

NEW MULTI-TENANT SPACES FOR LEASE

10481 HWY 44 - LOT 2, MIDDLETON, IDAHO 83644



DELIVERY SUMMER 2026



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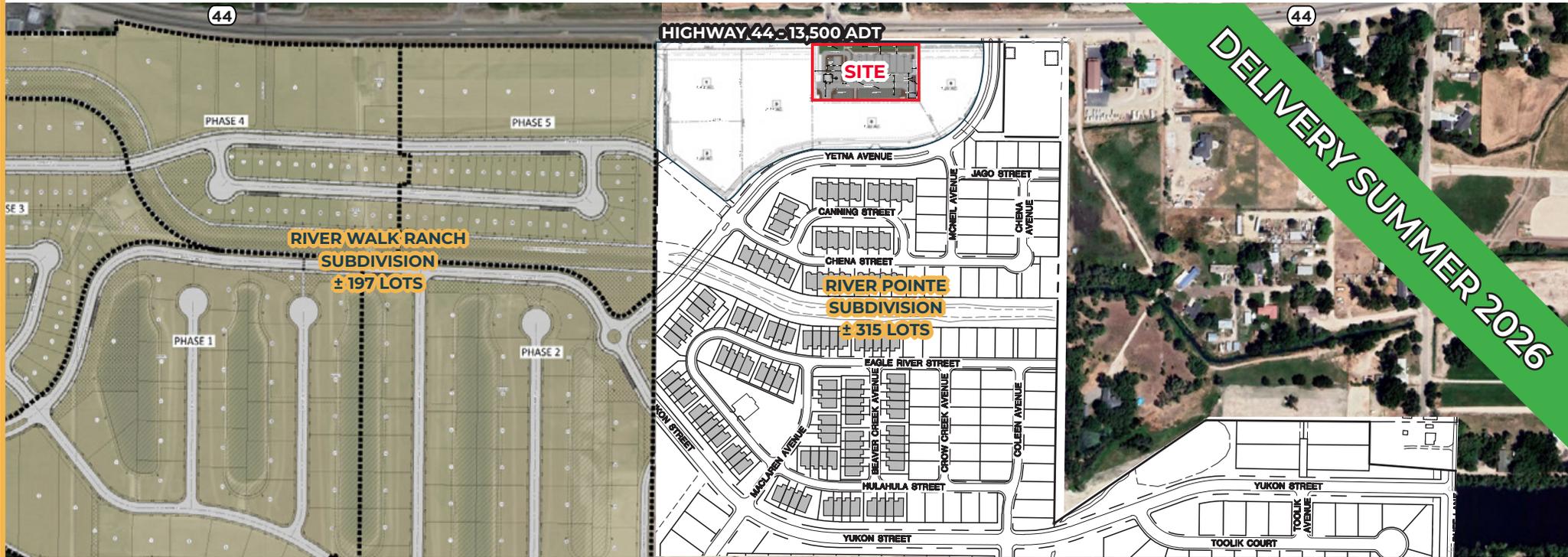
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NEW MULTI-TENANT SPACES FOR LEASE - 1,500 - 13,020 SF

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PROPERTY HIGHLIGHTS

AVAILABLE:	1,500 - 13,020 SF
LEASE RATE:	Negotiable - Dependent Upon Build-Out
T.I. ALLOWANCE:	Available for Custom Build-Outs
BUILDING SIZE:	13,020 SF Total
LOT SIZE:	1.4 Acres
ZONING:	Commercial
BUILDING STATUS:	Delivery Summer 2026
POTENTIAL USES:	Retail, Drive-Thru Restaurant, Office

LISTING DETAILS

- New multi-tenant retail spaces located in the River Point Subdivision on Highway 44 - the main thoroughfare from Eagle & Star to Middleton and on to Interstate 84 - [Google Map View](#)
- Newly constructed spaces will be delivered in shell condition, tenant improvement allowance available for custom build-outs
- The project is encompassed by other new commercial & residential developments in a soon to be underserved market
- Potential uses include retail, drive-through restaurant with patio, coffee, medical, office, and professional service providers
- Surrounding retailers include Tractor Supply, Ridley's, Family Dollar, Ace Hardware, O'Reilly Auto, Jack in the Box, Subway
- Delivery summer 2026, contact agents to schedule a site visit

