

# RETAIL/OFFICE BUILDING FOR SALE OR LEASE

808 S. Vanguard Way, Meridian, ID 83642



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

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## PROPERTY DETAILS

<b>SALE PRICE</b>	\$4,800,000
<b>LEASE RATE</b>	\$25.00 SF/yr
<b>LEASE TYPE</b>	NNN
<b>BLDG. SIZE</b>	5,000 - 10,402 SF
<b>YEAR BUILT</b>	2019
<b>PARKING</b>	On-site
<b>MARKET</b>	Meridian
<b>ZONING</b>	C-G

*\*Ownership is willing to demise the space.*



# EXECUTIVE SUMMARY

Lee & Associates is pleased to present a fantastic sale and lease opportunity right off the rapidly developing Ten Mile exit. Join retailers such as Scheels, Chick Fil A, Maverick, Idaho Central Credit Union, Starbucks, Grocery Outlet, and more. This freestanding, modern commercial building was constructed in 2019 and offers 10,402 square feet that is currently built out as a high-end fitness facility. The property is well-positioned for continued use as a fitness wellness center, or it can be adapted for a wide range of commercial uses including medical, office, or specialty retail. Abundance of on-site parking for customers and staff coupled with easy signal lit ingress/egress presents excellent accessibility.



**EASY FREEWAY  
ACCESS**



**NEWER MODERN  
CONSTRUCTION**



**PROFESSIONAL  
MANAGEMENT IN PLACE**



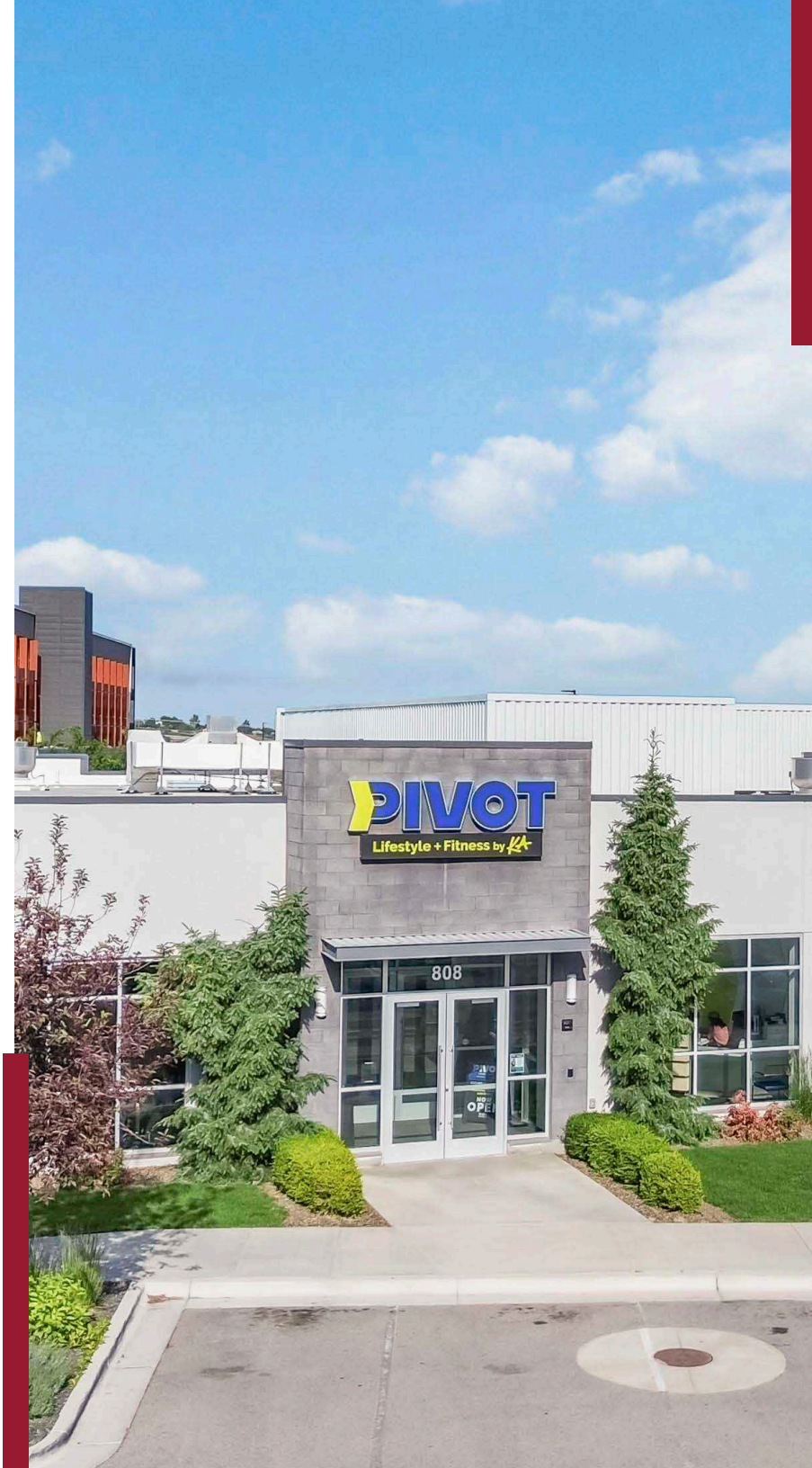
**ABUNDANCE OF  
ON-SITE PARKING**



**THRIVING RETAIL  
ENVIRONMENT**



**ADAPTABLE  
COMMERCIAL SPACE**



INTERSTATE 84 INTERSTATE - 0.5 MILES

BOISE AIRPORT - 12.4 MILES

WinCo



Walmart

SCHEELS



Uncle Chai Bento Kitchen  
Created by Mai Thai

WEI'S CANTONESE

Savory  
N Sweets



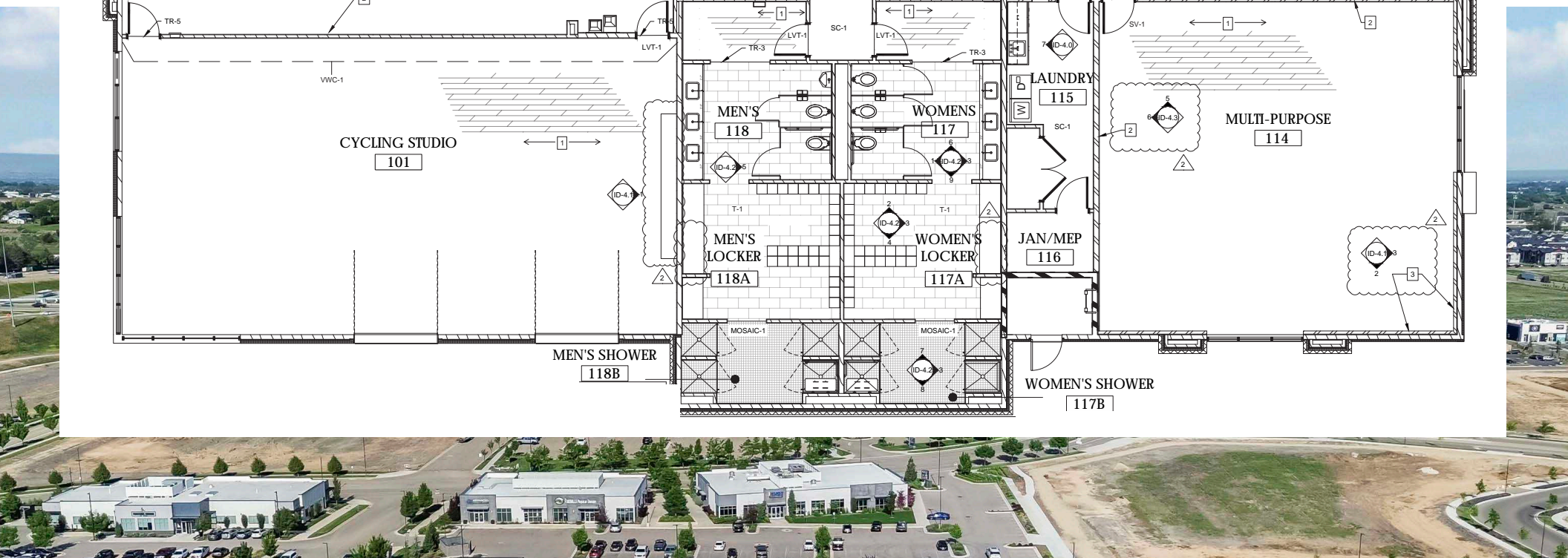
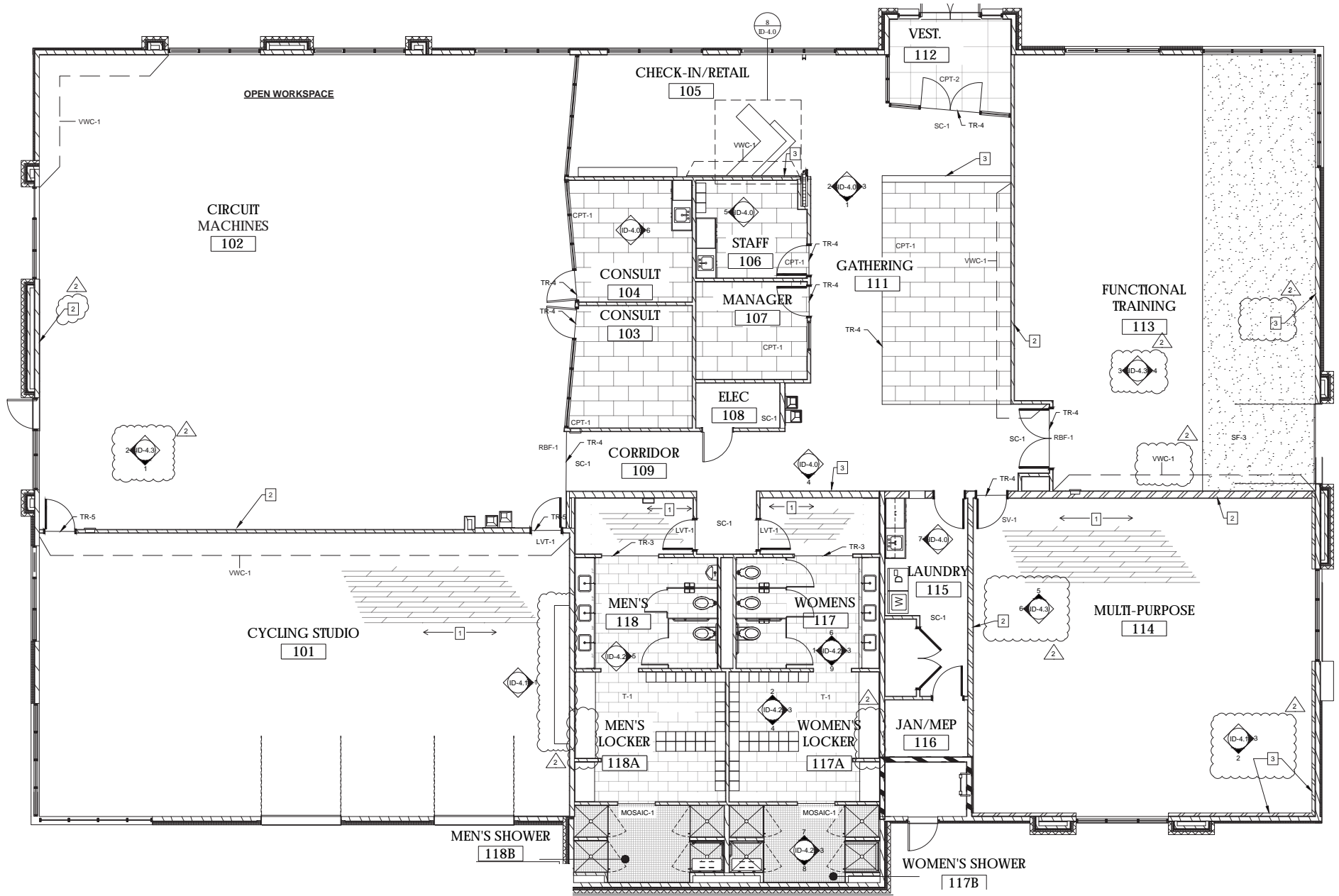
S. Vanguard Way

