



100% NNN LEASED NEW CONSTRUCTION RETAIL BUILDING

1582 W ORCHARD PARK DR | MERIDIAN, ID 83646



6%
CAP RATE

NNN
LEASE TYPE

\$646,191
NOI

SALE PRICE
\$10,769,850

JP GREEN, CCIM
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TOK COMMERCIAL
REAL ESTATE

BRIANNA MILLER, CCIM, CLS
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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!



ASSUMABLE LOAN SNAPSHOT

ACQUISITION LOAN	\$5,890,909
LTV	55%
INTEREST RATE	5.80%
LOAN PERIOD	25 YEARS

OFFERING OVERVIEW

PROPERTY ADDRESS	1582 W ORCHARD PARK DR MERIDIAN, ID 83646
PROPERTY TYPE	NEW CONSTRUCTION RETAIL
BUILDING SIZE	16,546 SF
YEAR BUILT	2025
OFFERING PRICE	\$10,769,850

CAP RATE	6%
NET ANNUAL RENT	\$680,201
VACANCY RESERVE	5% \$34,010
OCCUPANCY	100%
NOI	\$646,191
LEASE TYPE	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: 2.7.2026

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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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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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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

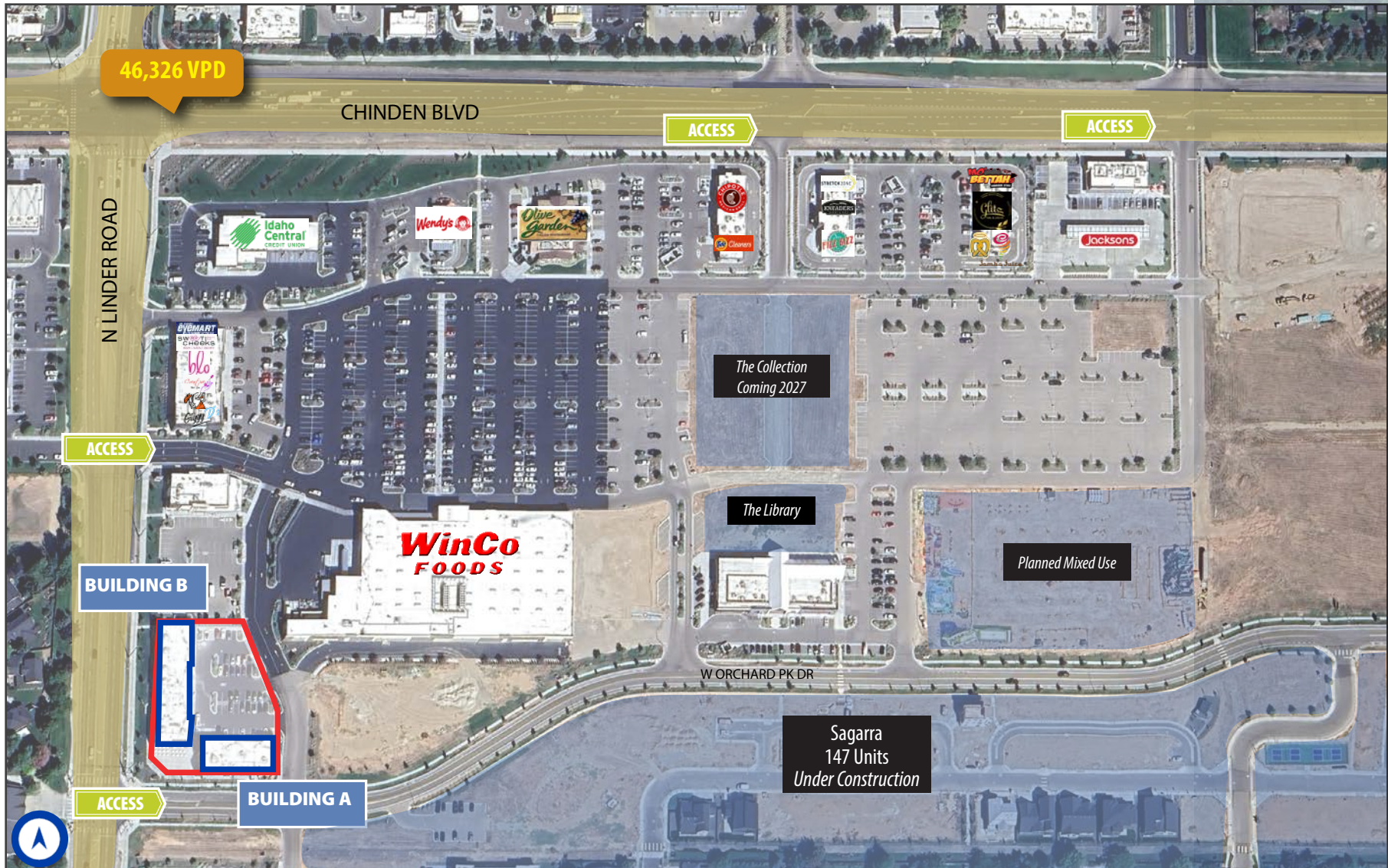


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HIGH VISIBILITY LOCATION AT CHINDEN & LINDER



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THE COLLECTION

40,000 SF NEIGHBORING MIXED-USE DEVELOPMENT COMING 2027



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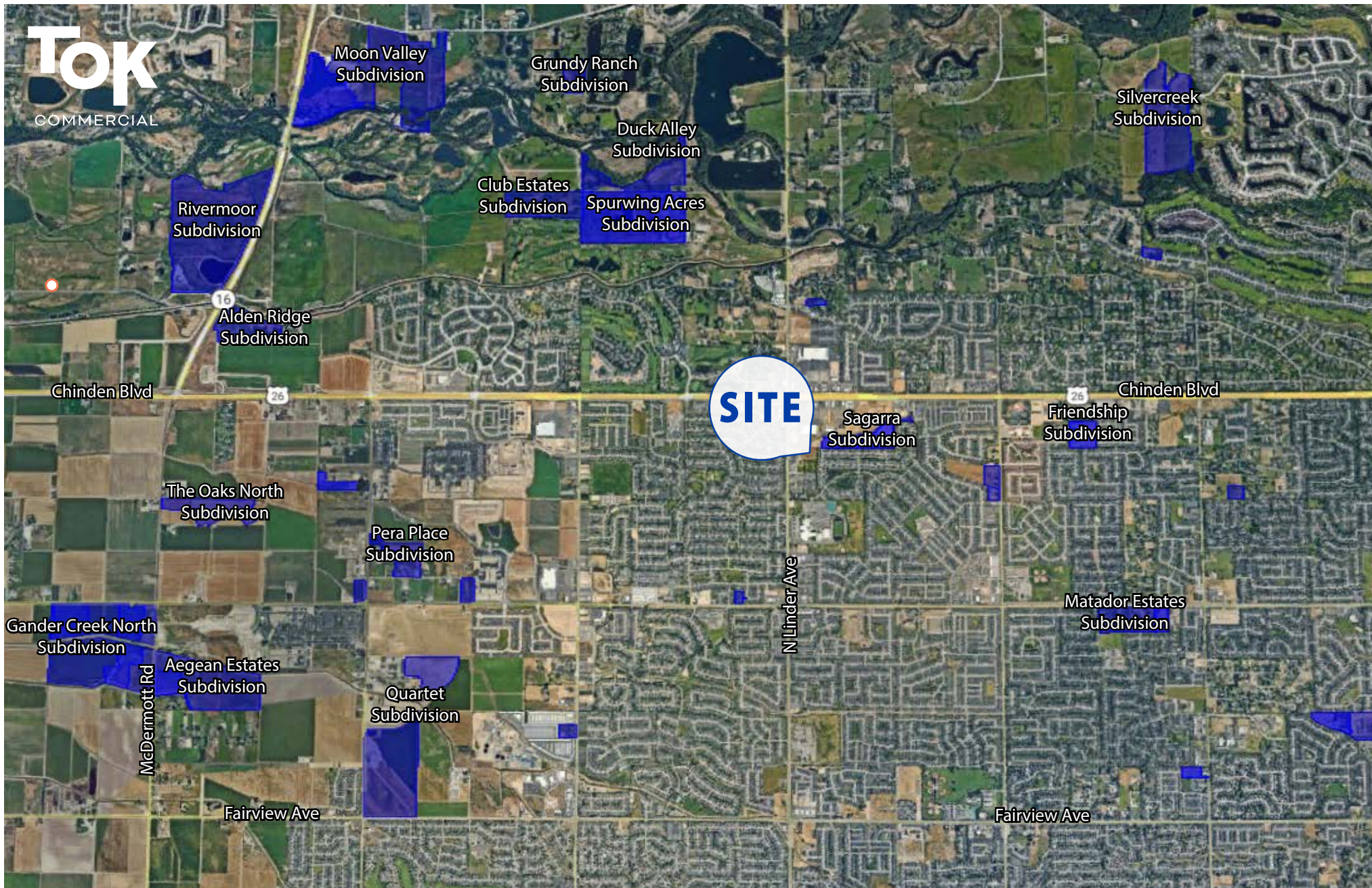