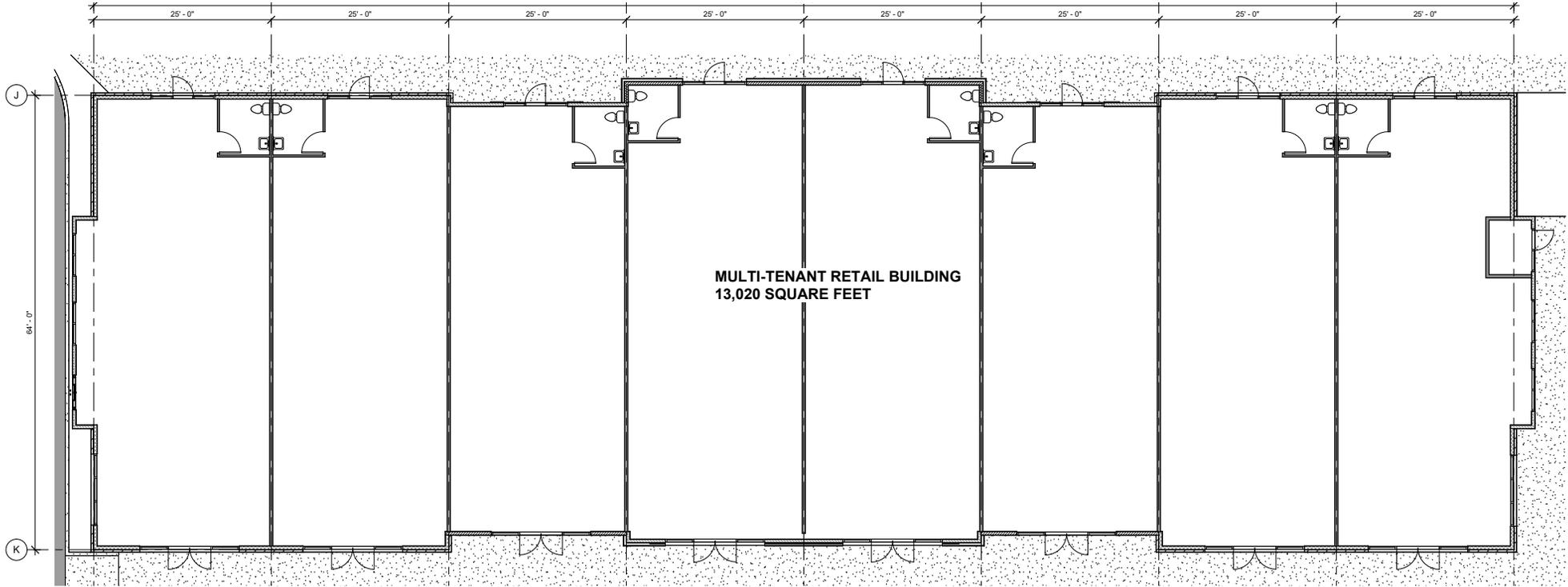
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FLEXIBLE SUITE CONFIGURATION

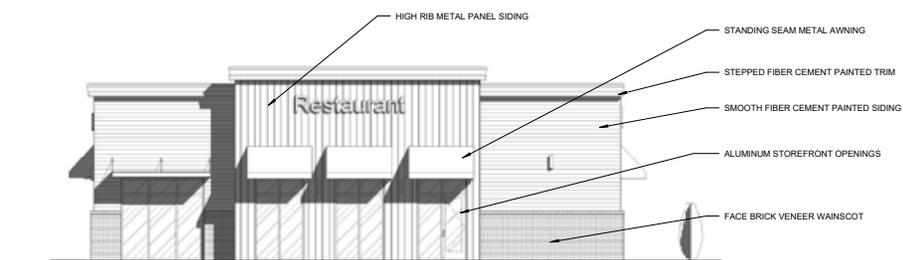
1,500 - 13,020 SF - DRIVE-THRU POTENTIAL