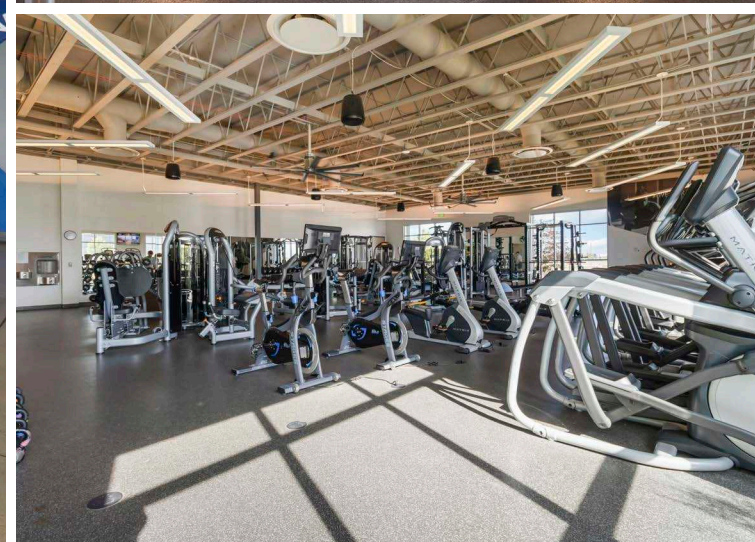
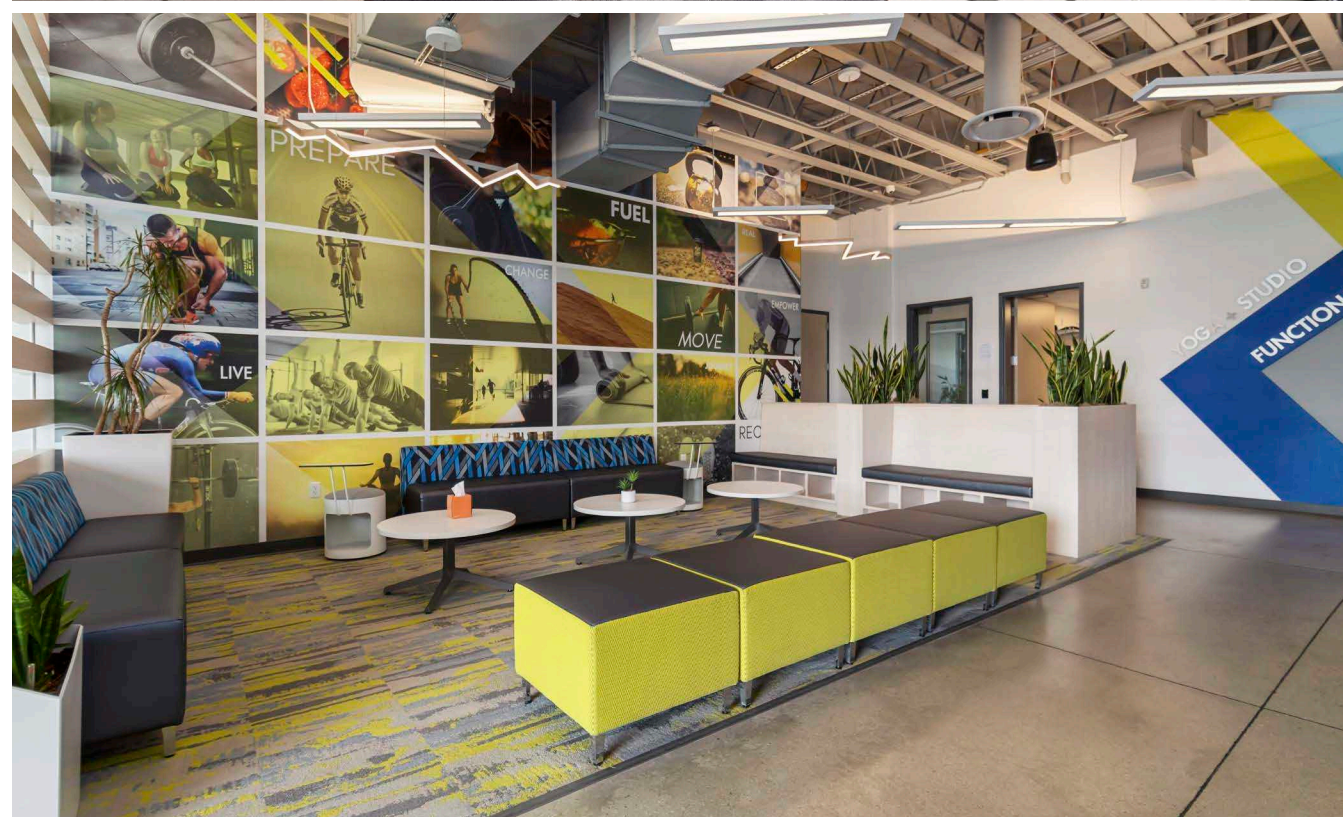
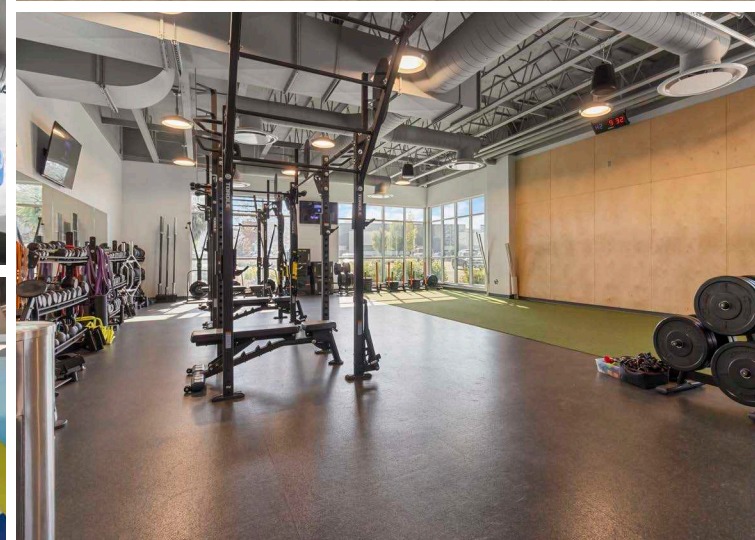
