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AVAILABLE PAD NEAR EAGLE RD & FAIRVIEW AVE

3155 E FAIRVIEW AVE, MERIDIAN, IDAHO

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PROPERTY INFORMATION

PROPERTY TYPE	Restaurant Opportunity
ADDRESS	3155 E Fairview Ave, Meridian, ID
AVAILABLE SPACE	Up to ±6,500 SF
ACRES	Lot size ±0.89 acres
LEASE TERM	Negotiable
UTILITIES	Available
FRONTAGE	Approximately 135'

HIGHLIGHTS

- Pad site adjacent to high volume retail center at Eagle Road and Fairview Ave
- Pylon sign opportunity
- Ample parking
- Site can accommodate a building up to ±6,500 sf

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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THE VILLAGE AT MERIDIAN

- IN-N-OUT
- EXIOM
- H&M
- Marshalls
- Michaels
- petco
- ULTA
- SEPHORA
- Buckle
- GAP
- Chick-fil-A
- Habit
- noodles
- Columbia
- URBAN OUTFITTERS
- KONA GRILL
- verizon
- ZUPAS
- Cafe Rio

MERIDIAN CROSSROADS

- SEDERBERG
- FAMOUS BREAD
- OLD NAVY
- ROSS
- Carl's Jr.
- Bassett
- WORLD MARKET
- RAM FRESH
- Applebees
- Ashley
- Corinas
- IHOP
- PETSMART
- GameStop
- COLD-STONE
- OfficeMax
- ZURCHERS

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MERIDIAN CROSSROADS

EAGLE RD 49,970 VPD

FAIRVIEW AVE 29,628 VPD

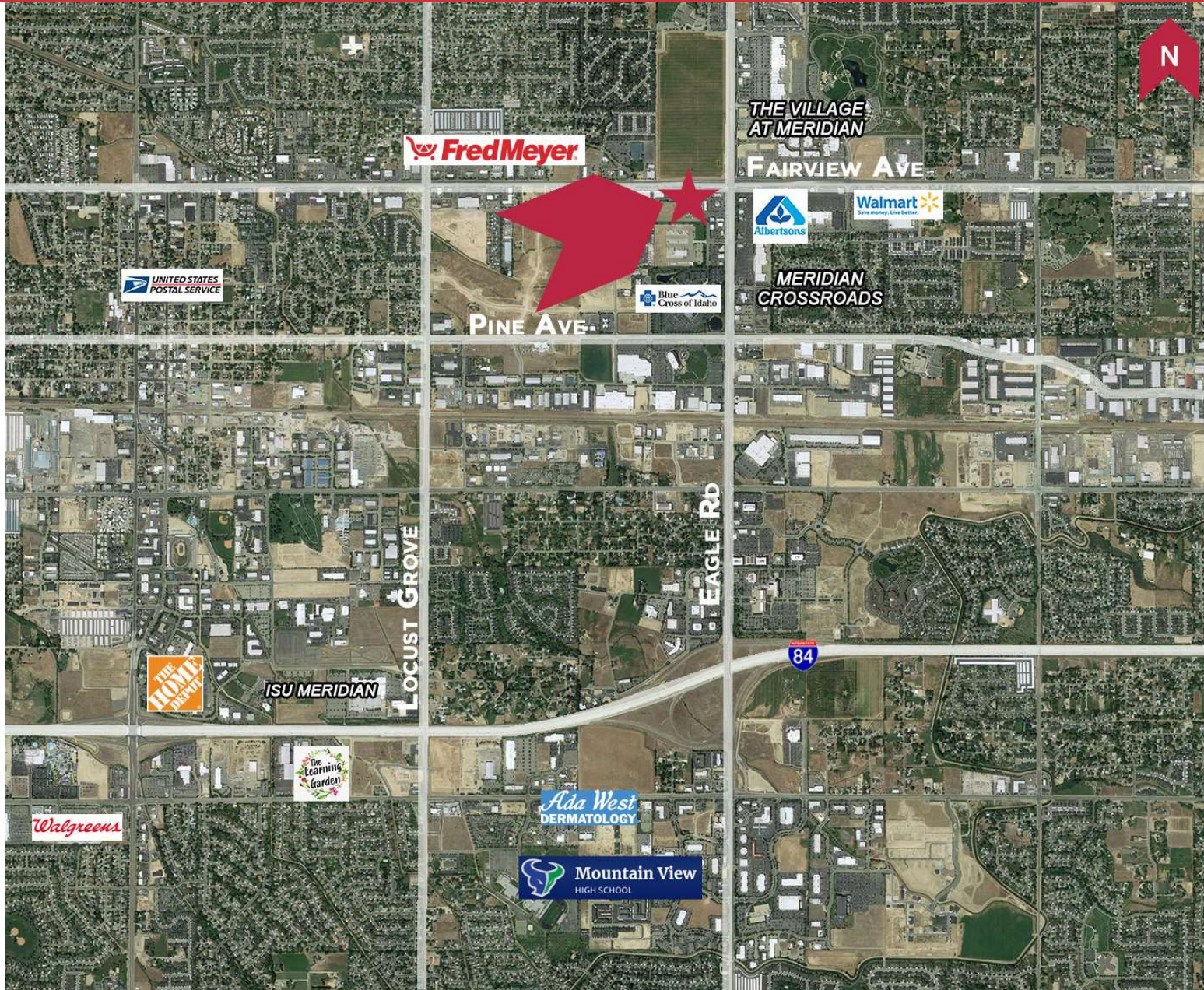


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730K

**93% of the migration
is arriving from
outside of Idaho**



Population Growth

Over 730,000 people live in the Boise Metro and we're welcoming more every day. In fact, we're the second-fastest growing metro in the nation* with a population growing three times faster than the national average.