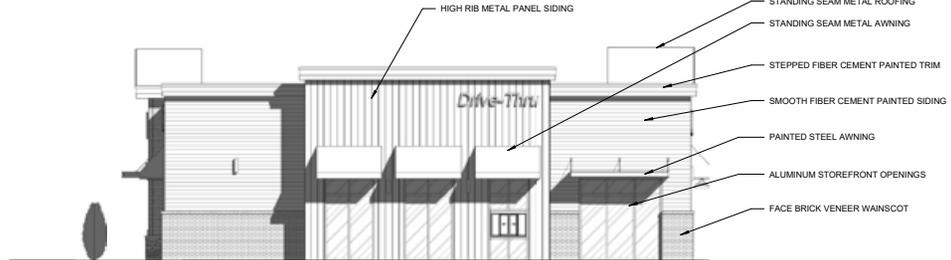
1 FLOOR PLAN
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

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PROPOSED EXTERIOR ELEVATIONS

MULTIPLE TENANT SIGNAGE AREAS



Standing seam metal roofing



Black Anodized Aluminum Storefront Entrances



Stone Wainscot



Stucco Color



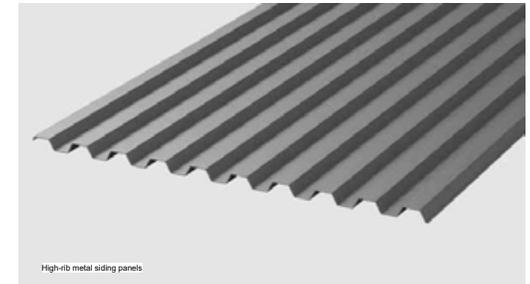
Face Brick Veneer



WoodTone Siding - Rustic Series



Smooth Lap Siding



High-rib metal siding panels

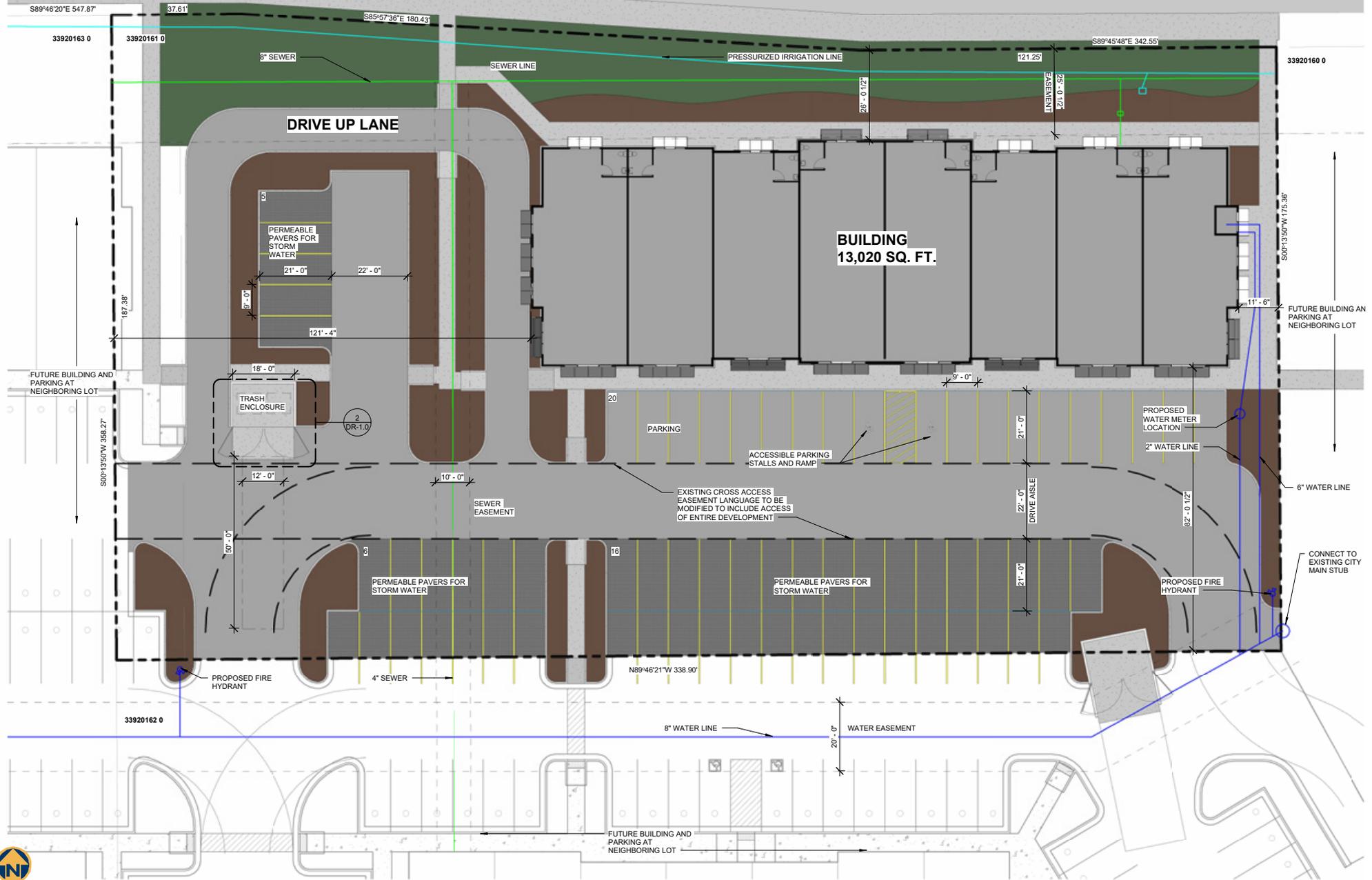
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CONSTRUCTION STARTING SOON
SCHEDULED DELIVERY SUMMER 2026