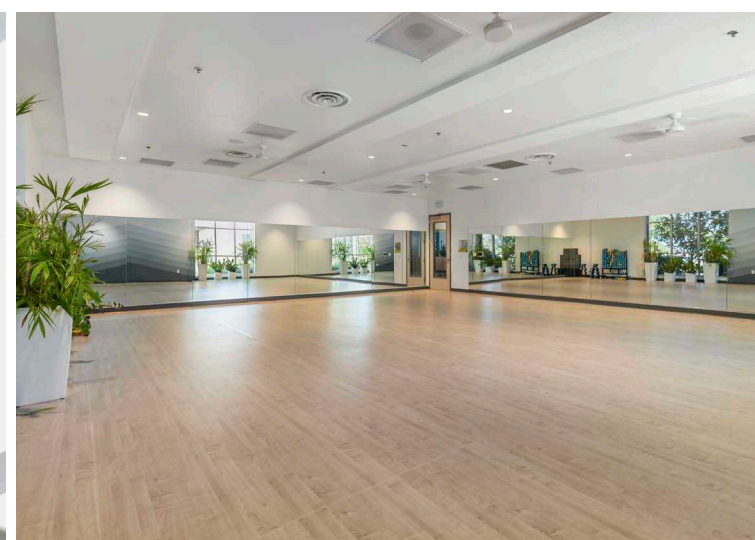
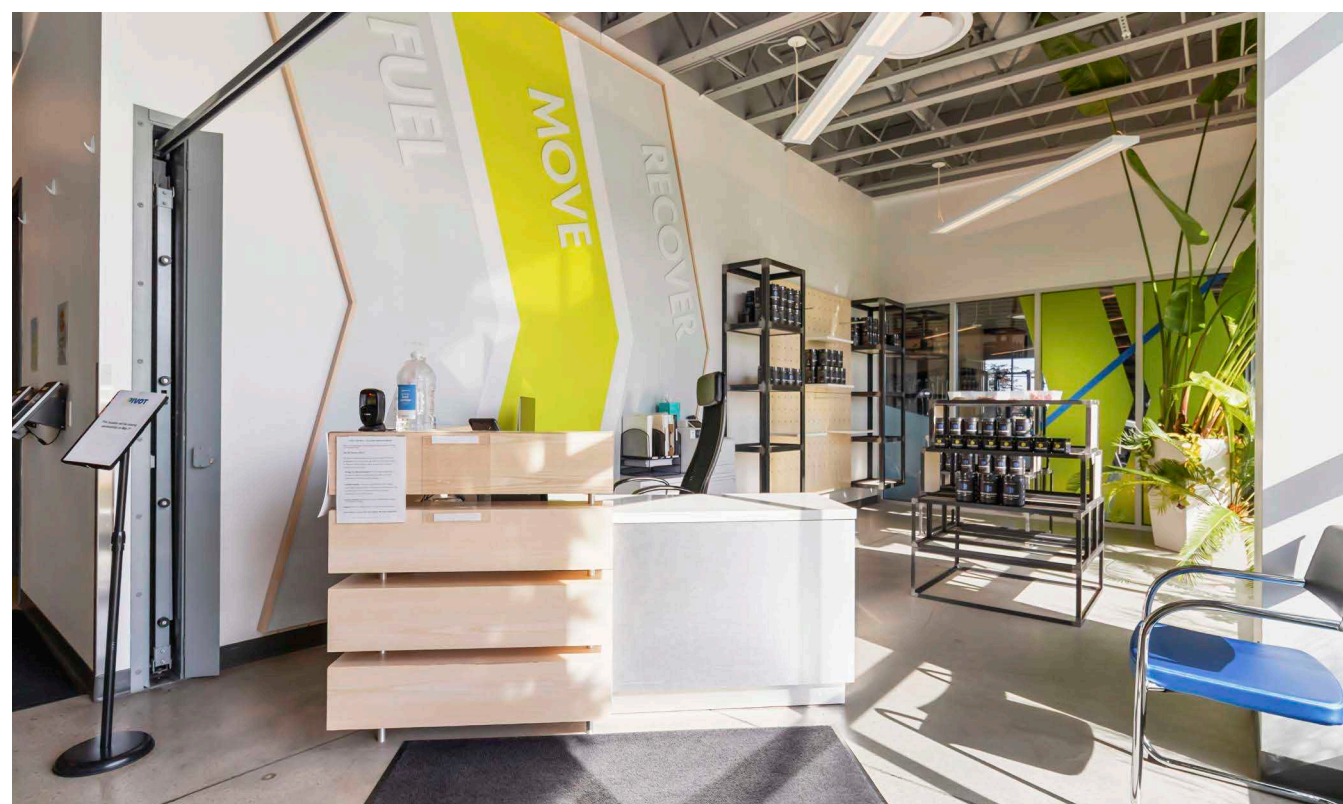


