

SEC MERIDIAN & LAKE HAZEL RD

MERIDIAN, IDAHO 83642

# PINNACLE MARKETPLACE

**COSTCO ANCHORED COMMERCIAL LOTS IN SOUTH MERIDIAN**  
FOR SALE OR GROUND LEASE

DEVELOPED BY

**SCS** ♦ **BRIGHTON**

MARKETED BY

**TOK** COMMERCIAL  
REAL ESTATE



UPDATED: 4.14.2026

This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

## 📍 DETAILS

- SUBMARKET:** South Meridian
- ADDRESS:** NWC Meridian and Lake Hazel Rd  
Meridian, ID 83642
- ZONING:** C-G, [General Retail & Service Commercial](#)
- AVAILABLE:** See Next Page
- PRICING:** See Next Page

## ★ HIGHLIGHTS

Prime corner location with outstanding visibility and frontage along two major arterials: Lake Hazel Road and Meridian Road.

Adjacent to new Costco development—a major retail traffic driver bringing strong daily vehicle counts and complementary commercial activity.

Strategic positioning in one of South Meridian's fastest-growing corridors, surrounded by dense new residential communities and planned mixed-use developments.

High-traffic intersection connecting residents from Meridian, Kuna, and South Boise with direct commuter access to Interstate 84 and Eagle Road.

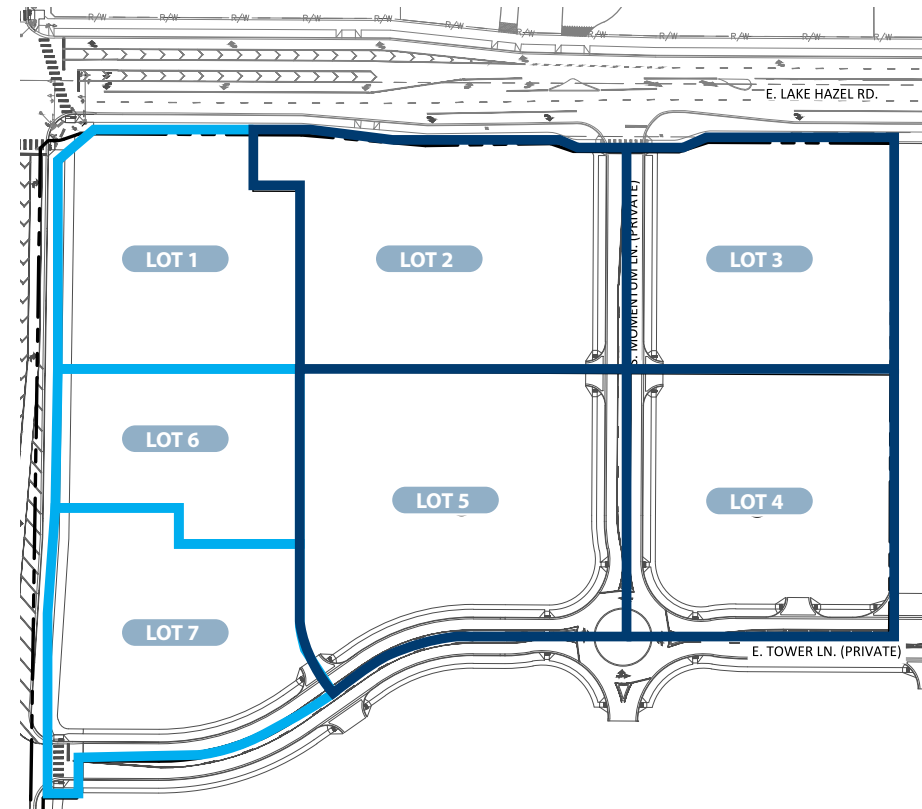
C-G zoned site offering the broadest mix of commercial uses, including retail, office, and service opportunities, well-positioned to serve a growing and underserved trade area.

