



For Lease

Lincoln Hagood

208 472 1667
lincoln.hagood@colliers.com

Mike Peña

208 472 1666
mike.pena@colliers.com

Bryant Jones

208 472 1663
bryant.jones@colliers.com

5700 E Franklin Road, Suite 205
Nampa, Idaho 83686
208 472 1660
colliers.com/idaho

320 South Ten Mile Meridian, ID

Highlights:

- Prime Ten Mile Road frontage location
- Join Dutch Bros Coffee which will drive users to your business
- Located in the fastest growing sub-markets in Idaho
- Geographic center of the the Boise valley
- Half mile north of I-84
- Located at one of the main entrances for Scheels, the Lofts at Ten Mile, The Flats at TenMile, and Altair Apartments
- High traffic counts with 37,500 cars per day
- Zoning: C-G (General Retail and Service Commercial)

For Lease

Space Available

Suite	Size	Rate
A	1,408 SF	\$42 SF NNN
B	1,200 SF	\$45 SF NNN
C	1,680 SF	\$40 SF NNN

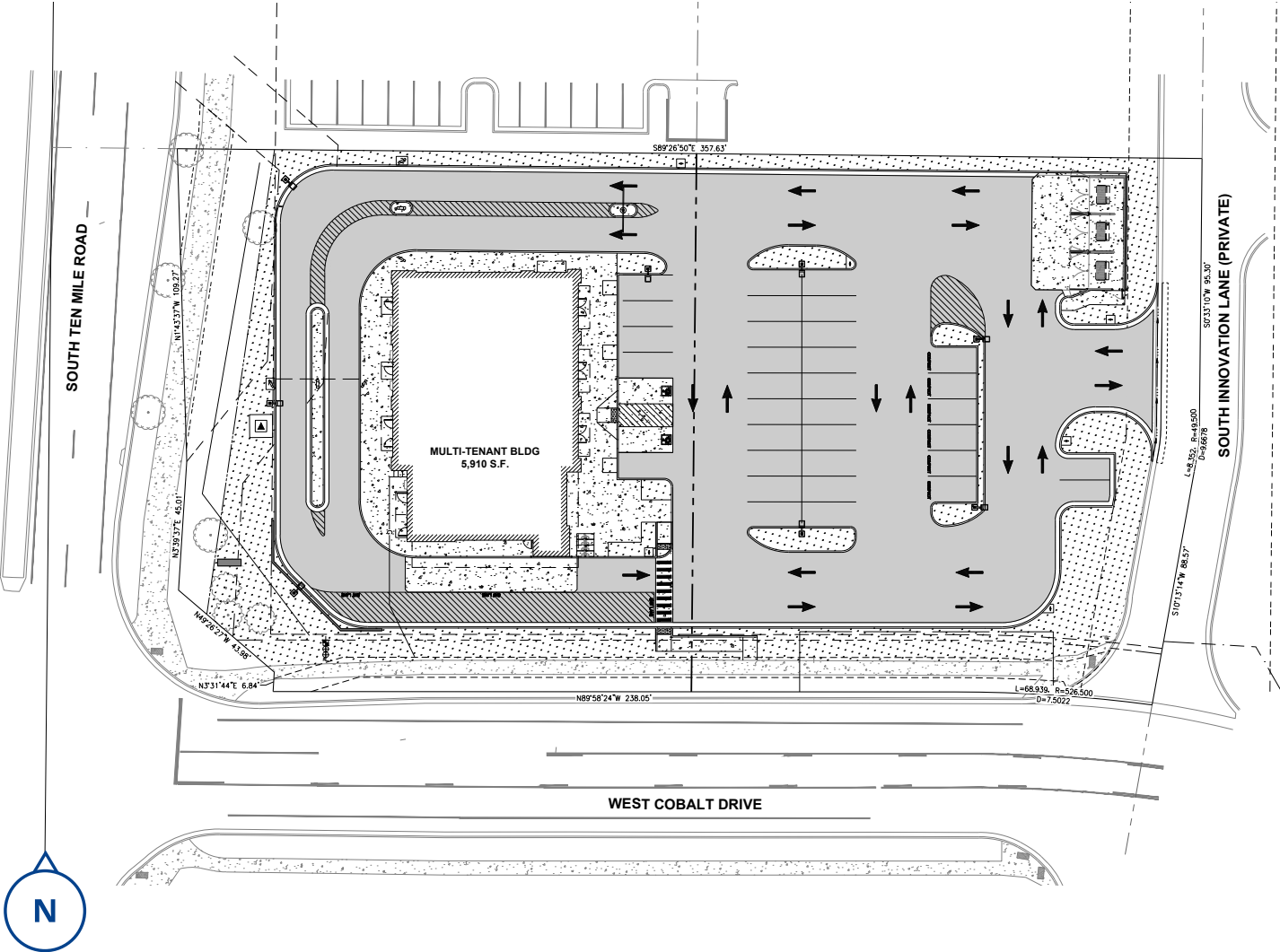
Property Information

Property Type	Retail Strip
Building Size	5,828 SF
Land Size	1.504 Acres
Parking	35 Stalls (6 per 1,000 SF)
Lease Type	NNN

