

SEC MERIDIAN & LAKE HAZEL RD

MERIDIAN, IDAHO 83642

PINNACLE MARKETPLACE

COSTCO ANCHORED COMMERCIAL LOTS IN SOUTH MERIDIAN
FOR SALE OR GROUND LEASE

DEVELOPED BY

SCS ♦ **BRIGHTON**

MARKETED BY

TOK COMMERCIAL
REAL ESTATE



UPDATED: 4.14.2026

This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

📍 DETAILS

- SUBMARKET:** South Meridian
- ADDRESS:** NWC Meridian and Lake Hazel Rd
Meridian, ID 83642
- ZONING:** C-G, [General Retail & Service Commercial](#)
- AVAILABLE:** See Next Page
- PRICING:** See Next Page

★ HIGHLIGHTS

Prime corner location with outstanding visibility and frontage along two major arterials: Lake Hazel Road and Meridian Road.

Adjacent to new Costco development—a major retail traffic driver bringing strong daily vehicle counts and complementary commercial activity.

Strategic positioning in one of South Meridian's fastest-growing corridors, surrounded by dense new residential communities and planned mixed-use developments.

High-traffic intersection connecting residents from Meridian, Kuna, and South Boise with direct commuter access to Interstate 84 and Eagle Road.

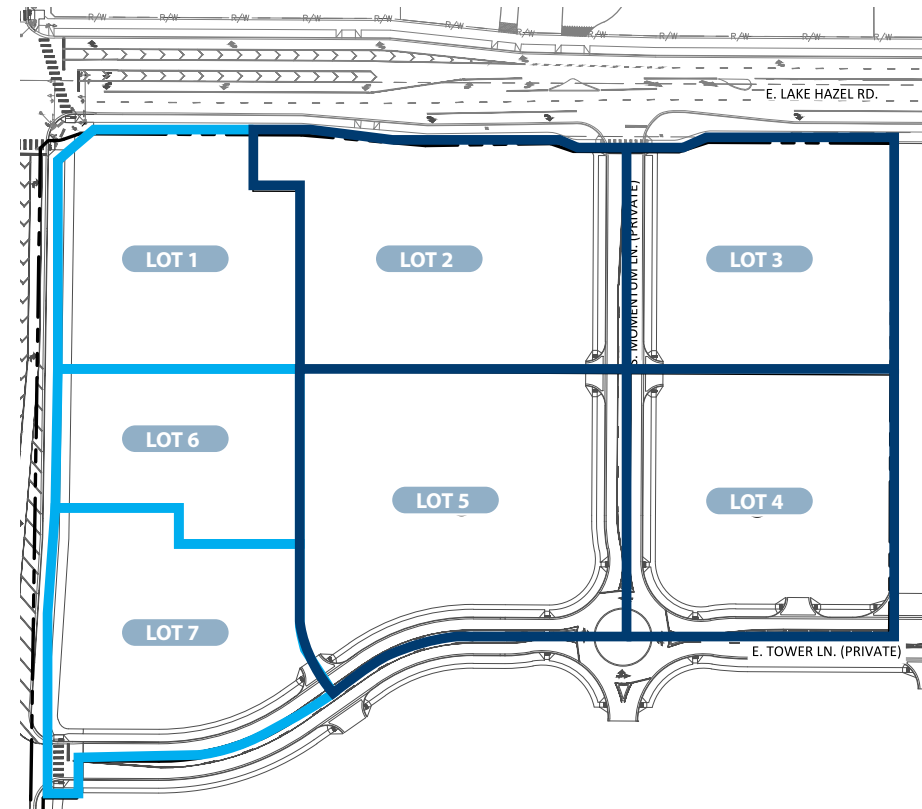
C-G zoned site offering the broadest mix of commercial uses, including retail, office, and service opportunities, well-positioned to serve a growing and underserved trade area.

