

Investment Opportunity | Sales Summary

Prime Multi-tenant Retail Center for Sale

Meridian Court | 1330 E. Fairview Avenue, Meridian, ID

Colliers



View the Offering
Memorandum

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Property Overview

- Multi-tenant retail building in fast growing Meridian
- Approximately 0.30+/- acre building pad and parking behind retail building
 - Perfect for flex space
- Purchase Price: \$2,500,000
- 7,750 SF multi-tenant retail building
- Zoning: C-G General retail and service commercial district
- Located just west of busiest intersection in the state of Idaho

Property Address	1330 E. Fairview Avenue Meridian, ID
Property Type	Retail
Building Size	7,750 SF
Year Built	2008
Land Size	1.058 acres
Zoning	C-G
Parking	36 On-Site
Purchase Price	\$2,500,000.00
Price PSF	\$322/SF
Projected Net Operating Income	\$155,253.00



Investment Details

- Land and Building must be sold together
- Rent Roll, additional property details, and leases available upon signature of NDA
- Cap Rate: 6.21%

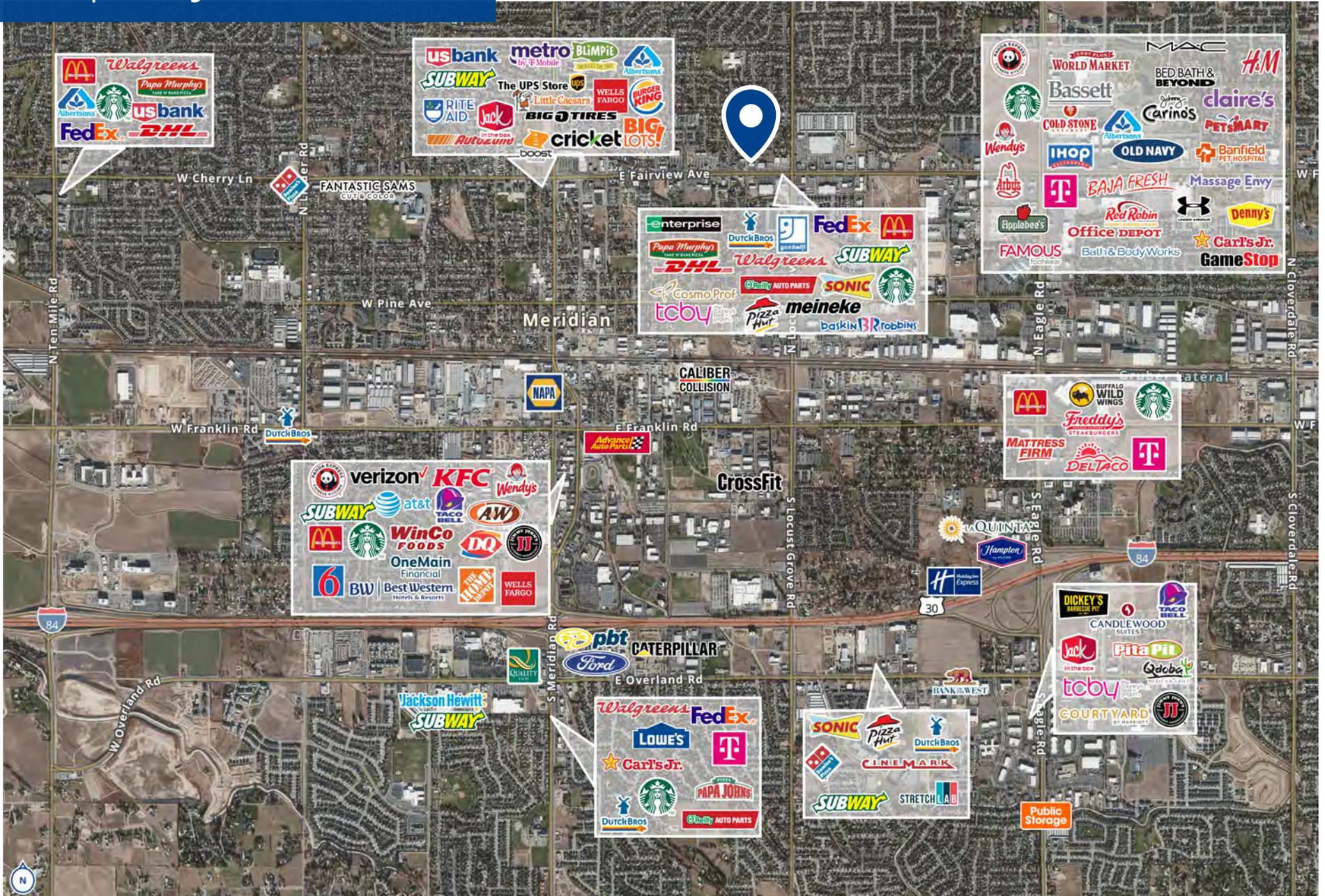
Site Plan