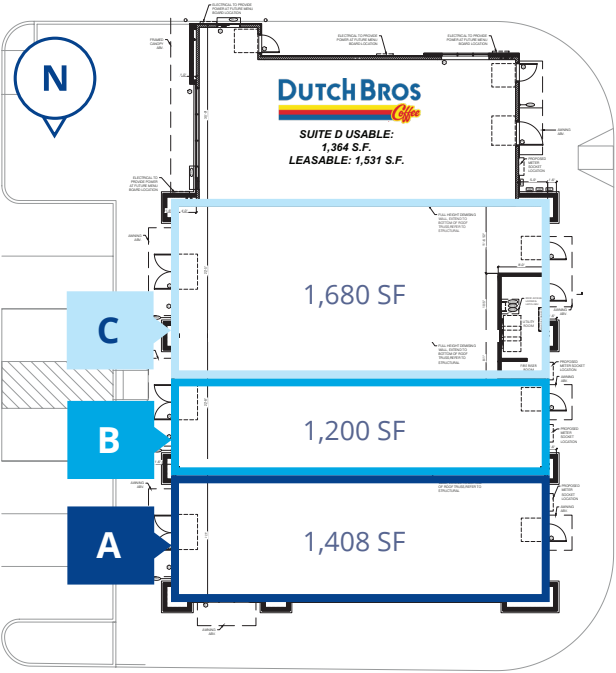
Demos

	1 Miles	3 Miles	5 Miles
Population	7,146	59,438	153,170
Households	2,840	21,792	54,488
Avg. Income	\$106,020	\$99,893	\$119,602

