signalized intersection of Ustick and Linder Road, and has direct access on to Ustick, and easy access to Interstate 84 via-Meridian and Ten Mile roads - [Google Map View](#)
- High visibility and traffic counts - over 32,000 cars per day - ideal location for a tenant looking to service the entire Treasure Valley
- Please do not disturb relocating tenant, contact agent to discuss potential uses and to schedule a walk-thru today!!

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**PRICE REDUCED!!!**



# SPACE PLAN

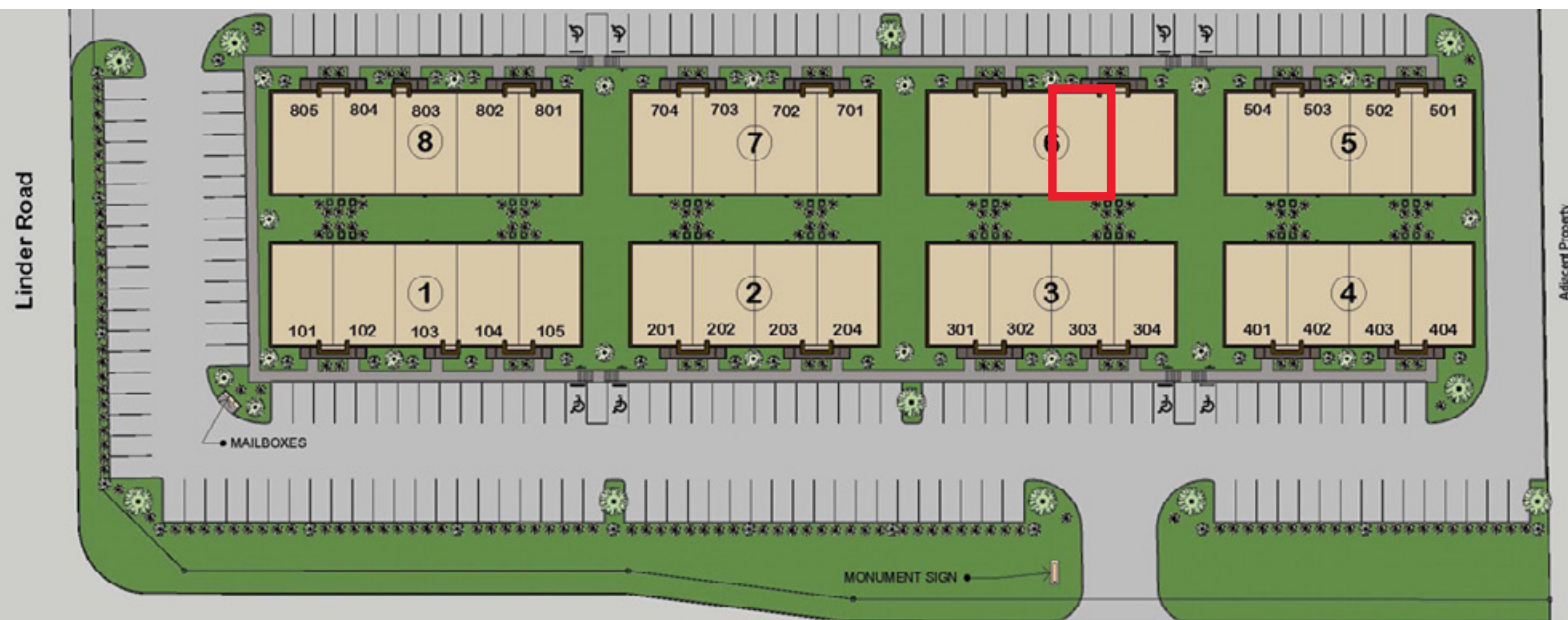


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# INTERIOR PHOTOS - SITE PLAN