HIGHWAY 44



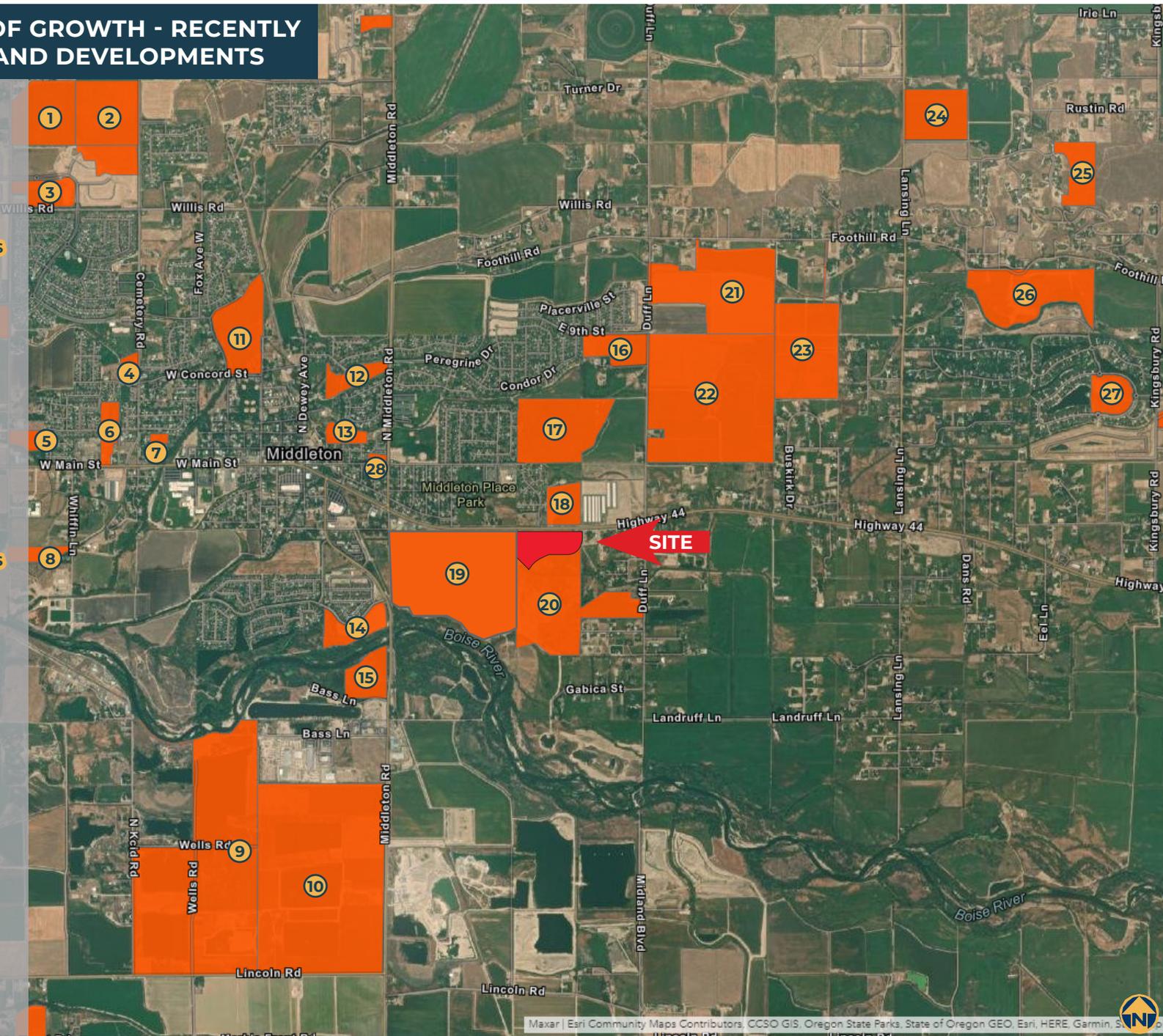
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LOCATED IN THE PATH OF GROWTH - RECENTLY PLATED SUBDIVISIONS AND DEVELOPMENTS

