



# 100% NNN LEASED NEW CONSTRUCTION RETAIL BUILDING

1582 W ORCHARD PARK DR | MERIDIAN, ID 83646



**5.75%**  
CAP RATE

**NNN**  
LEASE TYPE

**\$646,191**  
NOI

**\$11,238,104**

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**TOK** COMMERCIAL  
REAL ESTATE

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## OFFERING HIGHLIGHTS

- TENANTS ARE FULLY MOVED IN AND OPEN FOR BUSINESS!
- NORTH MERIDIAN'S PREMIER MIXED-USE DEVELOPMENT.
- CO-TENANTS INCLUDE 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.
- NEW 40,000 SF LIFESTYLE CENTER COMING TO ORCHARD PARK! [THE COLLECTION.](#)
- HIGH VISIBILITY LOCATION AT CHINDEN AND LINDER — OVER 46,000 VPD AT THE INTERSECTION!





## OFFERING OVERVIEW

<b>PROPERTY ADDRESS</b>	1582 W ORCHARD PARK DR MERIDIAN, ID 83646	<b>CAP RATE</b>	5.75%
<b>PROPERTY TYPE</b>	NEW CONSTRUCTION RETAIL	<b>NET ANNUAL RENT</b>	\$680,201
<b>BUILDING SIZE</b>	16,546 SF	<b>VACANCY RESERVE</b>	5%   \$34,010
<b>YEAR BUILT</b>	2025	<b>OCCUPANCY</b>	100%
<b>OFFERING PRICE</b>	\$11,238,104	<b>NOI</b>	\$646,191
		<b>LEASE TYPE</b>	NNN

# FINANCIAL SUMMARY

**FULL  
OFFERING  
MEMORANDUM**



**CLICK HERE TO ACCESS** 

**FINANCIAL  
ANALYSIS**



**CLICK HERE TO ACCESS** 



# TENANT OVERVIEW



## HAYES CHIROPRACTIC

Dr. Lucas Hayes, a San Diego native, graduated in 2014 with a Doctorate in Chiropractic from Southern California University of Health Sciences in Whittier, California. With a decade of experience in chiropractic care, Dr. Hayes is passionate about empowering the body's natural healing capabilities through proper spinal alignment and restoring the brain-spinal cord connection. His greatest joy lies in helping patients enhance their quality of life.

## CLUB PILATES

Born in San Diego in 2007, Club Pilates has expanded around the globe, bringing Pilates to hundreds of thousands of people. They serve up over eight million workouts each year to their dedicated members. Pure to Joseph Pilates' original Reformer-based Contrology Method, but modernized with group practice and expanded state-of-the-art equipment, Club Pilates offers high-quality, life-changing training at a surprisingly affordable price.



UPDATED: 12.9.2025

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# TENANT OVERVIEW



## EIGHT TURN CREPE

Eight Turn Crepe originally opened its doors in New York City's Soho neighborhood in 2013. Their vision was to introduce the Japanese crepe while focusing on superior customer service, presentation and quality. Now, people are coming from miles around to experience one of the most unique and awesome food experiences out there.

## NOTHING BUNDT CAKE

For 27 years, their bakeries have been more than just a place to get dessert—they're where you turn when you want to give a little more, so others can feel a little more. Where traditions are baked and joy is always on the menu. That joy quickly became contagious, spreading from their ovens to bakeries nationwide. Today, Nothing Bundt Cakes® is the #1 specialty cake company in the U.S., with over 600 locations serving up millions (yes, millions) bites of joy every year.

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# TENANT OVERVIEW



## UPLIFT HOT YOGA

Uplift Hot Yoga offers a variety of classes of varying paces, formats, and difficulty levels. Every class is a journey as an instructor leads students through a customized experience. Uplift Hot Yoga will be a place of refuge, where students and teachers will feel loved, valued, and seen.

## MOD SALON

At MOD it's all about YOU! From the quality products to the music you hear. Every detail is attended to. They focus on each individual client, making sure their expectations are met every single time. Their team is taking continual education to stay up to date on the latest trends. From cuts, colors and styles, they got you.