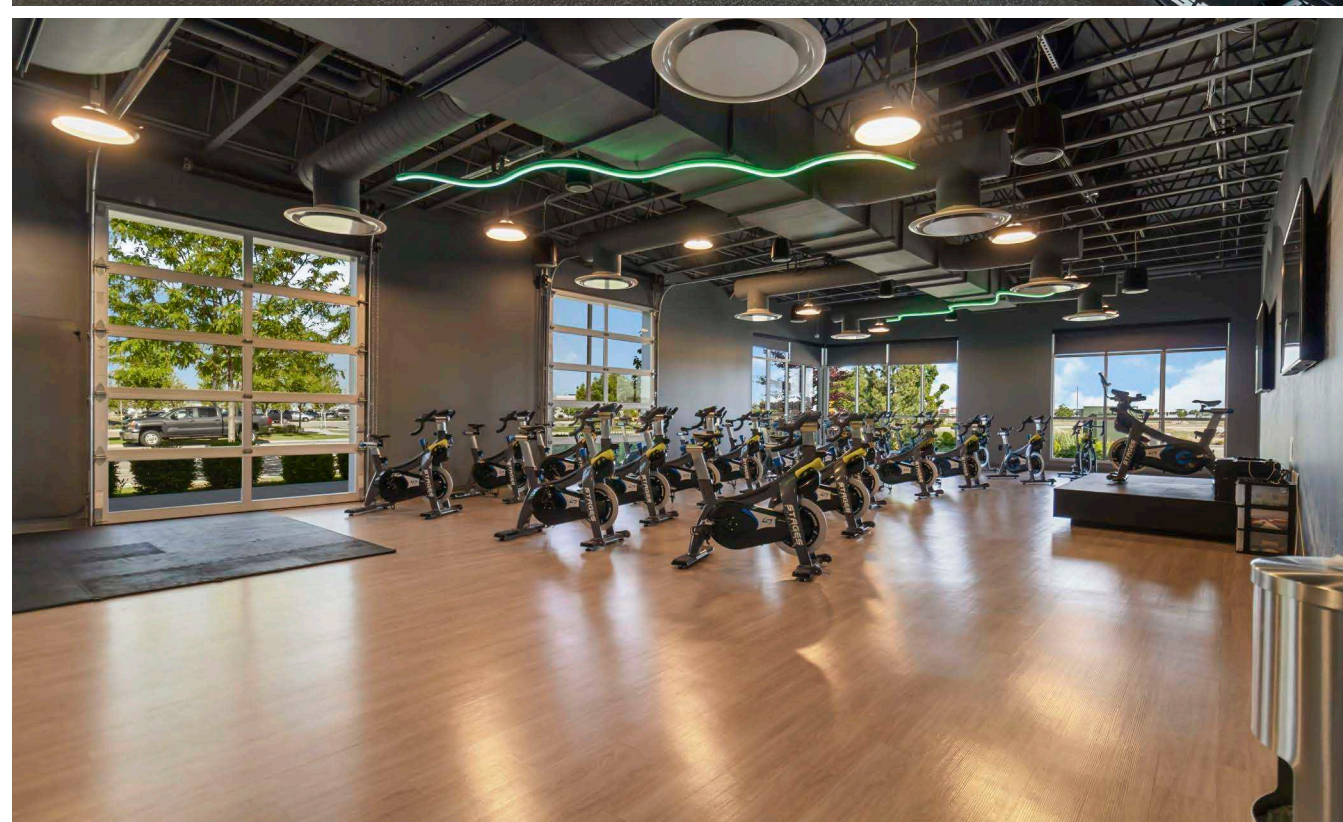
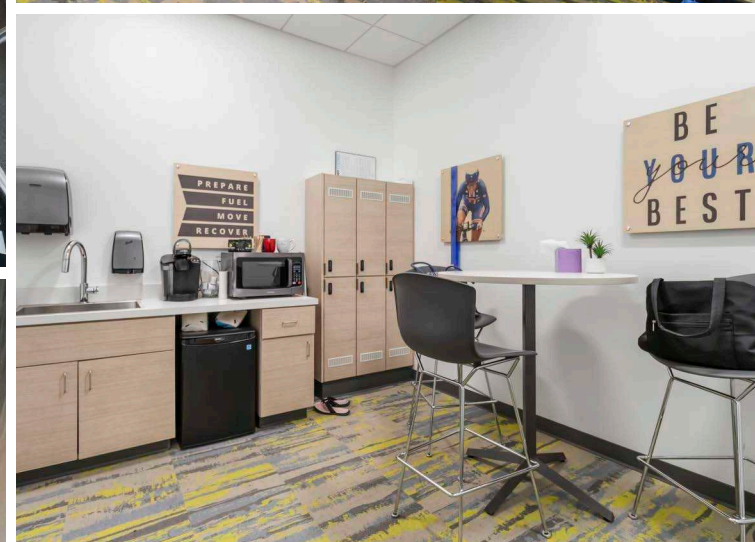