- 1 W HIGHLANDS RANCH - 560 LOTS
- 2 BLACK POWDER - 117 LOTS
- 3 WILLOW WOOD ESTATES - 63 LOTS
- 4 HEIGHTS LANDING - 13 LOTS
- 5 HARTLEY LANE TOWNHOMES - 63 LOTS
- 6 REEDS LANDING - 44 LOTS
- 7 PICCADILLY SQUARE - 5 LOTS
- 8 CARLTON MEADOWS - 27 LOTS
- 9 THE QUARRY - 175 LOTS
- 10 QUARRY EAST - 707 LOTS
- 11 CREEKSIDE TERRACE - 127 LOTS
- 12 THE MILL - 60 LOTS
- 13 HIDDEN MILL - 24 LOTS
- 14 SAWTOOTH LAKES MIXED-USE - 5 LOTS
- 15 MIDDLETON INDUSTRIAL PARK - 1 LOT
- 16 FALCON VALLEY - 184 LOTS
- 17 STERLING LAKES - 128 LOTS
- 18 ARTESIAN SPRINGS - 47 LOTS
- 19 RIVER RANCH - 120 LOTS
- 20 RIVER POINTE (SUBJECT) - ± 315 LOTS
- 21 WATERFORD - 279 LOTS
- 22 WAVERLY PARK - 417 LOTS
- 23 WATERFORD EAST - 186 LOTS
- 24 SD2021-0008 - 25 LOTS
- 25 WYATTS HOLLOW - 35 LOTS
- 26 BLUE MEADOWS - 124 LOTS
- 27 LAKES AT TELAGA - 16 LOTS



