

Gateway Marketplace Retail Shop Spaces

2970 & 3036 North Eagle Road, Meridian, Idaho 83646



Property Highlights

2970 Suite D	1,604 SF ±
3036 Suite 160	1,357 SF ± -
Lease Rate	Dependent Upon Term & Use
Lease Type	NNN
T.I. Allowance	Negotiable - Contact Agents
Zoning	City of Meridian C-G
Parking	Ample - Open/Shared
Frontage	Eagle Road - 48,000 Cars Per Day
LockBox	No, Contact Agents to Schedule

Listing Features

- The property is located in the Gateway Marketplace, a retail development strategically located at one of the busiest intersections in the State of Idaho
- The location offers good traffic flow and draws from the surrounding businesses and residential subdivisions
- The development offers highly visible building and monument signs
- Surrounded by large big box retailers including national and regional business including Lowe's, Kohl's, Hobby Lobby, Dick's Sporting Goods, Walgreens and more



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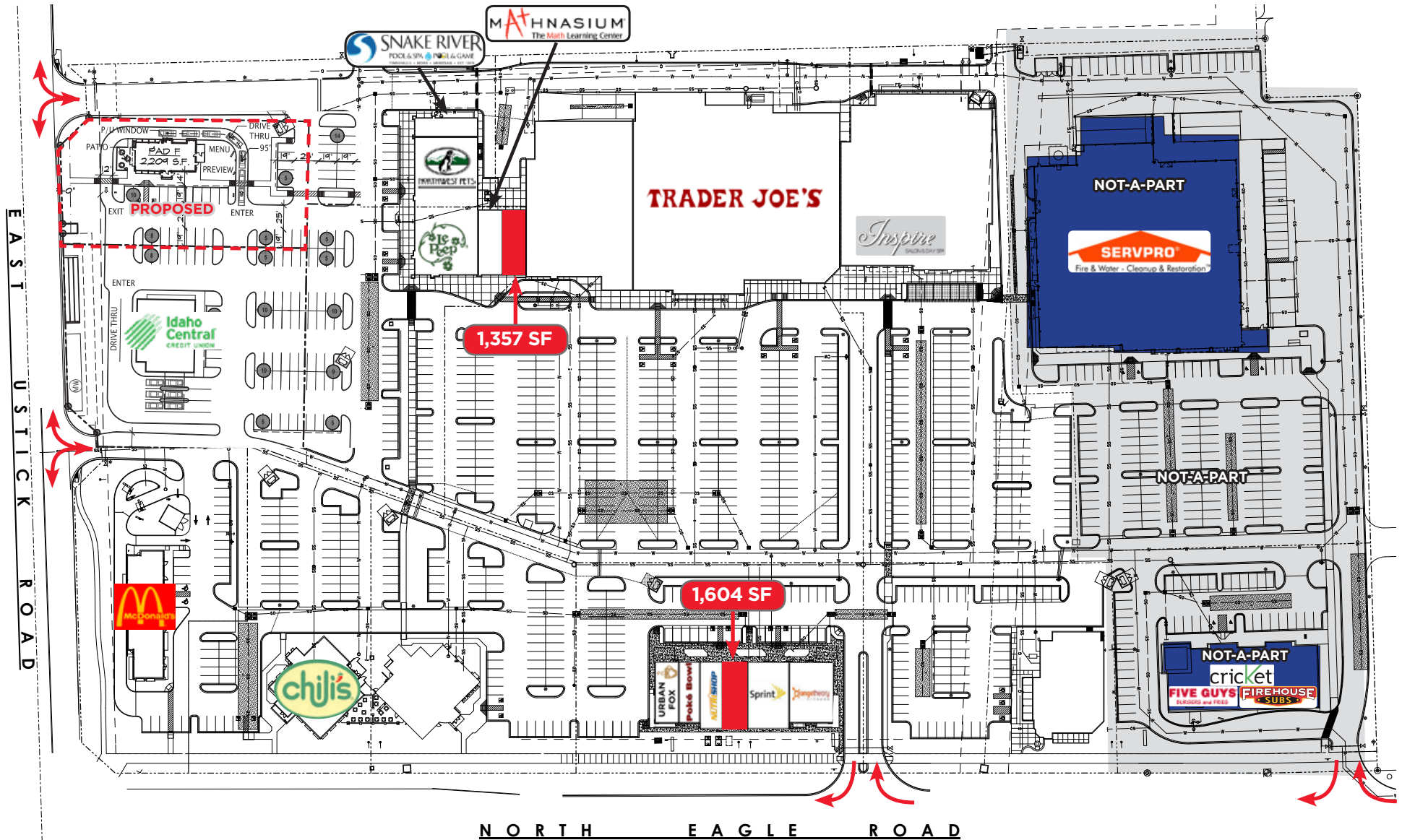
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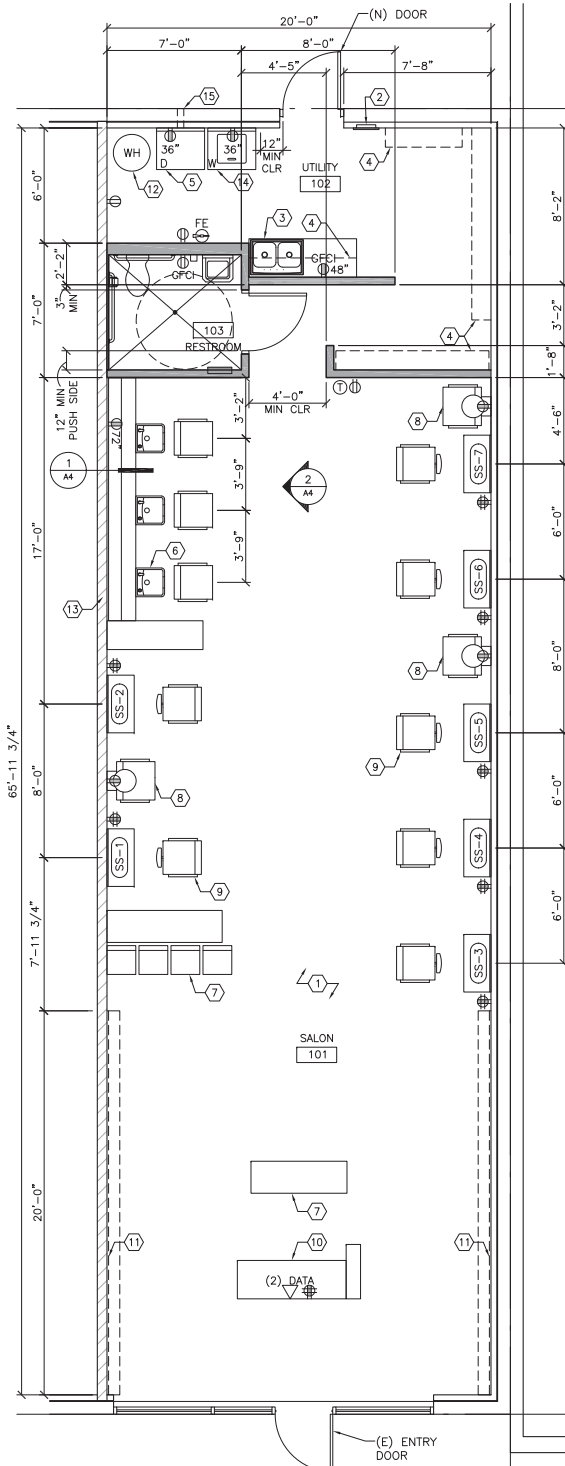
Two In-Line Retail Spaces Available - 2970 Eagle Rd., Suite D - 1,604 SF & 3036 Eagle Rd., Suite 160 - 1,357 SF