This rapid growth — both from in-migration, and retention — is fueled by the draw of recreational and cultural amenities occurring simultaneously with the economic pull of strong jobs.

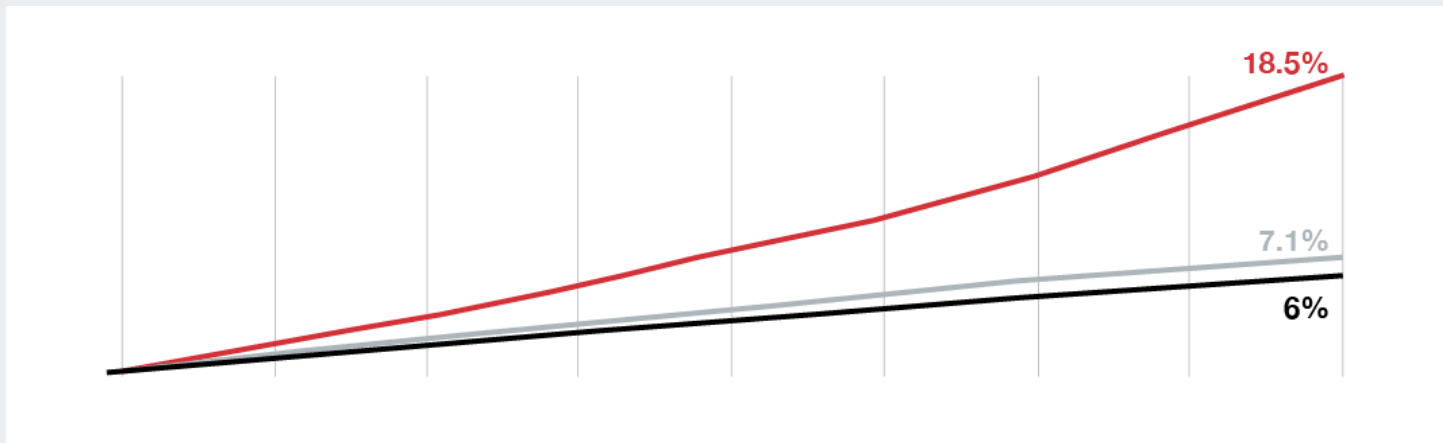
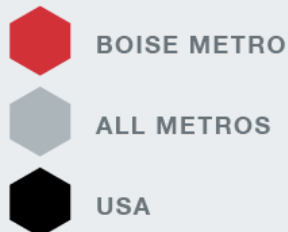
Net Migration

Net migration measures the migration both into and out-of the Boise Metro. The Boise Metro has the fastest net migration rate of any US Metro* outside of Florida. Ninety-three percent of the migration, on net, is arriving from outside of Idaho. Of these out-of-state movers, over 60 percent, on net, are made up of people under 50 years old, and **one in three new residents, on net, is between 20 and 49 years old.**

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Population Growth



Largest Private Sector Employers

From corporate headquarters to flourishing startups, the Boise Metro has proven to be a place where companies can put down roots and prosper.



St. Luke's

Idaho-based, not-for-profit health system.

7,000-7,999 employees



Micron Technology, Inc.

Manufacturing & Technology.

5,000-5,999 employees



Saint Alphonsus

Saint Alphonsus

A four-hospital regional, faith-based Catholic ministry providing award winning cardiac care, ER, urgent care, women's health, orthopedic care and clinics.

5,000-5,999 employees



Albertsons

Headquarters for a national grocery chain.

3,000-3,999 employees



Walmart

Retail trade.

3,000-3,999 employees



J.R. Simplot Company

Headquarters and processing plant for national food processor

2,000-2,999 employees



HP Inc

The world's largest technology company, HP established its printer division in Boise in 1973. HP Inc. & HP Enterprise) both of which are located here.

1,000-1,999 employees

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IDAHO STATS

#1 Least Regulated State

Mercatus Center at George Mason University

#1 State for Creditworthiness

Barron's

#3 Best Run State

24/7 Wall St.

#5 Best State

U.S. News & World Report

#3 State in 2021 U.S. States By GDP And Which States Have Experienced The Biggest Growth

Forbes

#1 State for in Lowest Annual Tax Revenue Decline

Pew Trusts

#1 State in Year Over Year Growth

Pew Trusts

#1 for Economy & #2 for Business Friendliness

CNBC

#4 Best State for Pandemic Response

Politico

Top 10 Lowest Unemployment Rate Among States

Bureau of Labor Statistics

Top 10 State for Overall Freedom

Cato Institute

#1 State for Entrepreneurs

AdvisorSmith

5th Best Economy

WalletHub

5th Best Place to Start a Business

WalletHub

6th Most Independent State

WalletHub

4th Best State to Live

WalletHub

7th Happiest State

WalletHub

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