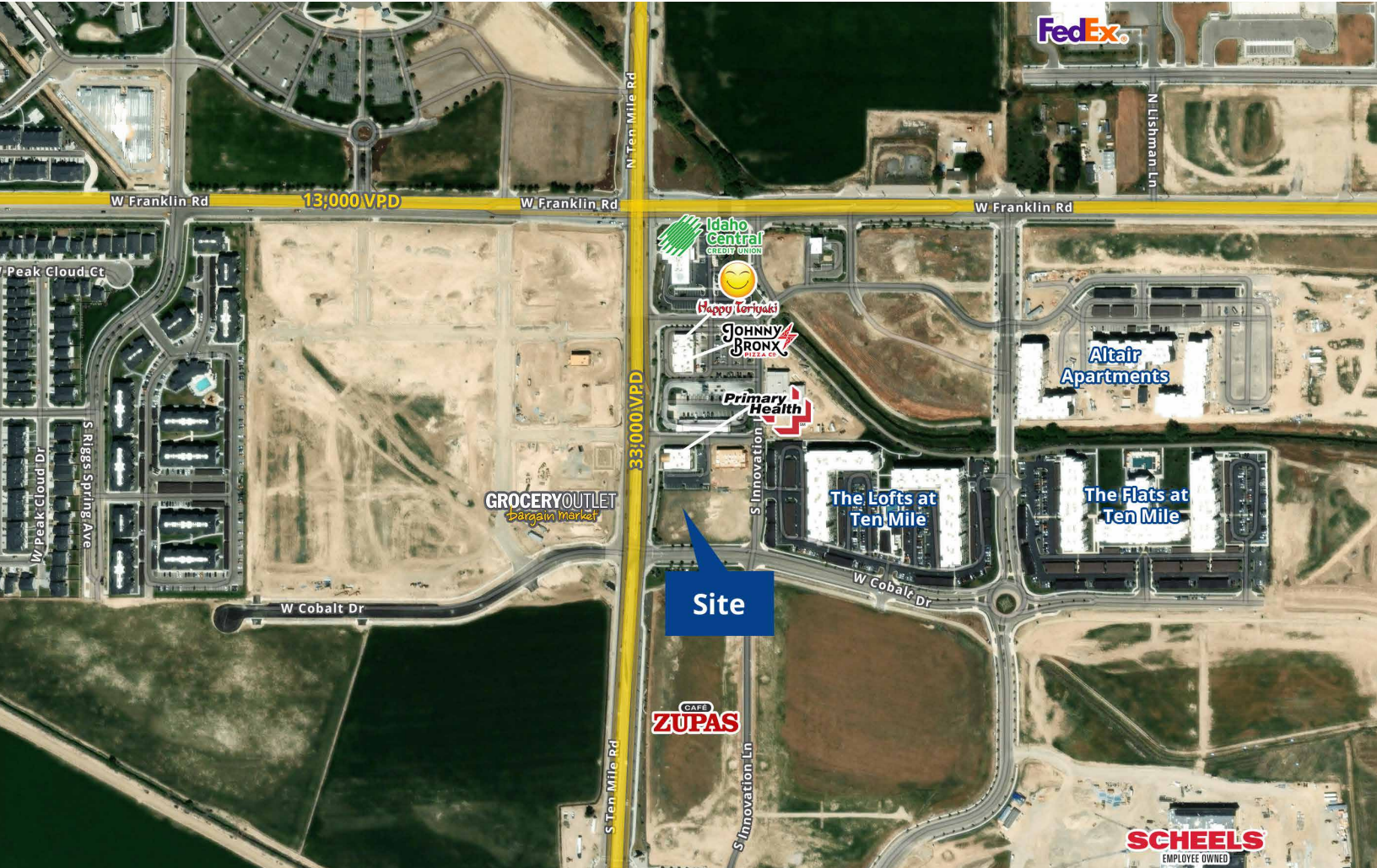
Site Plan



Floor Plan



*Not to scale



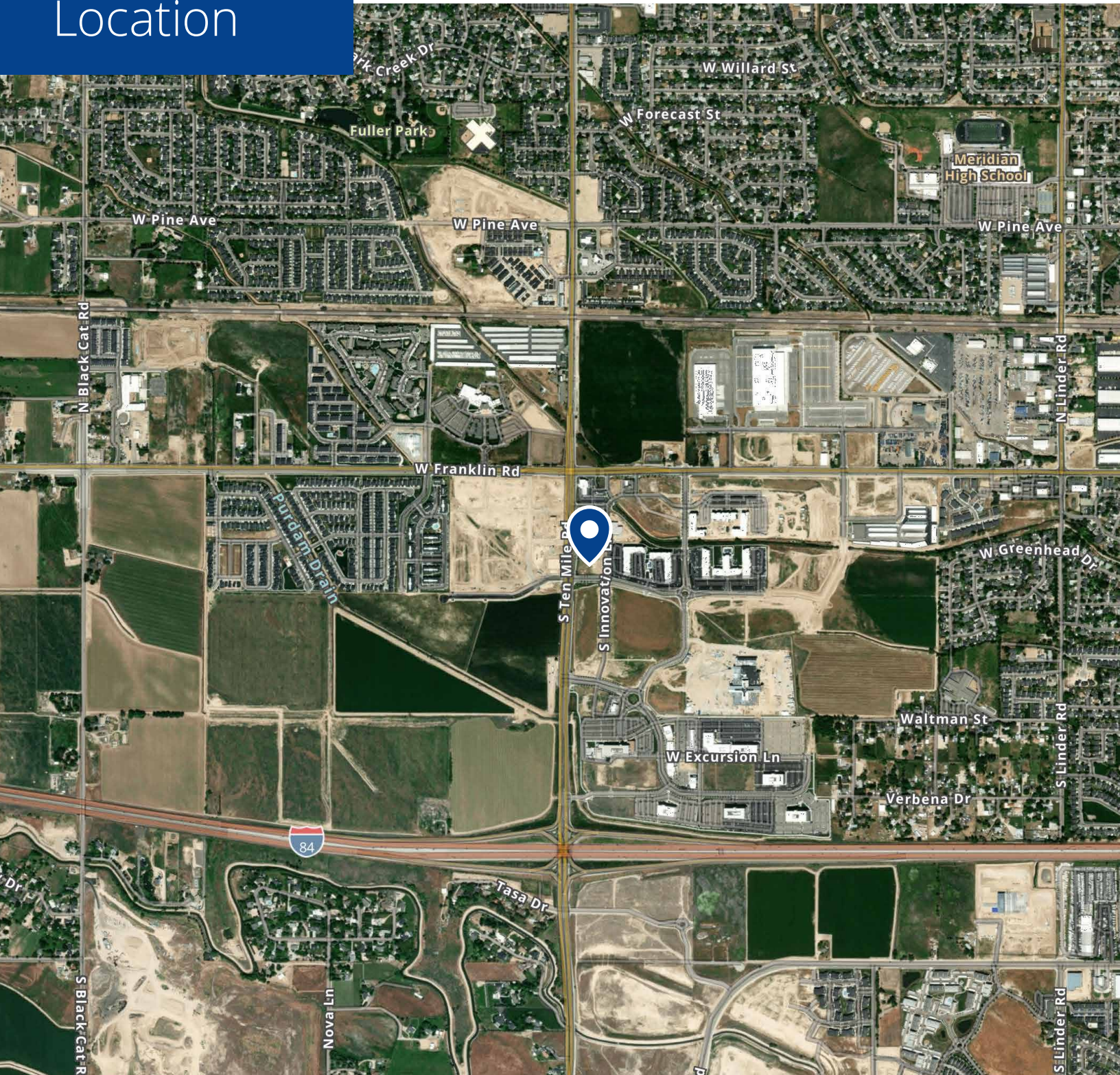
Location



Google Map



Street View



5700 E Franklin Road, Suite 205
Nampa, Idaho 83686
208 472 1660
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Treasure Valley, LLC.