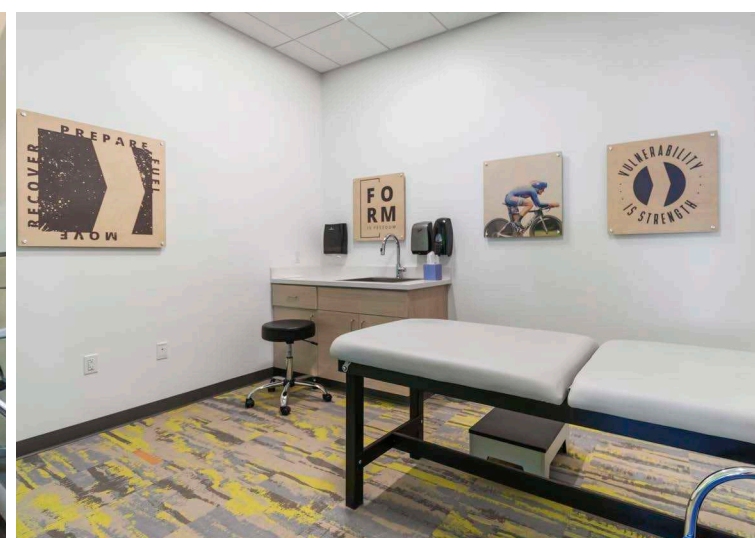
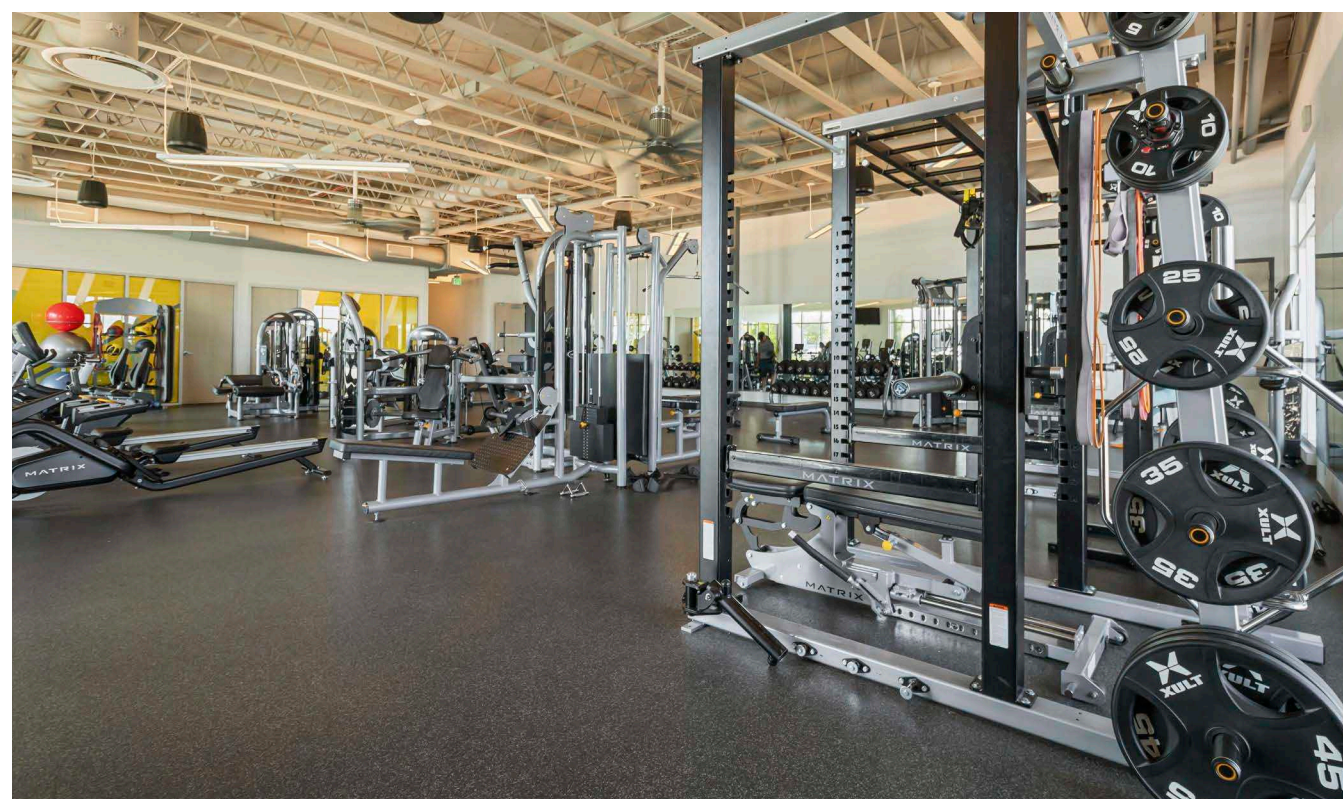
Chick-fil-A