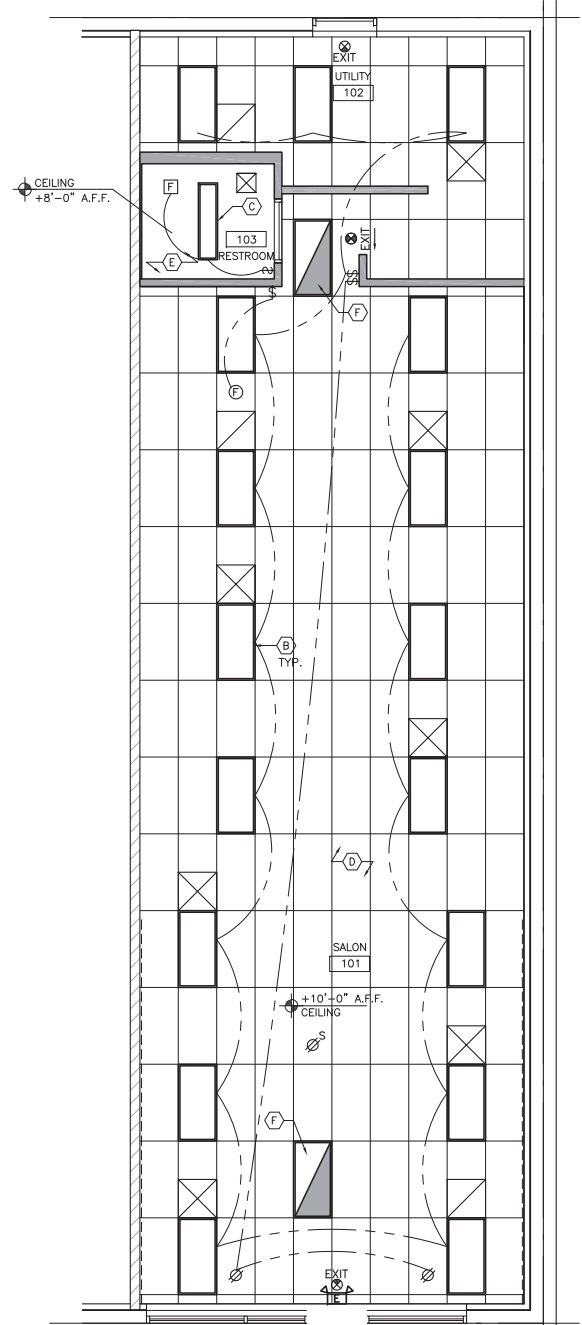
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3036 Eagle Rd., Suite 160 - 1,357 SF



1 Floor Plan
 SCALE: 1/4"=1'-0"




2 Reflected Ceiling Plan
 SCALE: 1/4"=1'-0"

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 Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation. 27,500 ADT

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- LOCATED IN A GROWING AREA IN MERIDIAN -

In the identified area, the current year population is 232,333. In 2010, the Census count in the area was 192,521. The rate of change since 2010 was 2.30% annually. The five-year projection for the population in the area is 256,326 representing a change of 1.99% annually from 2018 to 2023.



	1 mile	3 miles	5 miles
Population			
2000 Population	5,165	59,664	141,570
2010 Population	8,997	82,884	192,521
2018 Population	11,833	98,954	232,333
2023 Population	13,425	109,380	256,326
2000-2010 Annual Rate	5.71%	3.34%	3.12%
2010-2018 Annual Rate	3.38%	2.17%	2.30%
2018-2023 Annual Rate	2.56%	2.02%	1.99%
2018 Male Population	49.5%	49.0%	49.2%
2018 Female Population	50.5%	51.0%	50.8%
2018 Median Age	33.9	34.8	36.2

	1 mile	3 miles	5 miles
Households			
2000 Households	1,640	20,697	50,545
2010 Households	2,888	29,554	70,369
2018 Total Households	3,806	35,067	84,177
2023 Total Households	4,326	38,673	92,695
2000-2010 Annual Rate	5.82%	3.63%	3.36%
2010-2018 Annual Rate	3.40%	2.09%	2.20%
2018-2023 Annual Rate	2.59%	1.98%	1.95%
2018 Average Household Size	3.11	2.81	2.74

	1 mile	3 miles	5 miles
Average Household Income			
2018 Average Household Income	\$101,176	\$83,414	\$83,800
2023 Average Household Income	\$115,808	\$97,566	\$97,448
2018-2023 Annual Rate	2.74%	3.18%	3.06%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	341	3,324	8,056
Total Employees:	4,167	42,928	100,785

