

For Lease

Shops at Chinden & Linder

1240 W. Chinden Blvd, Meridian, ID 83646



AVAILABLE PROPERTY

Location	Chinden Blvd and Linder Road
Year Built	2019 - Under Construction
Building Size	±11,000 SF
Available SF	±2,000 SF
Lease Rate	\$29.00 SF/yr
Lease Type	NNN
TI Allowance	Negotiable

SITE INFORMATION

- Located in the fast growing North Meridian market
- Eagle Island Marketplace anchored by Fred Meyer, and the newly Proposed Winco Foods Development
- Other tenants: Flat Bread, H&R Block, UPS Store, Subway, Verizon, Green Leaf dry cleaners, Pure Barre, Idaho Central Credit Union, Epic Car Wash, Commercial Tire
- Easy access to both Linder Road and Chinden Blvd
- Traffic Counts: ±19,000 VPD on Chinden Blvd; ±11,000 VPD on Linder Road
- Delivery Late Fall 2019

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households	1,526	13,406	35,108
Total Population	4,597	39,231	100,370
Average HH Income	\$101,477	\$91,250	\$84,083



5531 N. Glenwood St.,
Boise, ID 83714
208-229-2020

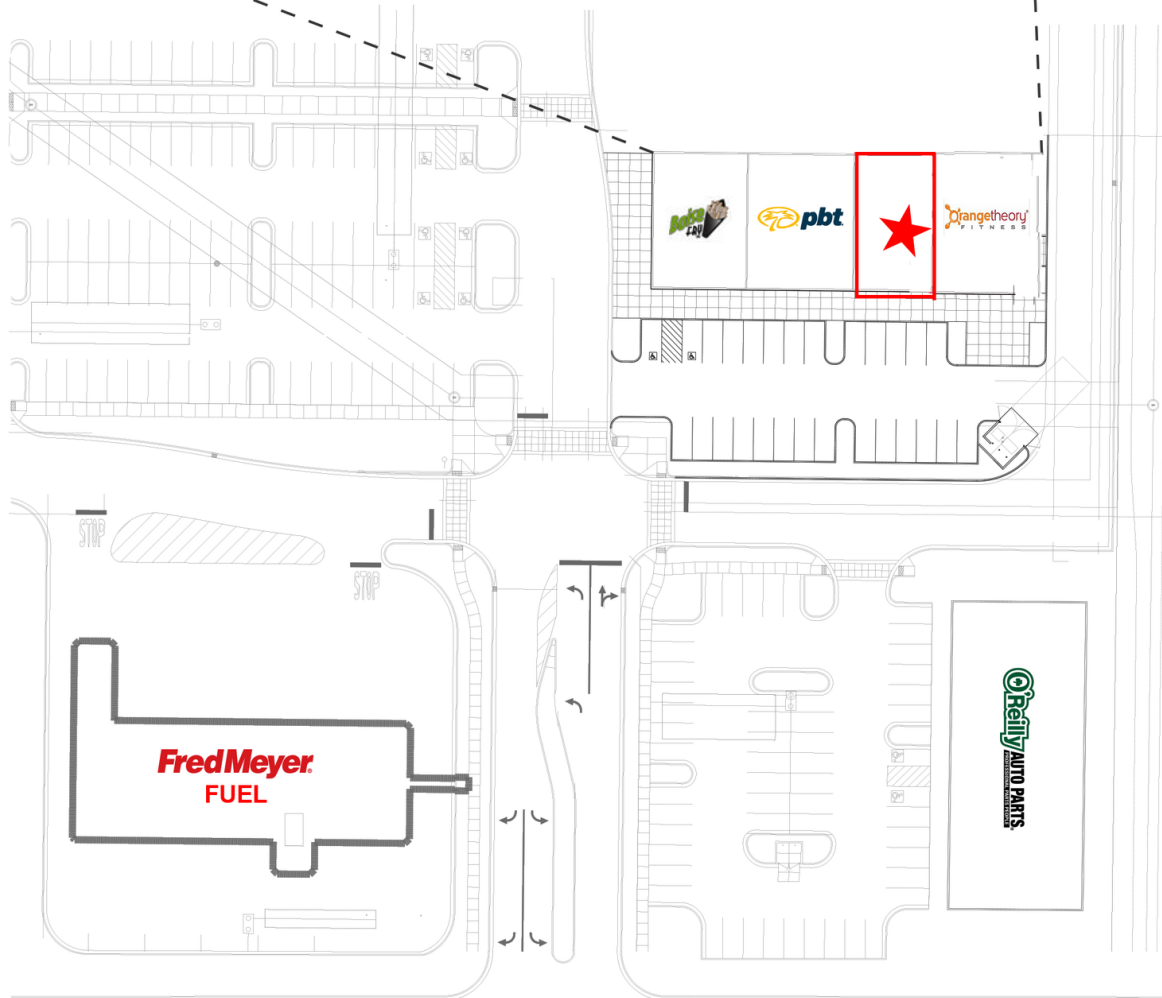
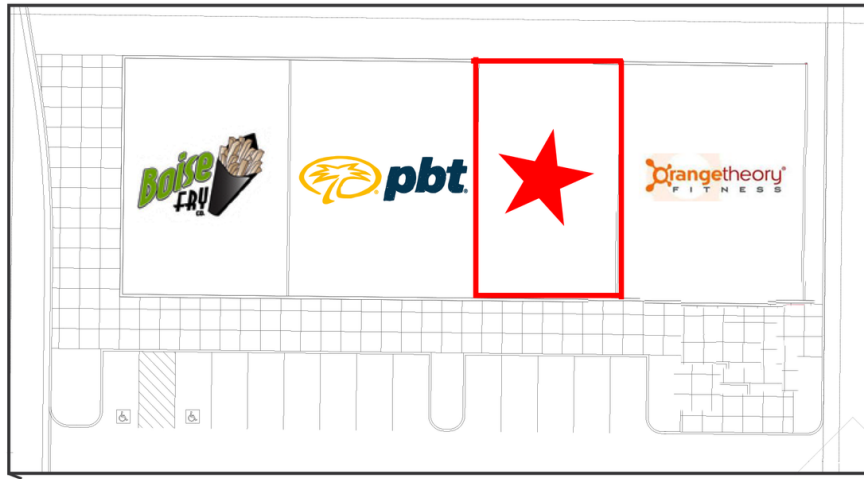
Mike Erkmann, CCIM

