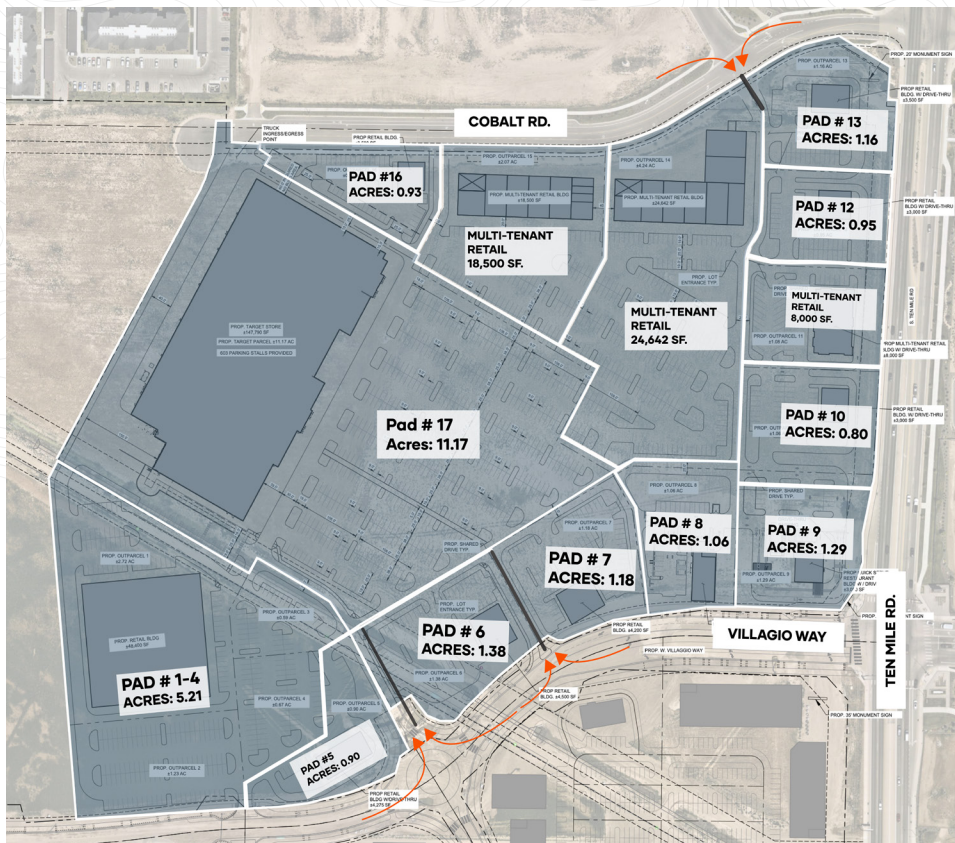


AHLQUIST.

The District at Ten Mile

MARK CLEVERLEY
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HOLT HAGA
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Welcome to The District at Ten Mile

Nestled at the geographic center of the vibrant Treasure Valley, The District At Ten Mile offers a premium location with unparalleled access to the region's bustling economic epicenter. Situated amidst thriving communities and major transportation arteries, this development epitomizes connectivity and convenience.

Spanning across 222 acres of prime real estate, The District At Ten Mile is poised to become the premier destination for businesses seeking to thrive in one of the nation's fastest-growing regions. With a diverse mix of class A office space, premium retail suites and sites, flex office space, and light industrial facilities, this development caters to the dynamic needs of today's businesses.



Overview

LOCATION	MERIDIAN, ID
TOTAL ACRES	33.99
RETAIL PADS DELIVERY	JAN 2026
GROUND LEASE RATE	CONTACT AGENT
PAD SIZE RANGE	0.75 - 5.21 AC

The District at Ten Mile

Overview

Treasure Valley
POPULATION 900,000

EAGLE
DRIVE TIME TO
THE DISTRICT: 25 MIN
POP: 33,000

BOISE FOOTHILLS

CALDWELL
DRIVE TIME TO
THE DISTRICT: 22 MIN
POP: 68,000

MERIDIAN
DRIVE TIME TO
THE DISTRICT: 8 MIN
POP: 140,000

BOISE
DRIVE TIME TO
THE DISTRICT: 16 MIN
POP: 240,000

TENMILLERD.

EAGLERD.

The District

EAST BOISE

NAMPA
DRIVE TIME TO
THE DISTRICT: 14 MIN
POP: 115,000

BOISE AIRPORT
DRIVE TIME TO THE DISTRICT: 15 MIN

KUNA
DRIVE TIME TO
THE DISTRICT: 16 MIN
POP: 30,000

The District at Ten Mile

The Site



The District at Ten Mile

The Site



The District at Ten Mile

The Site

Pad Sales

PAD #	ACRES	OFFERING
5	0.90	GROUND LEASE
6	1.38	GROUND LEASE
7	1.18	GROUND LEASE
8	1.06	GROUND LEASE
9	1.29	GROUND LEASE
10	0.80	GROUND LEASE
12	0.95	GROUND LEASE
13	1.16	GROUND LEASE
16	0.93	GROUND LEASE
17	11.17	GROUND LEASE



The District at Ten Mile



Mark Cleverley

CHIEF LEASING OFFICE | 208.850.6113
MARK@AHLQUISTDEV.COM

Mark is one of the founding members of Ahlquist. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



Holt Haga

VP OF LEASING | 208.371.4658
HOLT@AHLQUISTDEV.COM

Holt is one of the founding members of Ahlquist. As VP of Leasing, Holt has delivered the successful completion of over 4 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.

The District at Ten Mile

Contact

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Thank you

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