



OFFICE PADS FOR SALE, LEASE, BUILD TO SUIT

LISTING FEATURES

Core and Shell	\$139 - \$144/SF
Lease Rate	\$14.95/SF
Available	3,016 - 4,480 SF (3 Buildings)
Custom Build Out	Tenant Allowance Available
Lease Type	NNN - Est. \$4.75/SF
Impact Fees	Shell/Core Included
Lot Size/Parking	See Attached
Zoning	LO - City of Meridian
Traffic Count	42,000 - Meridian Road
Utilities	All Available to Pads

- Development Consists of Retail, Restaurant, Bank, Office, Medical Office, Mixed-Use & Special Purpose Buildings and Centers
- Hard Corner and Interior Office Sites in a Rapidly Growing Area
- Office Lot / Building Layouts have City Approval
- Flexible Retail Pad / Building Configurations & Office Build-to-Suit Options, Contact Agents for Details
- The Site is Shared with a New Dutch Bros Coffee, Opening Soon
- Perimeter Landscaping Completed
- Surrounded by New and Established Residential Subdivisions and Business Parks
- 5 Mile Population 135,000
- 5 Mile Average Household Income \$76,517
- Great Visibility on Meridian Road Near I84 Exit 44
- Site Improvements Now Underway, Shell & Core Impact Fees have been Paid

RETAIL PADS FOR SALE OR BUILD TO SUIT

Sale Price	\$15.00 - \$16.50/SF
Lease Rate	\$22.00/SF
Available Pads	20,000 to 62,000 SF
Zoning	CG - City of Meridian
Frontage	285 feet on Meridian Road

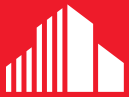
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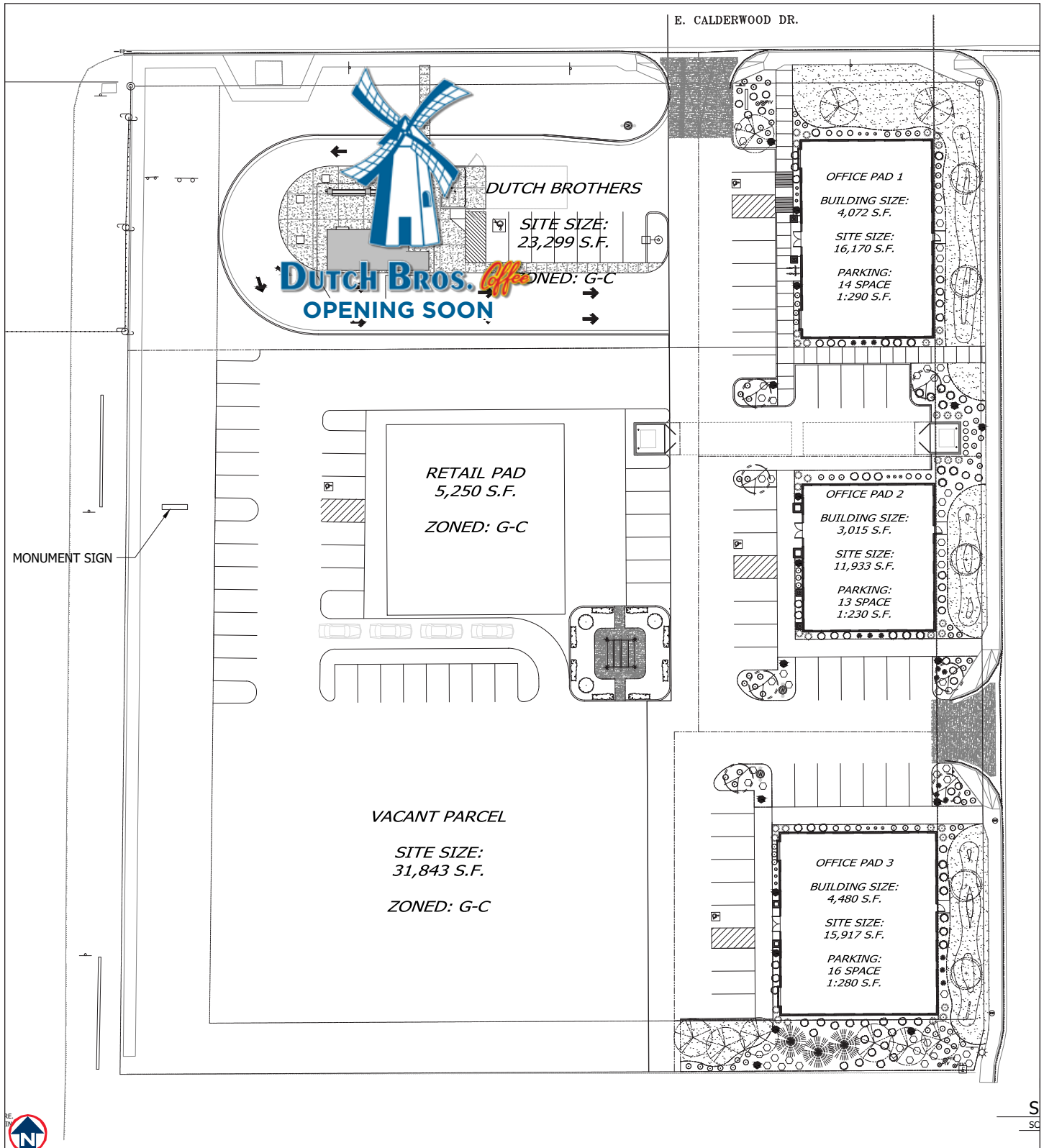
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FOR SALE, LEASE & BUILD-TO-SUIT