# FLOOR PLAN







## POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	49,239	111,239	208,108

## INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$136,839	\$126,776	\$125,640

## HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	16,305	39,241	73,880

## LABOR FORCE

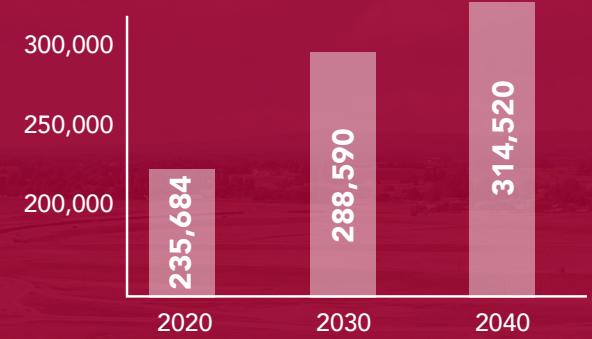
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	23,564	55,273	102,620

## KEY EMPLOYERS

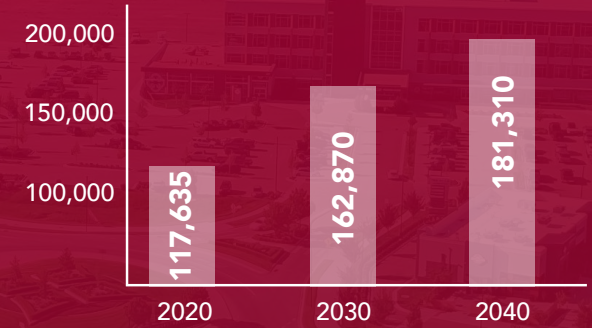
	# OF EMPLOYEES
West Ada School District	5,000+
St. Luke's Regional Medical Center	2,000+
Blue Cross of Idaho	1,500+
Walmart	1,500+
Scentsy Inc.	1,500+