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# TENANT OVERVIEW



## RISE MODERN WELLNESS

RISE Modern Wellness is an advanced & versatile wellness center featuring a modern IV hydration lounge, a premier infrared sauna studio, and state of the art body sculpting equipment. They offer multiple wellness services including vitamin injectables (Glutathione, B-12, and Vitamin D) and IV hydration therapies (Myer's Cocktail, Immunity & Detox, Fast Infusion Glutathione) within their highly rated IV lounge.

## MASTER YANG'S MARTIAL ARTS

Master Yang's Martial Arts is a cherished family-owned school, passed down through generations with a deep commitment to creating a welcoming, supportive environment.

Combining the wisdom of their founders with fresh, modern approaches, they uphold the tradition of martial arts excellence while nurturing their students' growth as part of our family.



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# TENANT OVERVIEW



## SLICE HOUSE

Slice House by Tony Gemignani, founded by the globally acclaimed 13-time world pizza champion, offers an unparalleled pizza experience blending artisan craftsmanship with fast-casual dining. Originating from San Francisco's iconic North Beach neighborhood, Slice House provides a diverse menu from signature New York, Detroit, Grandma, and Sicilian style pizzas, including health-conscious options, complemented by a hand-picked selection of local craft brews and natural wines.

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# SITE PLAN



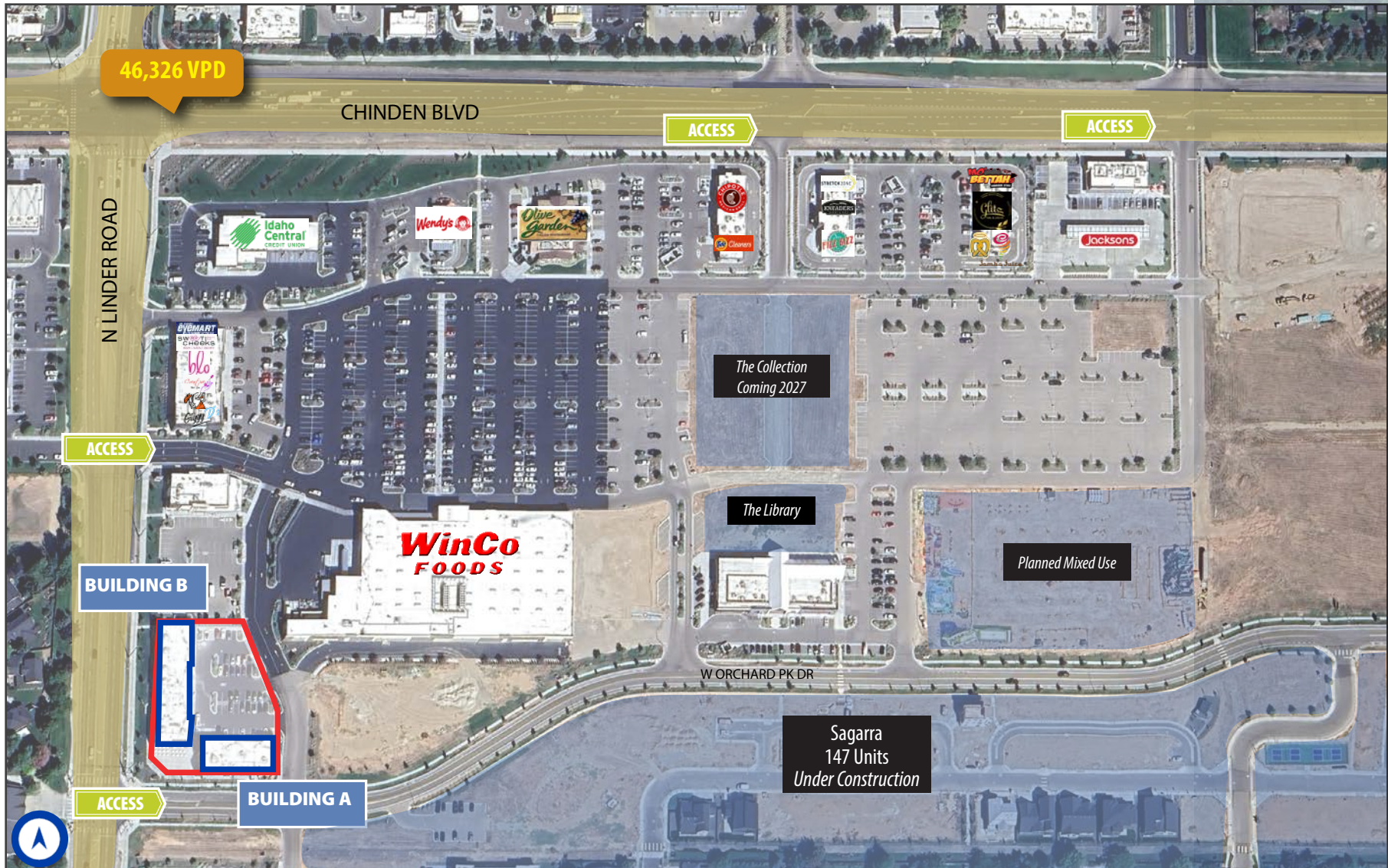
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# HIGH VISIBILITY LOCATION AT CHINDEN & LINDER