- MERIDIAN VOTED AMERICA'S BEST CITY TO LIVE IN 2015 -

Meridian, located just outside of Idaho's capital city of Boise, is 24//7 Wall St.'s best city to live in. The city is safe, and jobs have attracted growing numbers of new residents. The annual unemployment rate in the city is also quite low. At just 4.1%, it is lower than the state's jobless rate of 4.8% and well below the national jobless rate of 6.2%. Moreover, jobs are being added to the local economy faster than in most of the United States. The 7.4% increase in the number of jobs from 2012 through last year was much greater than the national job growth rate of 1.8% over that period.

<http://www.usatoday.com/story/money/business/2015/11/05/24-7-wall-st-best-cities-to-live-in/75177096/>



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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Welcome to the West's Most Dynamic Metro, Boise, Idaho

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

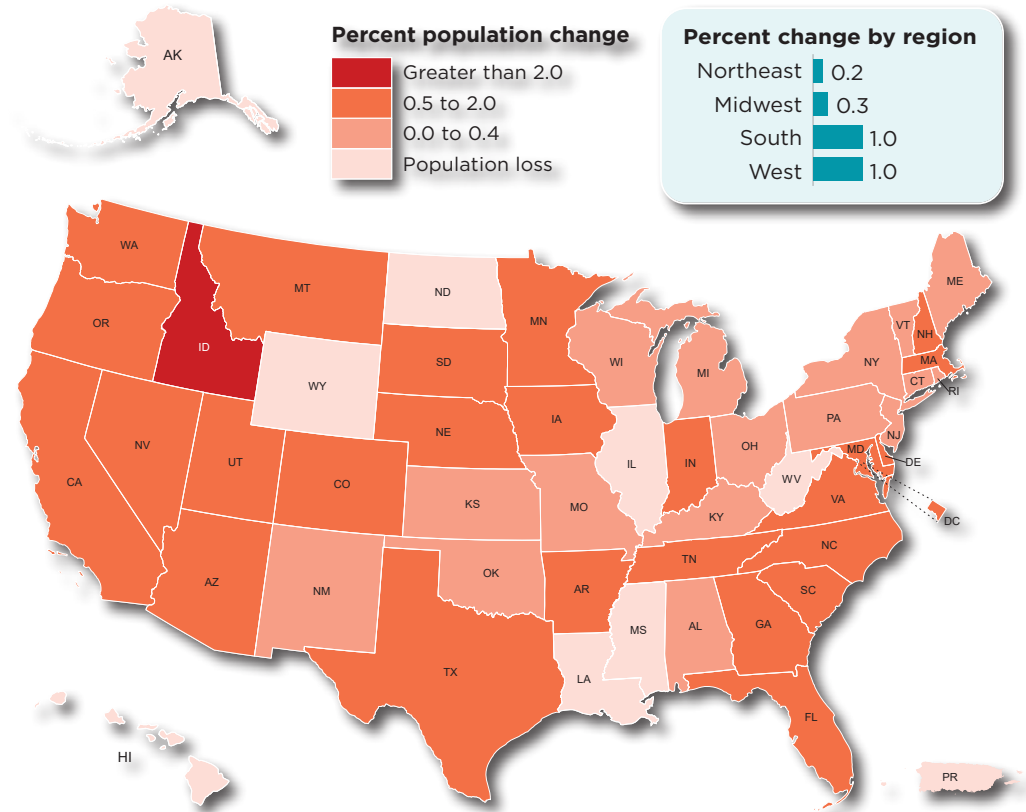
Why Boise Metro

Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



Idaho is Nation's Fastest-Growing State

Population Change From July 1, 2016, to July 1, 2017



CLICK HERE TO DOWNLOAD THE COMPLETE BOISE VALLEY REGIONAL OVERVIEW:
<https://pacra.com/wp-content/uploads/2019/07/Regional-Overview-PACCRA-2019.pdf>

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[census.gov](https://www.census.gov)

Source: Vintage 2017 Population Estimates
www.census.gov/programs-surveys/popest