Calderwood Business Park

Meridian Road & Calderwood, Meridian, Idaho 83642

Potential Layout 1 - Contact Agents for Additional Details



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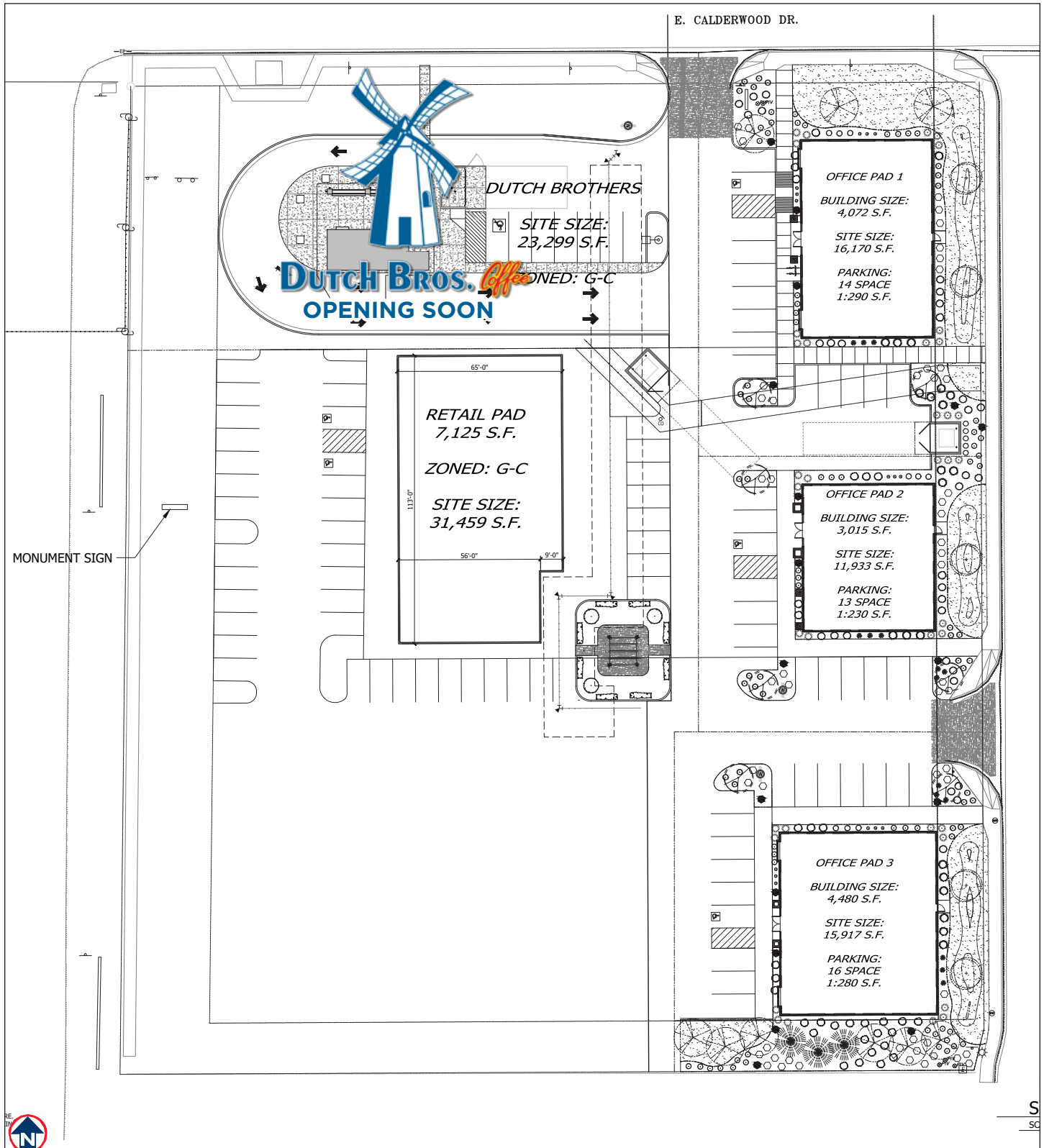
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Calderwood Business Park