+3,332,432 STORE VISITS PER YEAR AT THE CHINDEN & LINDER



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AMIDST MERIDIAN'S PATH OF GROWTH



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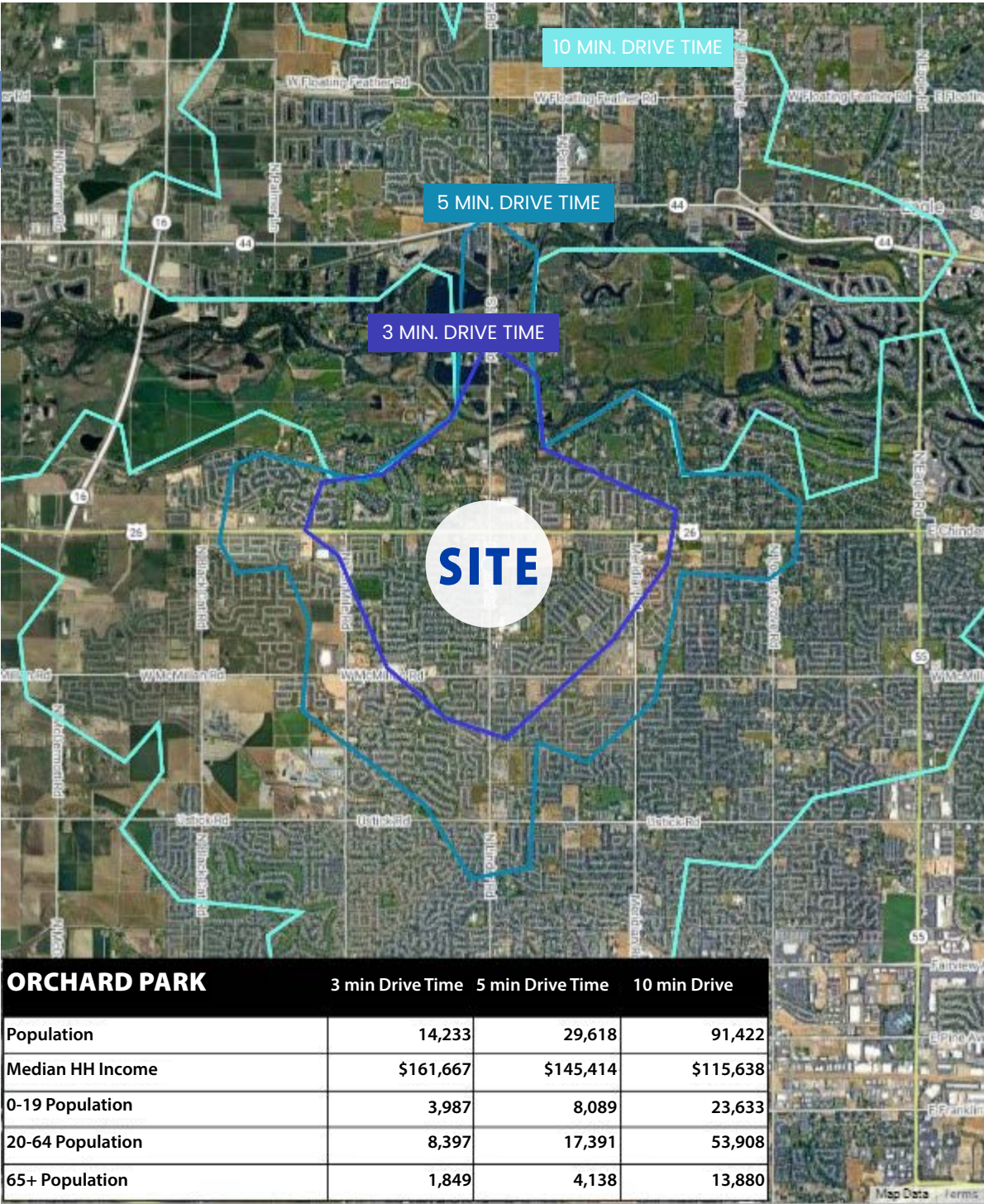
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DEMOGRAPHICS & DRIVE TIMES



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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

TOK

COMMERCIAL

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**

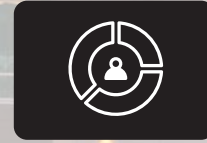
BOISE MSA
Q3 2025



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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