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## THE COLLECTION

40,000 SF NEIGHBORING MIXED-USE DEVELOPMENT COMING 2027



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# +3,332,432 STORE VISITS PER YEAR AT THE CHINDEN & LINDER



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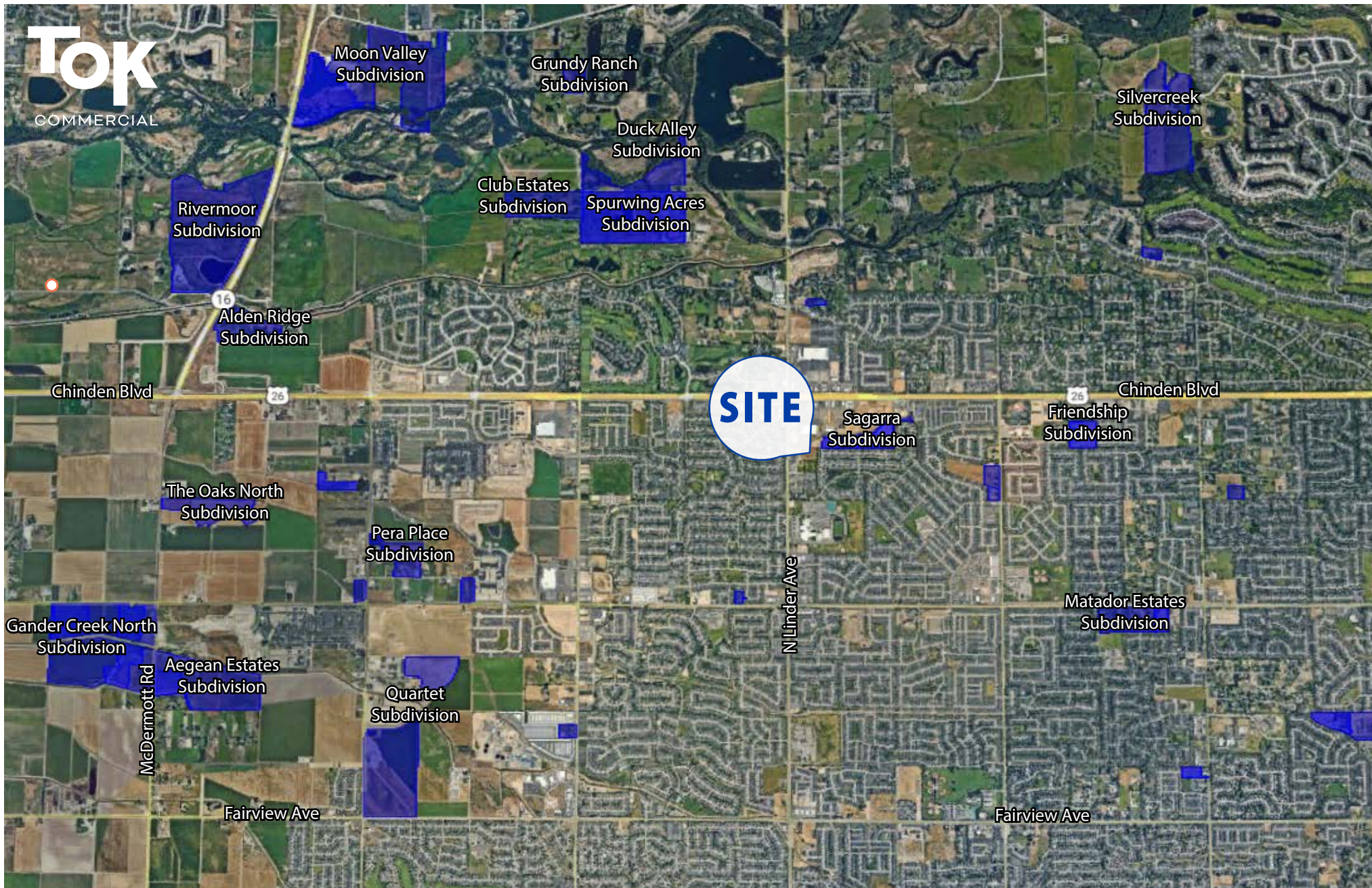
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# AMIDST MERIDIAN'S PATH OF GROWTH



