

AHLQUIST.

The District at Ten Mile

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Welcome to The District at Ten Mile

Nestled at the geographic center of the vibrant Treasure Valley, The District At Ten Mile offers a premium location with unparalleled access to the region's bustling economic epicenter. Situated amidst thriving communities and major transportation arteries, this development epitomizes connectivity and convenience.

Spanning across 222 acres of prime real estate, The District At Ten Mile is poised to become the premier destination for businesses seeking to thrive in one of the nation's fastest-growing regions. With a diverse mix of class A office space, premium retail suites and sites, flex office space, and light industrial facilities, this development caters to the dynamic needs of today's businesses.



Overview

LOCATION MERIDIAN, ID

TOTAL ACRES 33.99

RETAIL PADS DELIVERY JUNE 2026

GROUND LEASE RATE CONTACT AGENT

PAD SIZE RANGE 0.75 - 5.21 AC

The District at Ten Mile

Overview

Treasure Valley

POPULATION 900,000

CALDWELL

DRIVE TIME TO THE DISTRICT: 22 MIN
POP: 68,000

MERIDIAN

DRIVE TIME TO THE DISTRICT: 8 MIN
POP: 140,000

NAMPA

DRIVE TIME TO THE DISTRICT: 14 MIN
POP: 115,000

EAGLE

DRIVE TIME TO THE DISTRICT: 25 MIN
POP: 33,000

CHINDEN BLVD.

HWY 16
TEN MILE RD.

EAGLE RD.

The District

KUNA

DRIVE TIME TO THE DISTRICT: 16 MIN
POP: 30,000

BOISE FOOTHILLS

BOISE

DRIVE TIME TO THE DISTRICT: 16 MIN
POP: 240,000

EAST BOISE

BOISE AIRPORT

DRIVE TIME TO THE DISTRICT: 15 MIN

The District at Ten Mile

The Site



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The Site



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The Site

Available Pads

PAD	ACRES	OFFERING	STATUS
1-4	5.21	GROUND LEASE	PENDING
5	0.83	GROUND LEASE	AVAILABLE
6	1.38	GROUND LEASE	AVAILABLE
7	1.18	-	COMMITTED
8	1.06	-	COMMITTED
9	1.29	-	COMMITTED
10	0.80	-	COMMITTED
11	1.22	-	COMMITTED
12	2.23	-	COMMITTED
13	4.65	-	COMMITTED
14	1.71	-	COMMITTED
16	0.93	GROUND LEASE	AVAILABLE



The District at Ten Mile



Mark Cleverley

CHIEF LEASING OFFICER | 208.850.6113
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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.



Holt Haga

VP OF LEASING | 208.371.4658
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Holt is one of the founding members of Ahlquist. As VP of Leasing, Holt has delivered the successful completion of over 4 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.

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Contact

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Thank you

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