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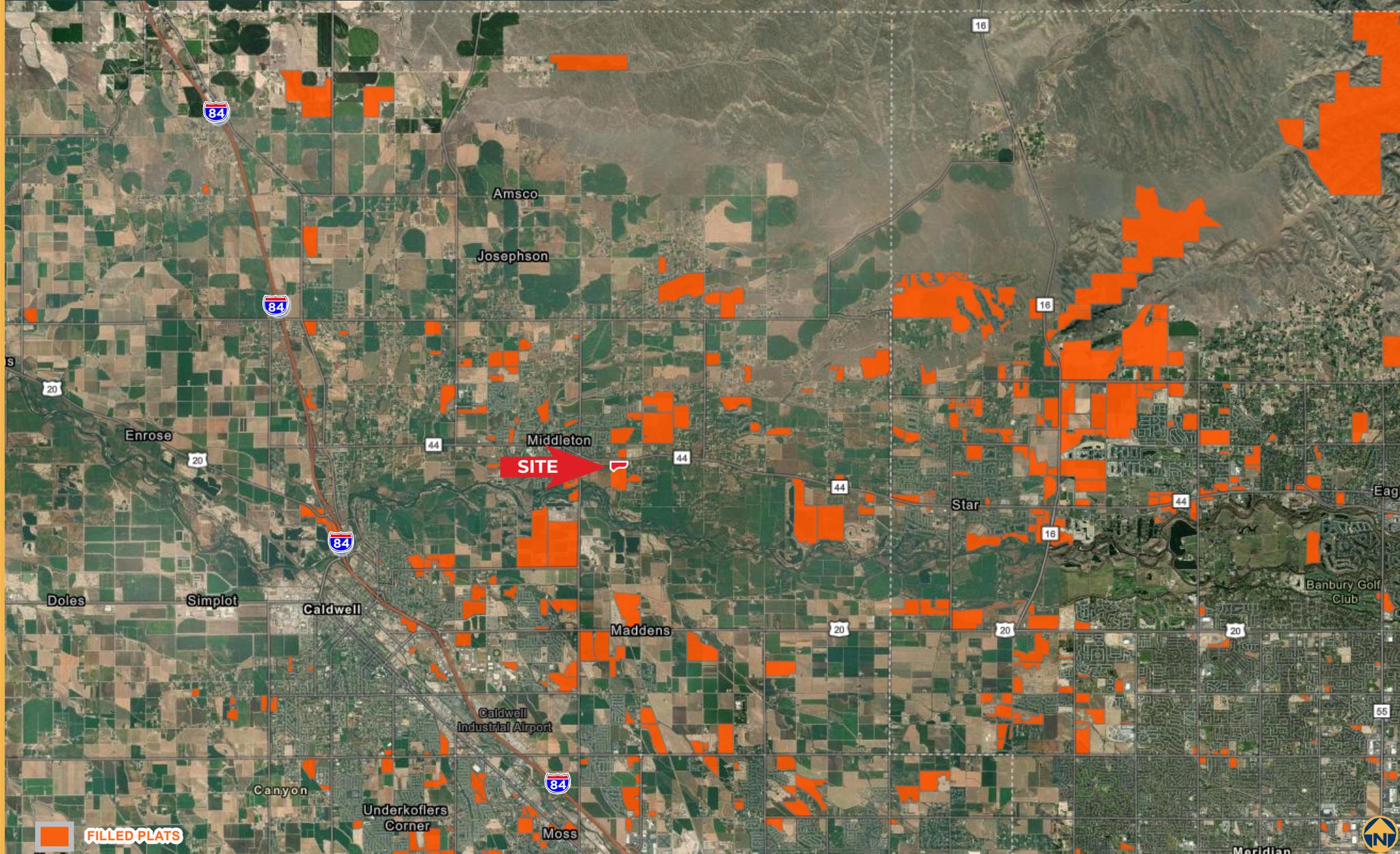
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LOCATED IN THE PATH OF GROWTH - RECENTLY PLATED SUBDIVISIONS AND DEVELOPMENTS



[Google Map View - Click Here](#)



Middleton is now the focus of many single family and multi-family developers due to the low cost of land relative to the rest of the Treasure Valley.

The city of Middleton has a long-term growth plan to improve infrastructure and supporting services. [Click Here to Learn More](#)