Meridian Road & Calderwood, Meridian, Idaho 83642

Potential Layout 2 - Contact Agents for Additional Details



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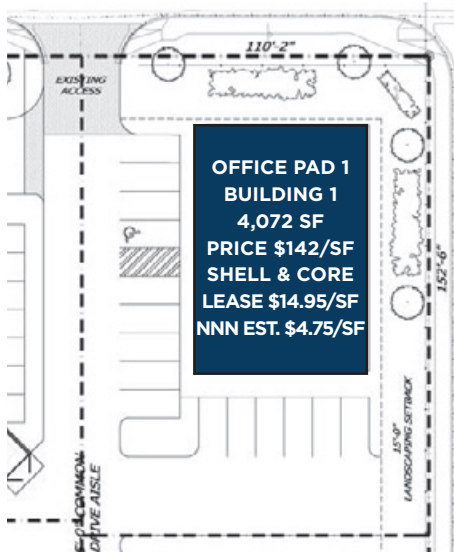
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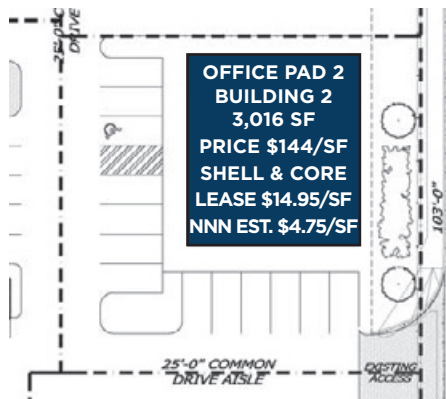
Calderwood Business Park

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Office Development Details



Office Building One: 4,072 SF
Construction drawings available
Building permit ready



Office Building Two: 3,016 SF
Construction drawings available
In for building permit