## GROWTH PROJECTION

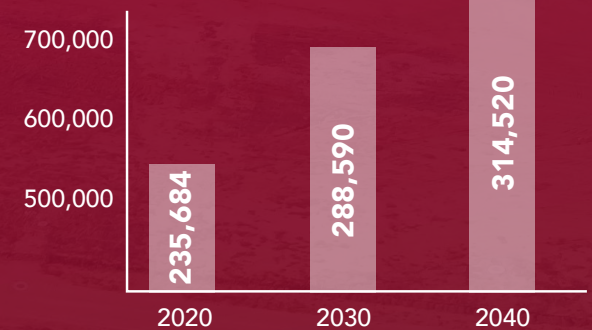
### BOISE



### MERIDIAN



### ADA COUNTY

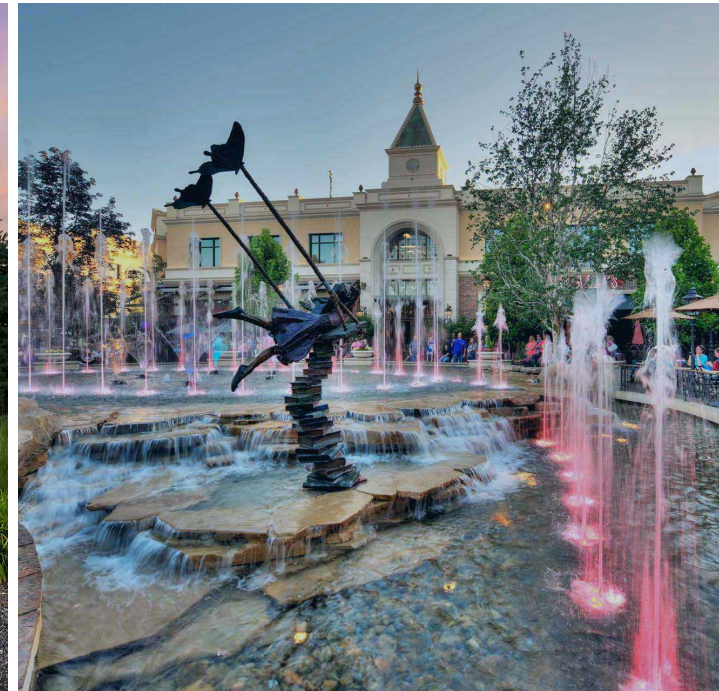
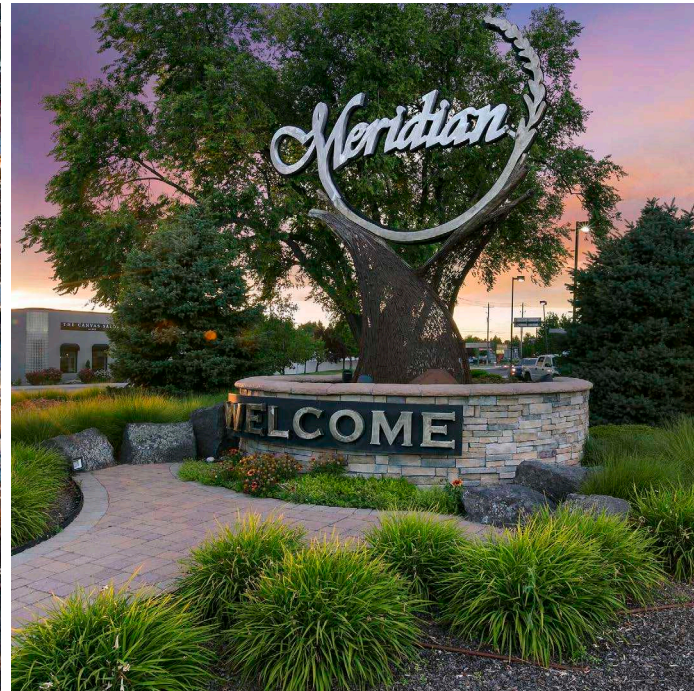


## AREA OVERVIEW

### **MERIDIAN, IDAHO**

Centrally located in the heart of Treasure Valley, and a short 15-minute drive from the Boise Airport, Meridian offers a plethora of amenities to include beautiful city parks, locally owned and operated restaurants, shopping, and entertainment options. Whether you want to enjoy dinner and a movie at the Village at Meridian, escape the heat at the Roaring Springs Water Park, catch a race at the Meridian Speedway, or have a picnic at one of the many city parks, the opportunities to create lasting memories are endless.

The City of Meridian is the second largest city in Idaho, and is strategically placed in the heart of the Treasure Valley just 6 miles west of Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an estimated population of 140,067 people. Health sciences and technology industries are a strong focus in Meridian, with an 18,000 acre health sciences and technology corridor attracting dozens of new businesses each year.





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FOR MORE INFORMATION, PLEASE CONTACT

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