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DRIVE TIME DEMOGRAPHICS
LOCATED IN AN UNDESERVED MARKET

15 MINUTE SNAPSHOT

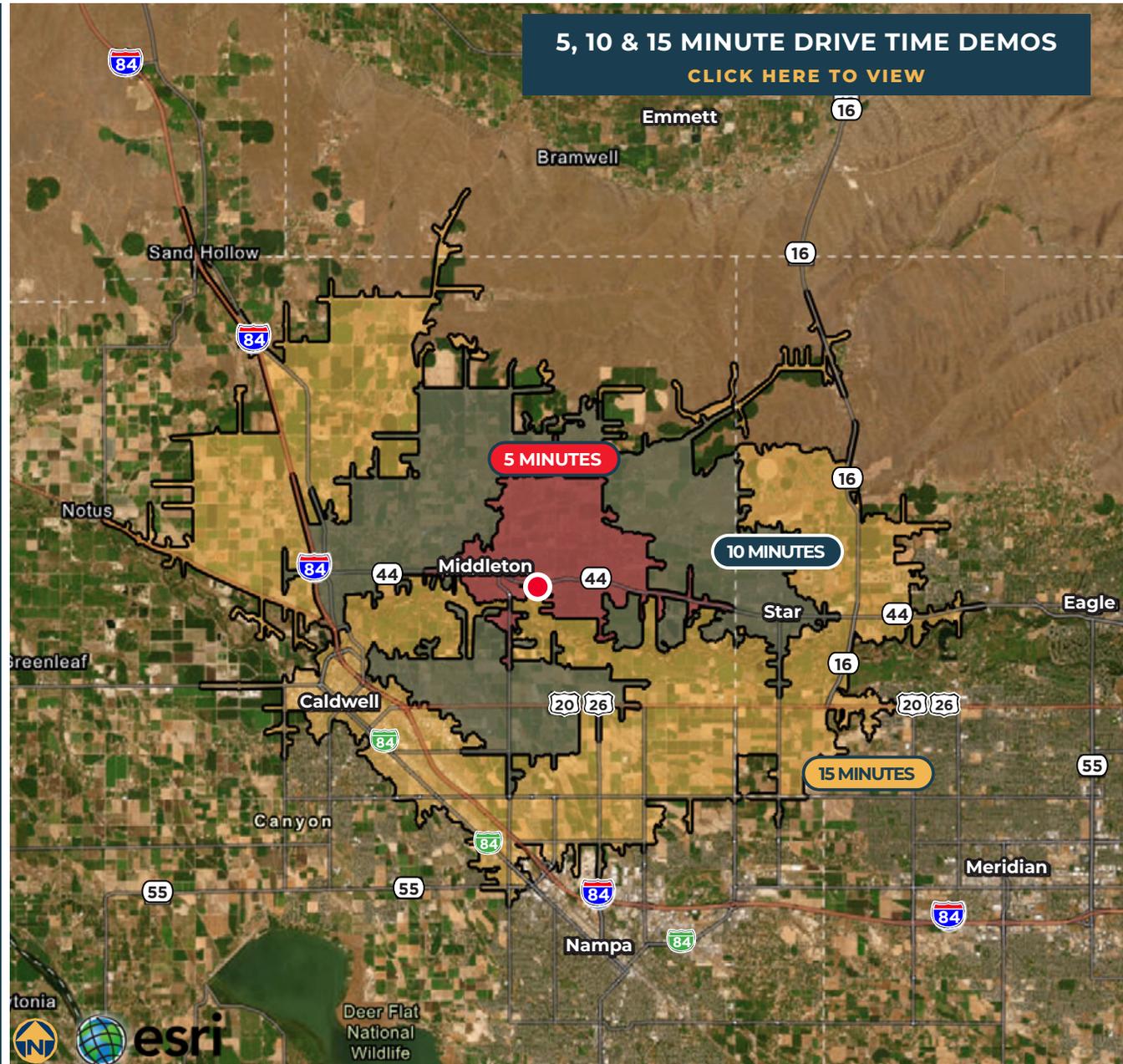
89,052
POPULATION

29,428
HOUSEHOLDS

\$75,842
MEDIAN HH INCOME

\$99,429
AVERAGE HH INCOME

20,326
DAYTIME POPULATION



1, 3 & 5 MILE DEMOGRAPHICS & RETAIL DEMAND
RATE OF CHANGE SINCE 2020 - 5.18% ANNUALLY

5 MILE SNAPSHOT

52,743
POPULATION

16,788
HOUSEHOLDS

\$77,983
MEDIAN HH INCOME

\$100,388
AVERAGE HH INCOME

10,166
DAYTIME POPULATION

In the identified area, the current year population is 52,743. In 2020, the Census count in the area was 44,762. The rate of change since 2020 was 5.18% annually. The five-year projection for the population in the area is 62,088 representing a change of 3.32% annually from 2023 to 2028.

The household count in this area has changed from 14,250 in 2020 to 16,788 in the current year, a change of 5.17% annually. The five-year projection of households is 19,903, a change of 3.46% annually from the current year total. Average household size is currently 3.12, compared to 3.11 in the year 2020. The number of families in the current year is 12,688 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND REPORT
CLICK BELOW TO VIEW



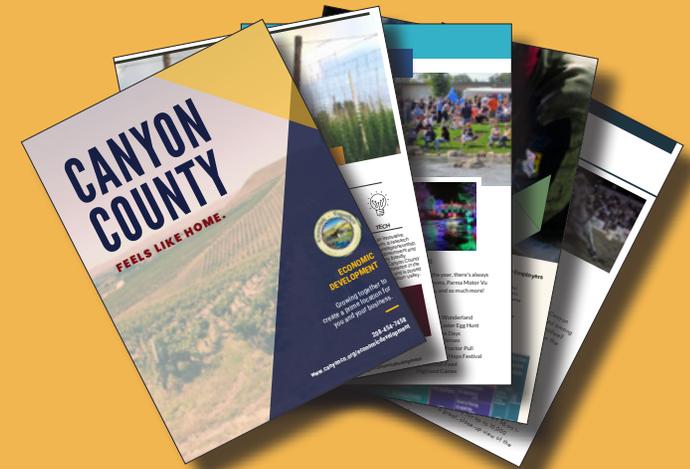
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