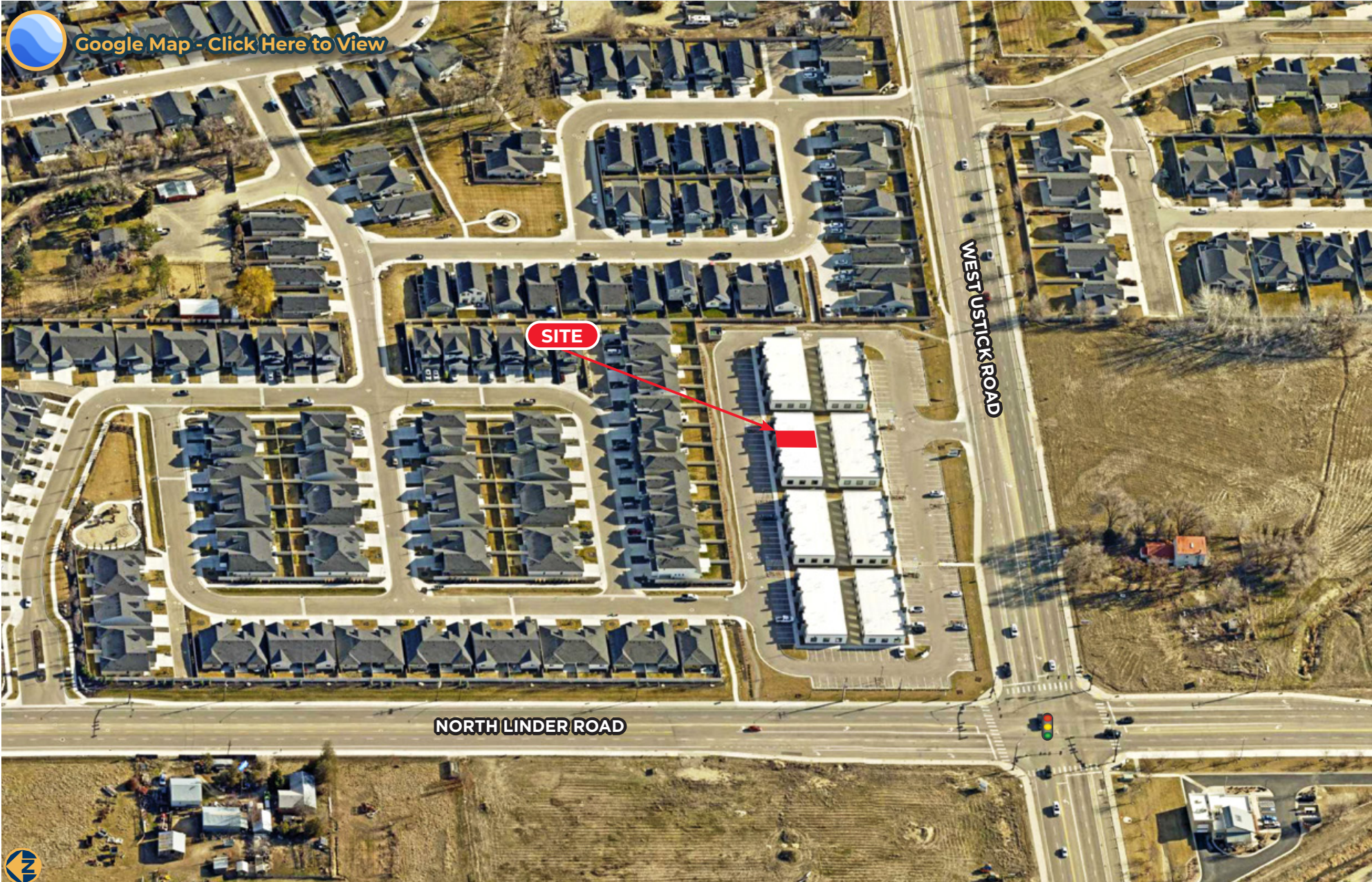


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# PROPERTY LOCATION



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## SURROUNDING SERVICES



# 1, 3 & 5 MILE DEMOGRAPHICS

## 3 MILE SNAPSHOT

102,249  
POPULATION

36,464  
HOUSEHOLDS

\$96,696  
MEDIAN HH INCOME

\$126,186  
AVERAGE HH INCOME

27,633  
DAYTIME POPULATION

In the identified area, the current year population is 184,102. In 2020, the Census count in the area was 161,173. The rate of change since 2020 was 3.18% annually. The five-year projection for the population in the area is 200,620 representing a change of 1.73% annually from 2024 to 2029.

The household count in this area has changed from 57,633 in 2020 to 66,851 in the current year, a change of 3.55% annually. The five-year projection of households is 73,922, a change of 2.03% annually from the current year total. Average household size is currently 2.73, compared to 2.77 in the year 2020. The number of families in the current year is 48,717 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS  
CLICK BELOW TO VIEW

1, 3 & 5 MILE KEY FACTS  
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

# ABOUT MERIDIAN



## THE HEART OF THE TREASURE VALLEY

Meridian is no longer the small dairy farming community it once was. Today, it's a charismatic and energetic city full of growth and opportunity. Due to Meridian's idyllic location, affordable cost of living, top-rated schools, and booming economy, it has been consistently recognized by national publications - such as Money magazine and USA Today - as one of the best cities to live in the United States.

Meridian is centrally located in the heart of Treasure Valley, and is a short 15-minute drive from the Boise Airport. Sitting at a population of about 119,000 people, Meridian offers a plethora of amenities to include beautiful city parks, locally owned and operated restaurants, shopping, and entertainment options. Whether you want to enjoy dinner and a movie at the Village at Meridian, escape the heat at the Roaring Springs Water Park, catch a race at the Meridian Speedway, or have a picnic at one of the many city parks, the opportunities to create lasting memories are endless.