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Retail Property

±2,000 SF | \$29.00 SF/yr



Chinden Boulevard

19,000 cars/day

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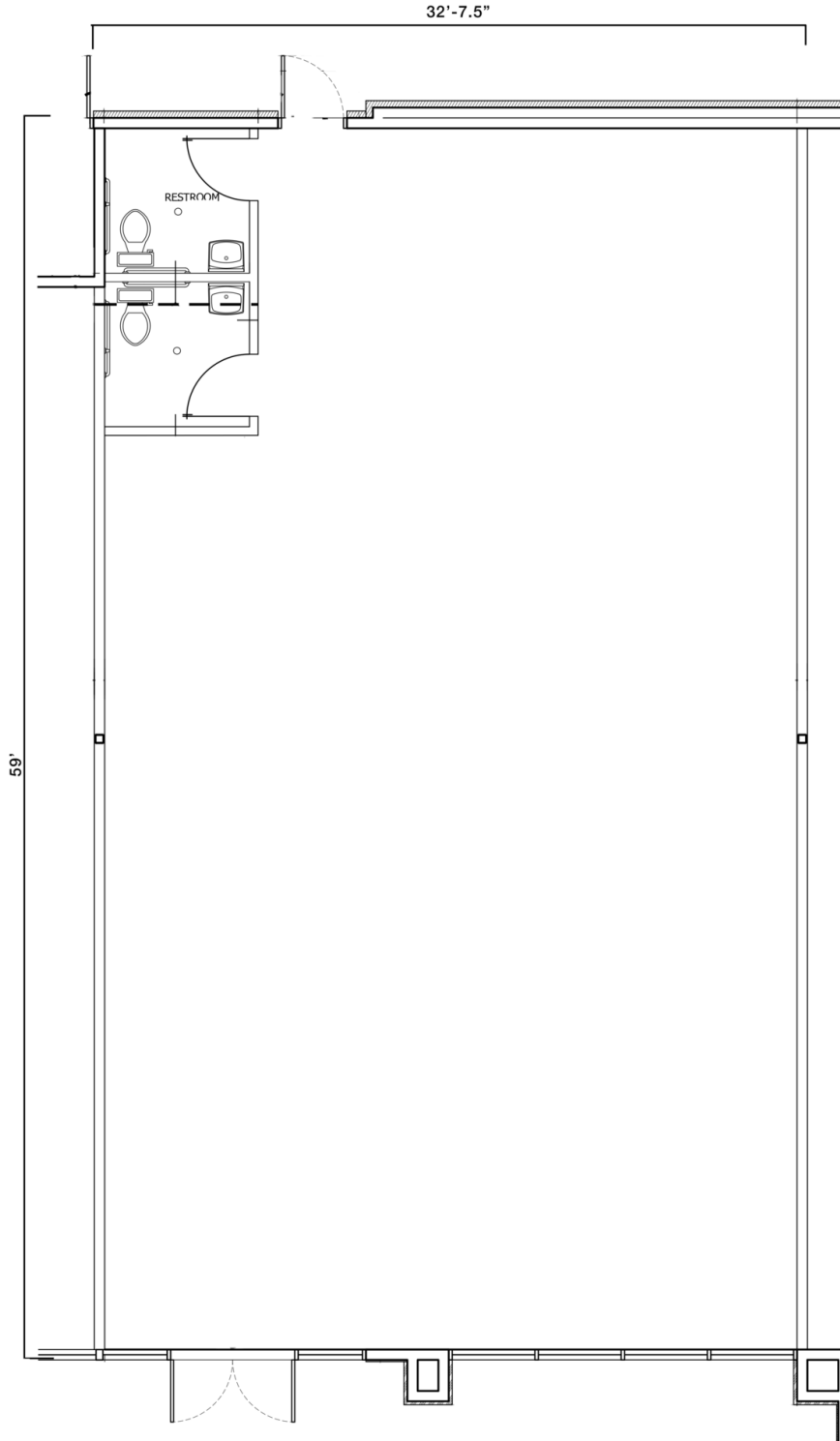
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