TRADE AREA INFORMATION

Canyon County's primary Economic Development mission is to proactively create and maintain a high-quality of life for all our citizens. To continually evolve as a County where people and businesses prefer to reside and visit. Our department will foster responsible economic development activities that result in industry growth, agribusiness, job creation, job retention, an expanded non-residential tax base, sustainable natural resources, tourism/agritourism, and an improved quality of life.

Economic Development is a process through which the County, its Commissioners, private businesses, and other partners work collectively to create better conditions for economic growth and employment generation. Economic Development is more than just infrastructure, employment, tourism and new buildings. It is a pathway to self-sufficiency, and a fiscally sound community. This will be a long-term and sustained effort to build the County's ability to improve its economic future and the quality of life for all our residents for generations to come.

Canyon County is Idaho's second-most populous county. Caldwell and Nampa are the largest cities, and both are ranked in the top 5 in population. Nampa ranks 3rd, and Caldwell ranks 5th in the State.



Click here to download the complete Canyon County Brochure:
<https://bit.ly/4niORJb>

OPPORTUNITY, MEET AMBITION

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs. <https://bvpep.org/>



Click here to download the complete Boise Valley Regional Overview:
<https://bvpep.org/regional-overview/>

BOISE METRO INFORMATION
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. View All Accolades Here: <https://bvep.org/>

<p>#10 Best Places to Live Out West</p> <hr/> <p>Livability April 2023</p>	<p>#6 Best Large Cities to Start a Business</p> <hr/> <p>WalletHub April 2023</p>	<p>#1 (Nampa) & #2 (Boise) Best Run Cities in America</p> <hr/> <p>WalletHub June 2022</p>	<p>Best Places to Live in the U.S.</p> <hr/> <p>U.S. News June 2022</p>	<p>Next Great Food City</p> <hr/> <p>Food & Wine April 2022</p>	<p>#5 Top Emerging Industrial Markets</p> <hr/> <p>CommercialEdge February 2022</p>
<p>#1 Most Promising US City</p> <hr/> <p>RocketHomes December 2021</p>	<p>#2 Nampa, ID Meridian Top Boomtowns in America</p> <hr/> <p>Smart Asset November 2021</p>	<p>Ada County #17 in Talent Attraction</p> <hr/> <p>Ada County #17 in Talent Attraction</p>	<p>#8 Best Places for Outdoor Enthusiasts to Live and Work</p> <hr/> <p>Smart Asset October 2021</p>	<p>#10 Best City for Young Professionals</p> <hr/> <p>SmartAsset June 2021</p>	<p>Safest Cities in America</p> <hr/> <p>SmartAsset April 2021</p>
<p>#5 Best State</p> <hr/> <p>US News Report March 2021</p>	<p>Best-Performing Cities</p> <hr/> <p>Milken Institute February 2021</p>	<p>#4 Best Place to Find a Job</p> <hr/> <p>WalletHub February 2021</p>	<p>Top 5 Metros for First Time Homebuyers</p> <hr/> <p>Move.org January 2021</p>	<p>Cities With the Best Work-Life Balance</p> <hr/> <p>SmartAsset January 2021</p>	<p>#4 Best City for Early Retirees</p> <hr/> <p>SmartAsset December 2020</p>
<p>#4 Best City for First Time Homebuyers</p> <hr/> <p>SmartAsset October 2020</p>	<p>#1 City Whose Jobs Are Recovering</p> <hr/> <p>WalletHub October 2020</p>	<p>Most Moved-To Cities</p> <hr/> <p>Business Insider September 2020</p>	<p>Best Cities for Women Entrepreneurs</p> <hr/> <p>Fundera September 2020</p>	<p>Cities Whose July Unemployment Rates Are Bouncing Back Most</p> <hr/> <p>WalletHub September 2020</p>	<p>#1 Real Estate Market</p> <hr/> <p>WalletHub August 2020</p>



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DELIVERY SUMMER 2026



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