Should you find yourself wanting to explore nearby urban life, just hop in your car for a quick trip East or West. In Downtown Boise, you can enjoy dinner at a trendy restaurant, catch a sports game, explore the Capital City Public Market, or discover your new favorite brewery. In neighboring Canyon County, you can catch a rodeo or concert at the Ford Idaho Center, explore the wine country, visit the Warhawk Air Museum, or go antique shopping.



LEARN MORE ABOUT MERIDIAN HERE:

<https://meridiancity.org/>



# BOISE METRO INFORMATION



## OPPORTUNITY, MEET AMBITION

The Boise Valley is an ideal setting for companies looking for an affordable, pro-business environment and a superior quality of life for current and prospective employees.

What's more, the Boise Valley hasn't rested on its laurels, satisfied with the successes of the past. It consistently ranks among the top 10 locations for business and family in the U.S. by the Wall Street Journal, Kiplinger's and Forbes, among others.

It truly stands out from the other mid-sized metros. Take a minute to walk through the downtown and experience the big city feel and small town friendliness. Become immersed in the local adventure opportunities. It's obvious that the Boise Valley is one-of-a-kind.

Boise Metro consistently ranks among the top 10 metros for net migration, making it a prime destination for relocation. Whether you're a recent graduate, a young family, or anyone seeking a great place to live, Boise offers a good life for all.

Each community in the Boise Metro has a flavor and personality of its own, yet the connectivity of the region allows you to live in one and work and play in another without sacrificing family time for commute time. We call it the 5-mile lifestyle. From urban living in a vibrant downtown to homes nestled in a cozy community surrounded by open farmland, there are many ways to live in the Boise Metro.



Click here to download the complete Boise Valley  
Regional Overview:  
<https://bvep.org/why-boise/>

# NATIONAL ACCOLADES

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. Click the tiles below to view - View All Accolades Here: <https://bvpep.org/>

<b>#1 Nampa &amp; #7 Meridian Top Cities for Economic Growth under 250K</b> <hr/> <b>Coworking Cafe</b> July 2024	<b>#3 Meridian, #5 Boise, #16 Nampa Best Places To Live Out West</b> <hr/> <b>Livability</b> July 2024	<b>Top 15 Cities for Young Professionals</b> <hr/> <b>Pheabs</b> May 2024	<b>Tech Workers Ditching big city for Boise</b> <hr/> <b>Wired</b> January 2024	<b>#3 Best Performing Cities</b> <hr/> <b>Milken Institute</b> 2024	<b>Top 25 Metro for Economic Growth</b> <hr/> <b>Area Development</b> Q4 2023
<b>#4 Overall On Talent Attraction Card</b> <hr/> <b>Lightcast</b> 2023	<b>#7 Overall Cutting Edge Cities Boise</b> <hr/> <b>WSJ</b> October 2023	<b>Top 20 Best Mid Size City in US</b> <hr/> <b>HGTV</b> September 2023	<b>Top 20 Safest Cities</b> <hr/> <b>WalletHub</b> October 2023	<b>#5 Best Performing Cities</b> <hr/> <b>Milken Institute</b> 2023	<b>Blue Turf Biggest Attraction for Sports Fans</b> <hr/> <b>USA Today</b> 2023
<b>#6 Best Large Cities to Start a Business</b> <hr/> <b>WalletHub</b> April 2023	<b>Next Great Food City</b> <hr/> <b>Food &amp; Wine</b> April 2022	<b>#5 Top Emerging Industrial Markets</b> <hr/> <b>CommercialEdge</b> February 2022	<b>#1 Most Promising US City</b> <hr/> <b>RocketHomes</b> December 2021	<b>#2 Nampa, #3 Meridian Top Boomtowns in America</b> <hr/> <b>Smart Asset</b> November 2021	<b>#8 Best Places for Outdoor Enthusiasts to Live &amp; Work</b> <hr/> <b>Smart Asset</b> October 2021
<b>#10 Best City for Young Professionals</b> <hr/> <b>Smart Asset</b> June 2021	<b>Safest Cities in America</b> <hr/> <b>Smart Asset</b> April 2021	<b>#5 Best State</b> <hr/> <b>US News Report</b> March 2021	<b>Best-Performing Cities</b> <hr/> <b>Milken Institute</b> February 2021	<b>#4 Best Place to Find a Job</b> <hr/> <b>WalletHub</b> February 2021	<b>Top 5 Metros for First Time Homebuyers</b> <hr/> <b>Move.org</b> January 2021

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