Property Location

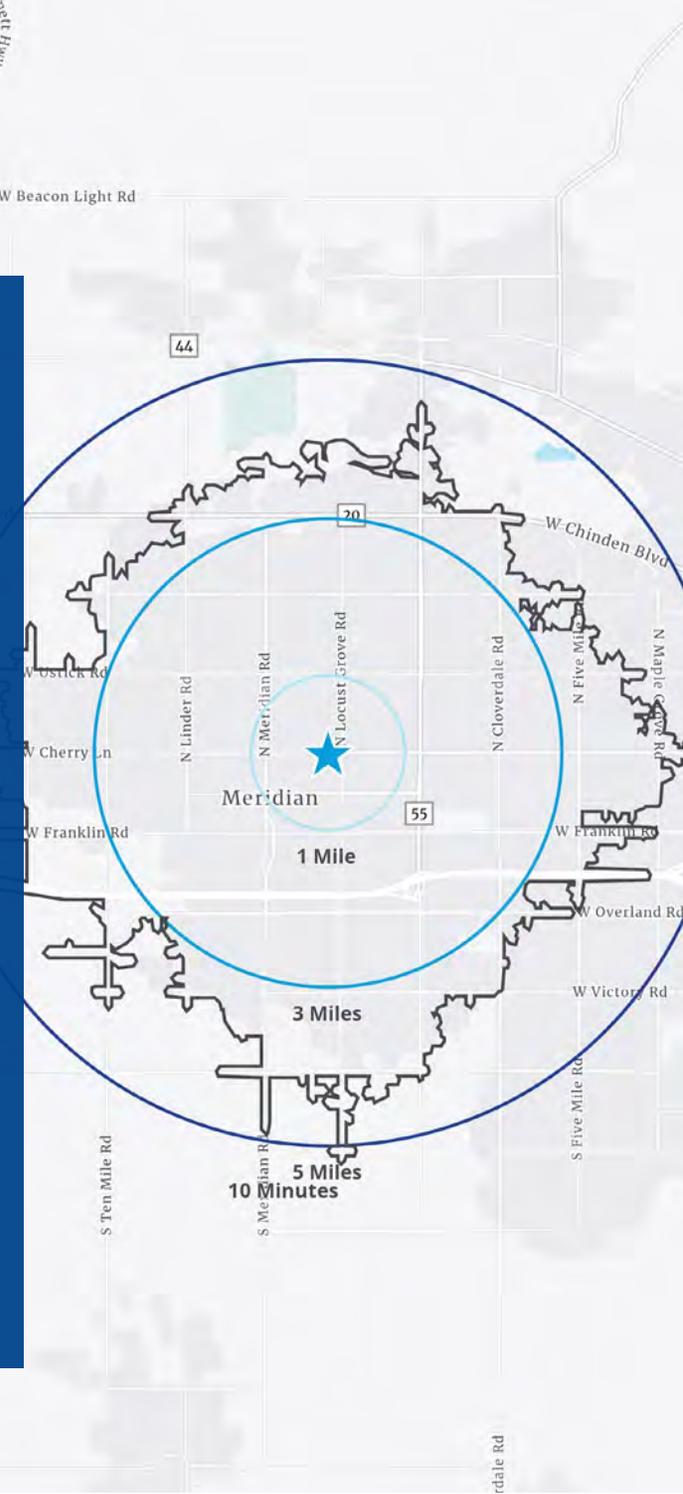
 [Google Map](#)

 [Street View](#)



Demographics

	1 Mile	3 Miles	5 Miles	10 Min Drive
Population				
2024 Estimated Population	13,339	108,116	231,528	142,905
2029 Projected Population	14,744	115,203	247,776	152,918
2010 Census Population	10,318	78,990	159,284	103,683
Projected Change '24-'29	10.5%	6.6%	7.0%	7.0%
Household				
2024 Estimated Households	5,323	39,658	84,322	52,013
2029 Projected Households	5,951	43,069	91,453	56,556
2010 Census Households	3,960	27,073	55,798	35,686
Historical Change '00-'24	65.3%	138.6%	126.9%	141.4%
Income				
2024 Est. Average HH Income	\$99,860	\$120,864	\$127,534	\$122,190
2024 Est. Median HH Income	\$72,941	\$94,913	\$96,229	\$92,998
Misc.				
2024 Median Home Value	\$494,653	\$533,887	\$544,173	\$527,770
2022 Median Gross Rent	\$1,407	\$1,511	\$1,504	\$1,529
2024 Est. Labor Population Age 16+	7,269	57,468	120,164	75,266
2024 Est. Total Housing Expenditures	\$155,677,770	\$1,359,257,863	\$3,038,959,444	\$1,799,342,023





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