## 📞 CONTACT

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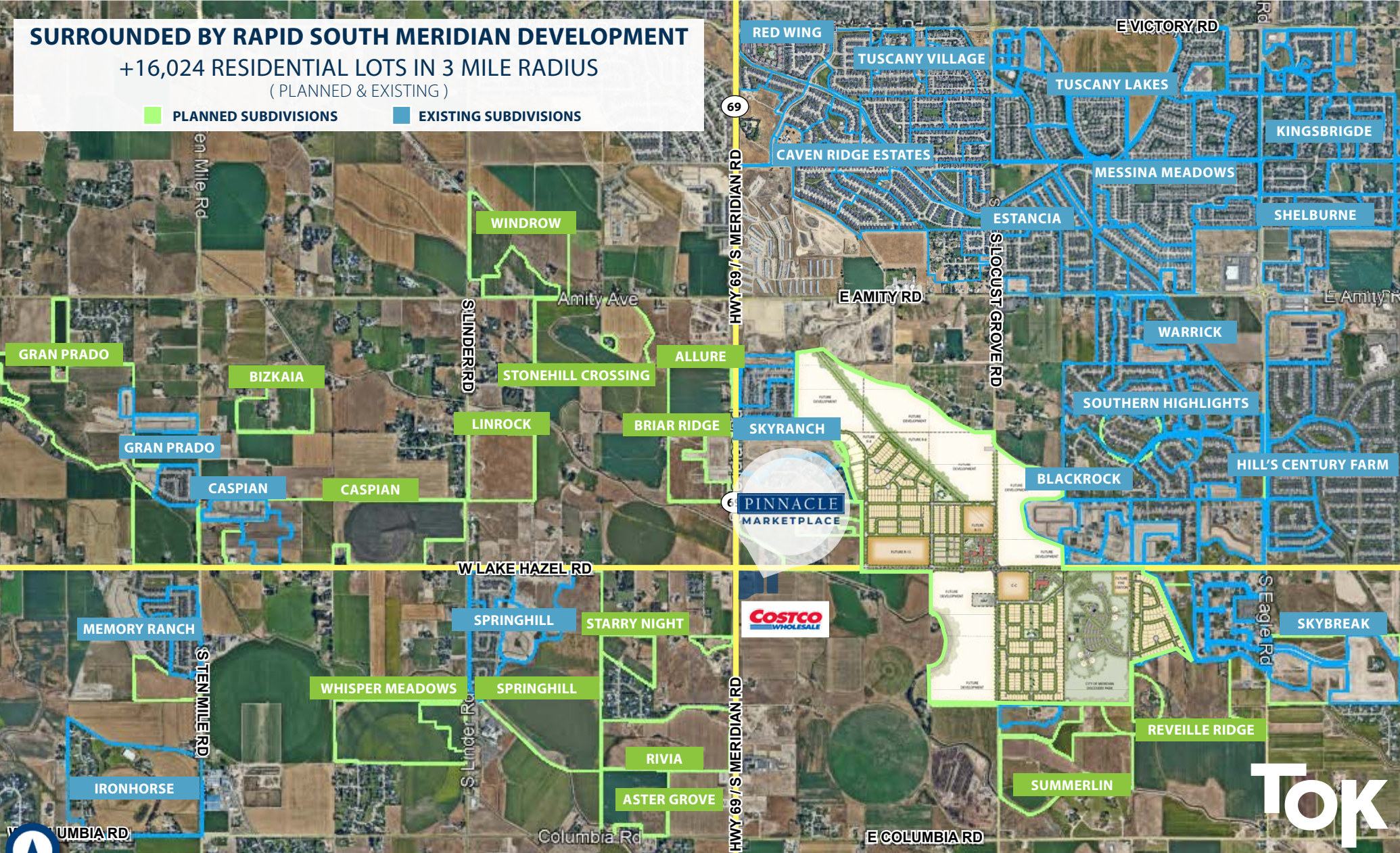
FOR LEASE FOR SALE

LOT	LISTING TYPE	LOT SIZE	LEASE RATE	PRICE
LOT 1	LEASE	58,356 SF	\$210,000/YR	-
LOT 2	SALE	82,359 SF	-	\$3,129,642 (\$38.00/SF)
LOT 3	SALE	65,496 SF	-	\$2,357,856 (\$36.00/SF)
LOT 4	SALE	75,308 SF	-	\$2,560,472 (\$34.00/SF)
LOT 5	SALE	95,726 SF	-	\$3,254,684 (\$34.00/SF)
LOT 6	LEASE	41,082 SF	\$140,000/YR	-
LOT 7	LEASE	63,660 SF	\$175,000/YR	-

**SURROUNDED BY RAPID SOUTH MERIDIAN DEVELOPMENT**

+16,024 RESIDENTIAL LOTS IN 3 MILE RADIUS  
(PLANNED & EXISTING)

■ PLANNED SUBDIVISIONS    ■ EXISTING SUBDIVISIONS



**DIRECT CONNECTION NORTH TO**  
I-84, NORTH MERIDIAN, EAGLE & MORE

Logos include: FIRST WATCH, UPS, BLAZE PIZZA, Costa Vida, SHERWIN-WILLIAMS, GROCERY OUTLET, ZUPAS, Starbucks, MAVERIK, Valvoline, Epic Shine, Dutch Bros, Chick-fil-A, and SCHEELS.

Logos include: DOLLAR TREE, Auntie Anne's, Ford, SHERWIN-WILLIAMS, Chevron, Carl's Jr., Q Quality, Walmart, SUBWAY, O'Reilly, Quick Lane, jiffy lube, TFC, Dutch Bros, Starbucks, PAPA MURPHY'S, Walgreens, Lowe's, PAPAJOHNS, AXIOM, Coca-Cola, and Shell.

**PINNACLE MARKETPLACE**

Logos include: Comfort, Holiday Inn Express, tru, elements massage, MAVERIK, HUMAN BEAN, Pizza Hut, THEATRES, citi, Valvoline, CINEMARK, FAS, DUTCH BROS, Norco, COURTYARD, QDOBA, SUBWAY, STRETCH LAB, SONIC, CANDLEWOOD SUITES, Hampton, DICKY'S BARBECUE PIT, TOWNEPLACE SUITES, Stellas ICE CREAM, BOBE'S, and TACO BELL.

Logos include: CLUB PILATES, BLACK ROCK, Starbucks, and Albertsons.

Logos include: Tires LES SCHWAR, MAVERIK, HUMAN BEAN, PAPA MURPHY'S, Starbucks, Shell, Walgreens, Seed's Dair, and ZAMZOWS.

Logos include: DEL TACO, Arby's, PIEOLOGY, McDonald's, Jersey Mike's, Cafe Rio, BASKIN BR ROBBINS, PHILLIPS 66, PAPA MURPHY'S, DOLLAR TREE, BI-MART, ACE, TACO BELL, Chevron, O'Reilly, D-B SUPPLY, Little Caesars, and TRACTOR SUPPLY CO.

<p>POPULATION <b>128,983</b> 5 MI. RADIUS</p>	<p>HISTORIC ANN. GROWTH <b>4.3%</b> 5 MI. RADIUS</p>	<p>AVG. HOUSEHOLD INC. <b>\$130,793</b> 5 MI. RADIUS</p>
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