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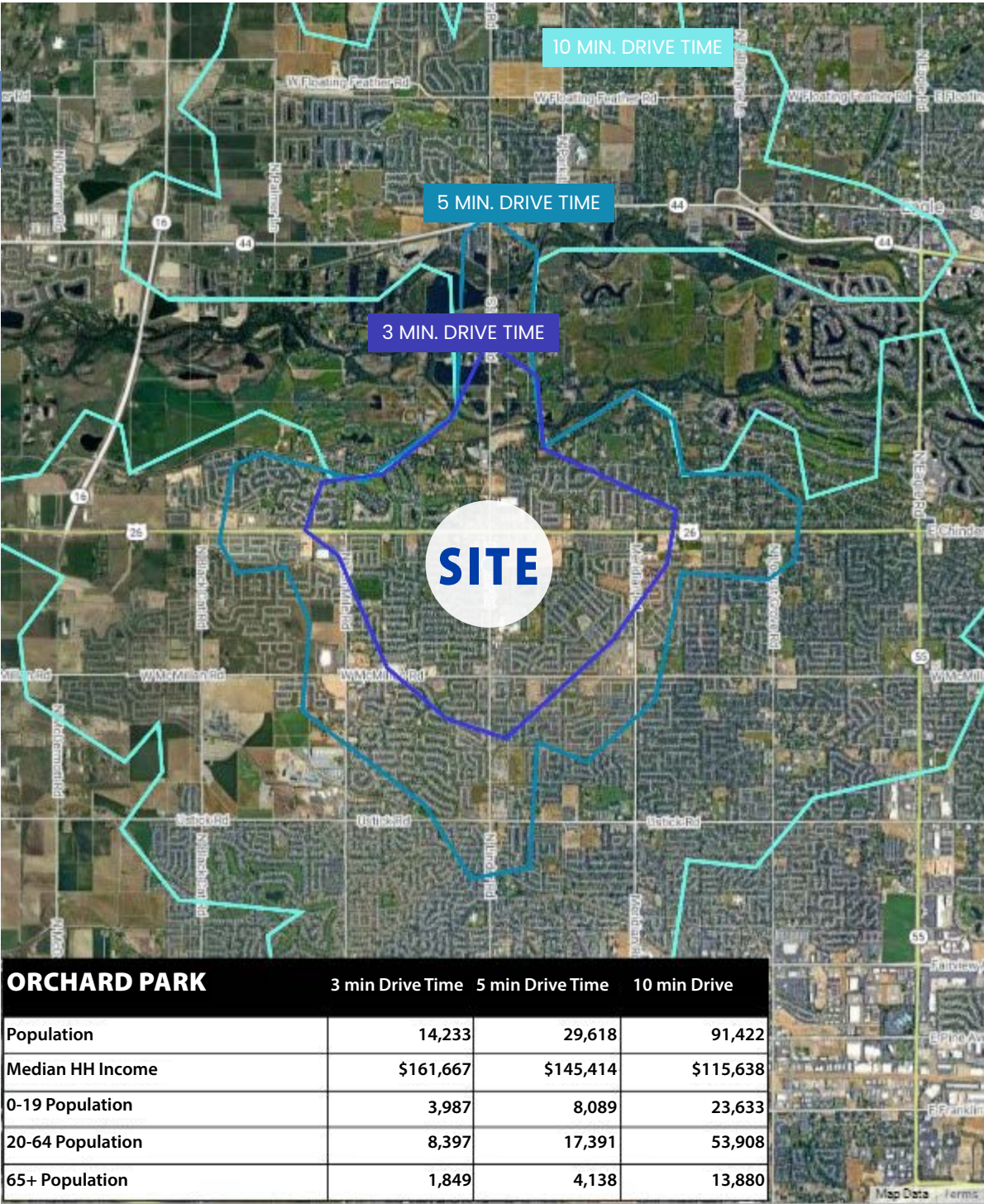
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# DEMOGRAPHICS & DRIVE TIMES