📞 CONTACT

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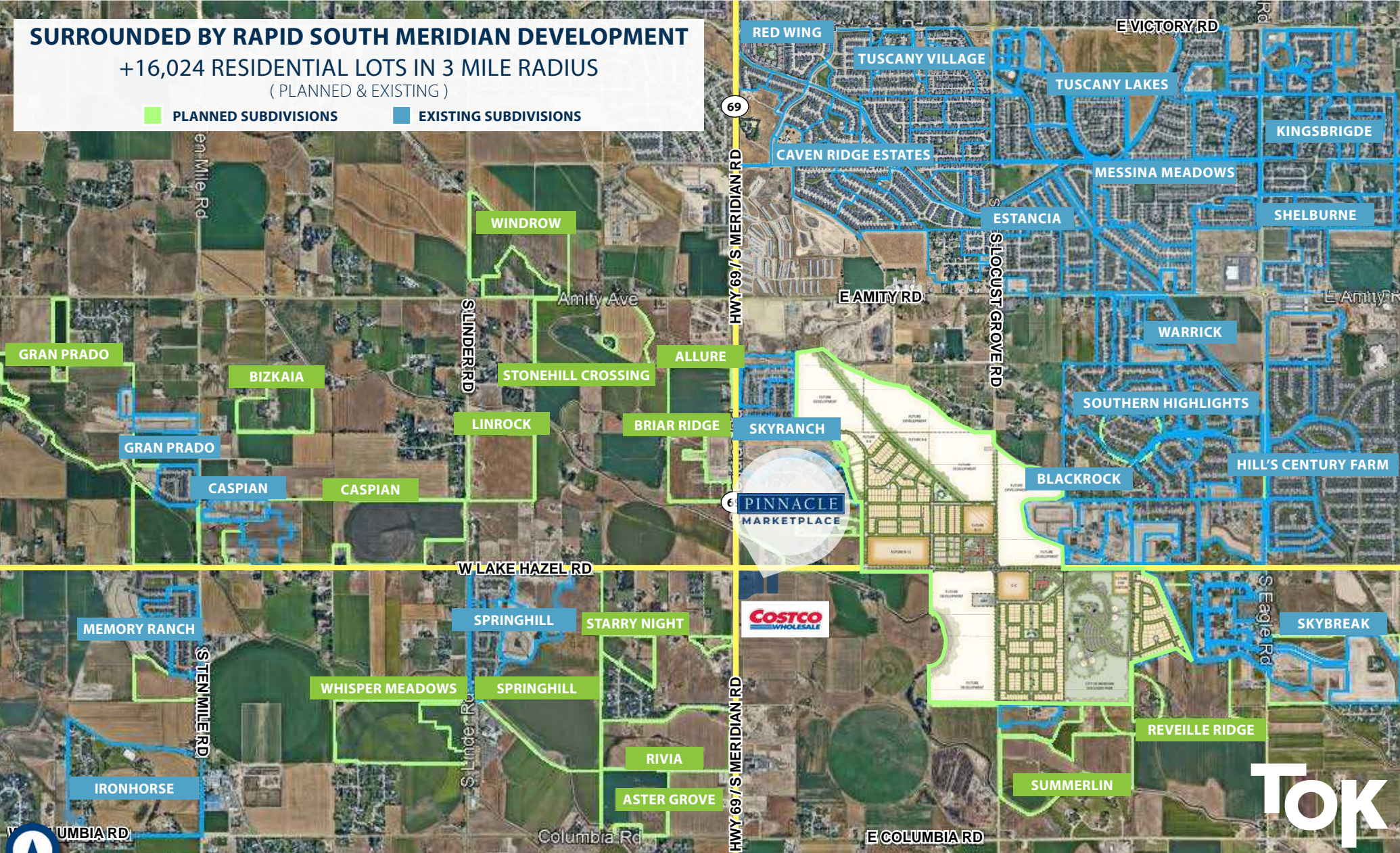
FOR LEASE FOR SALE

LOT	LISTING TYPE	LOT SIZE	LEASE RATE	PRICE
LOT 1	LEASE	58,356 SF	\$210,000/YR	-
LOT 2	SALE	82,359 SF	-	\$3,129,642 (\$38.00/SF)
LOT 3	SALE	65,496 SF	-	\$2,357,856 (\$36.00/SF)
LOT 4	SALE	75,308 SF	-	\$2,560,472 (\$34.00/SF)
LOT 5	SALE	95,726 SF	-	\$3,254,684 (\$34.00/SF)
LOT 6	LEASE	41,082 SF	\$140,000/YR	-
LOT 7	LEASE	63,660 SF	\$175,000/YR	-

SURROUNDED BY RAPID SOUTH MERIDIAN DEVELOPMENT

+16,024 RESIDENTIAL LOTS IN 3 MILE RADIUS
(PLANNED & EXISTING)

■ PLANNED SUBDIVISIONS ■ EXISTING SUBDIVISIONS





DIRECT CONNECTION NORTH TO
I-84, NORTH MERIDIAN, EAGLE & MORE



Logos for: FIRST WATCH, UPS, BLAZE PIZZA, Osa Vida, SHERWIN-WILLIAMS, GROCERY OUTLET, ZUPAS, Starbucks, MAVERIK, Valvoline, Epic Shine, Dutch Bros, Chick-fil-A, SCHEELS

Logos for: DOLLAR TREE, Auntie Anne's, Ford, SHERWIN-WILLIAMS, Chevron, Carl's Jr., O'Reilly, Quality, Walmart, SUBWAY, Quick Lane, jiffy lube, Dutch Bros, Starbucks, PAPA MURPHYS, Walgreens, Lowe's, PAPAJOHNS, AXIOM, Coca-Cola, Shell



Logos for: Comfort, Holiday Inn Express, tru, Harley-Davidson, elements massage, MAVERIK, HUMAN BEAN, Pizza Hut, THEATRES, citi, Valvoline, CINEMARK, FAS, DUTCH BROS, Norco, COURTYARD, QDOBA, SUBWAY, STRETCH LAB, SONIC, CANDLEWOOD SUITES, Hampton, DICKY'S BARBECUE PIT, TOWNEPLACE SUITES, Stellas, Dole, TACO BELL

Logos for: CLUB PILATES, BLACK ROCK, Starbucks, Albertsons

Logos for: Tires LES SCHWAR, MAVERIK, HUMAN BEAN, PAPA MURPHYS, Starbucks, Shell, Walgreens, Seed's Dairy, ZAMZOWS

Logos for: DEL TACO, Arby's, PIEOLOGY, McDonald's, Jersey Mike's, Cafe Rio, BASKIN ROBBINS, PHILLIPS 66, PAPA MURPHYS, DOLLAR TREE, BI-MART, ACE, Chevron, O'Reilly, D-B SUPPLY, TACO BELL, Little Caesars, TRACTOR SUPPLY CO, Zellerbach

 POPULATION 128,983 5 MI. RADIUS	 HISTORIC ANN. GROWTH 4.3% 5 MI. RADIUS	 AVG. HOUSEHOLD INC. \$130,793 5 MI. RADIUS
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