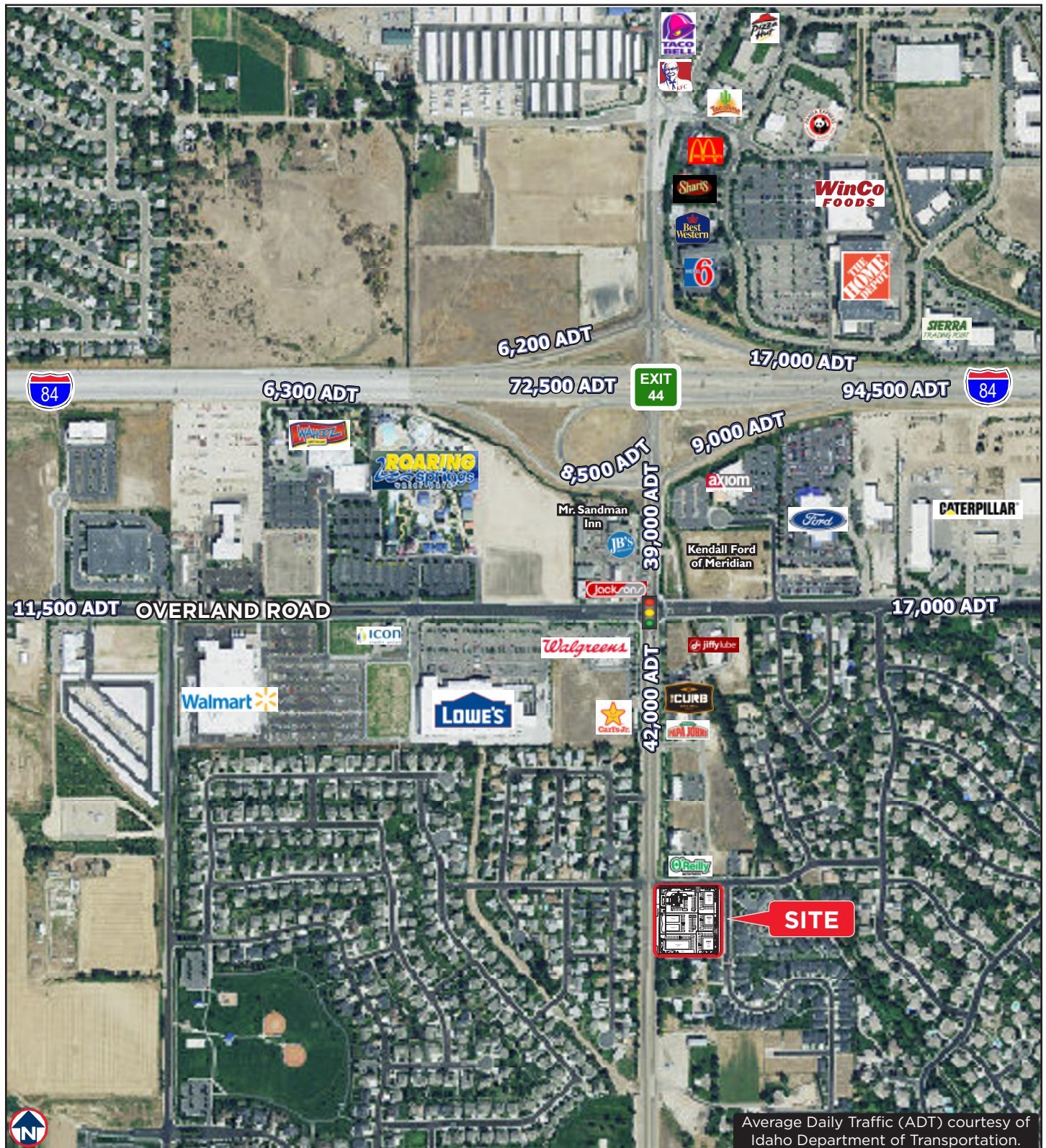
Office Building Three: 4,480 SF
Construction drawings available
In for building permit



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Surrounding Features Locator Map