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ORCHARD PARK			
	3 min Drive Time	5 min Drive Time	10 min Drive
Population	14,233	29,618	91,422
Median HH Income	\$161,667	\$145,414	\$115,638
0-19 Population	3,987	8,089	23,633
20-64 Population	8,397	17,391	53,908
65+ Population	1,849	4,138	13,880

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**THE BOISE MSA IS THE STATE'S LARGEST METROPOLITAN AREA AND ACCOUNTS FOR NEARLY 40 % OF IDAHO'S POPULATION CONCENTRATION.**



**845,864**

**TOTAL  
POPULATION**

BOISE MSA  
Q3 2025



**13TH**

**FASTEST GROWING  
METRO IN THE U.S.**

BOISE MSA  
Q3 2025



**\$113,914**

**AVERAGE  
HH INCOME**

BOISE MSA  
Q3 2025

**BOISE MSA**

**POPULATION**



**THE BOISE MSA OFFERS A UNIQUELY WELL-EDUCATED TALENT POOL FOR EMPLOYERS TO DRAW FROM, WITH 95 % OF ADULTS HOLDING A HIGH SCHOOL DIPLOMA (OR HIGHER) & OVER 45 % EARNING A BACHELOR'S DEGREE.**



**6**

**COLLEGES &  
UNIVERSITIES**

BOISE MSA  
Q3 2025



**46.3%**

**POPULATION  
HOLDING BACHELOR'S  
DEGREE OR HIGHER**

ADA COUNTY  
Q3 2025



**62,091**

**COLLEGE  
STUDENTS**

BOISE MSA  
Q3 2025

**BOISE MSA**

# EDUCATION



THE BOISE MSA BOASTS A YOUNG, GROWING, AND HIGHLY SKILLED  
WORKFORCE—MANY COLLEGE GRADUATES STAY LOCAL  
AND THE LABOR POOL IS LARGE AND EXPANDING



**457,100**

**LABOR  
FORCE**

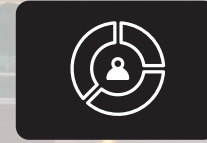
BOISE MSA  
Q3 2025



**72,266**

**NET  
IN-MIGRATION**

BOISE MSA  
(2020-2024)



**37.9**

**MEDIAN AGE**

BOISE MSA  
Q3 2025

**BOISE MSA**

**TALENT SNAPSHOT**





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