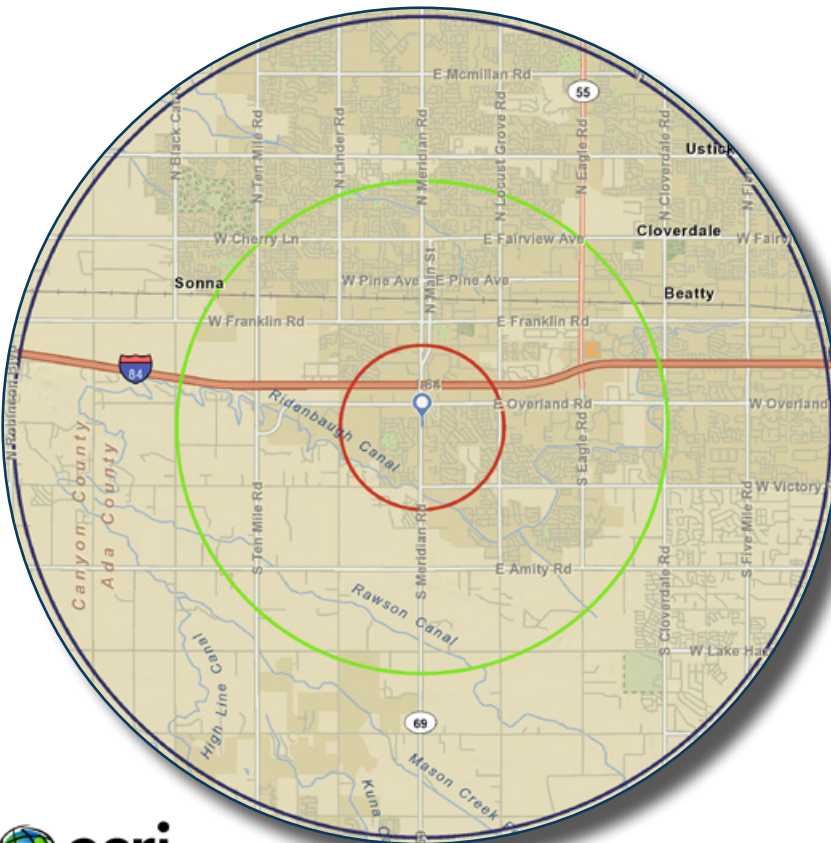


Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

1, 3 and 5 Mile Demographics Information

- LOCATED IN A HIGH GROWTH AREA IN MERIDIAN -

In the identified area, the current year population is 135,698. In 2010, the Census count in the area was 126,119. The rate of change since 2010 was 1.74% annually. The five-year projection for the population in the area is 147,719 representing a change of 1.71% annually from 2014 to 2019.



	1 mile	3 miles	5 miles
Population			
2000 Population	4,075	28,246	76,811
2010 Population	5,844	41,631	126,119
2014 Population	6,183	43,805	135,698
2019 Population	6,684	46,667	147,719
2000-2010 Annual Rate	3.67%	3.96%	5.08%
2010-2014 Annual Rate	1.34%	1.20%	1.74%
2014-2019 Annual Rate	1.57%	1.27%	1.71%
2014 Male Population	49.3%	48.8%	49.2%
2014 Female Population	50.7%	51.2%	50.8%
2014 Median Age	36.5	33.9	34.3

Households			
2000 Households	1,304	9,751	25,972
2010 Households	1,972	15,014	43,224
2014 Total Households	2,104	15,843	46,627
2019 Total Households	2,292	16,960	50,924
2000-2010 Annual Rate	4.22%	4.41%	5.23%
2010-2014 Annual Rate	1.54%	1.27%	1.80%
2014-2019 Annual Rate	1.73%	1.37%	1.78%
2014 Average Household Size	2.93	2.75	2.90

Average Household Income			
2014 Average Household Income	\$93,295	\$74,925	\$76,517
2019 Average Household Income	\$104,697	\$85,294	\$87,151
2014-2019 Annual Rate	2.33%	2.63%	2.64%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	617	3,899	9,488
Total Employees:	3,133	21,286	45,018



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.