

1,365 - 8,834 SF AVAILABLE FOR SALE OR LEASE

4855 N. CORTONA WAY

Meridian, ID 83646

**CORTONA WAY
RETAIL/OFFICE BUILDINGS**



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PROPERTY HIGHLIGHTS

Available:	Bldg. 1: 7,465 SF Bldg. 2: 8,834 SF
Sale Price:	\$585.00 PSF
Lease Rate:	\$40.00 - \$45.00 PSF
Lease Type:	NNN
T.I. Allowance:	\$50.00 PSF
Lot Size:	1.94 Acres
Zoning:	C-G (General Commercial)
Parcel #:	R9010680121 & R9010680131
Construction:	Anticipated Summer 2025, Delivery August 2026

[VIEW LOCATION MAP](#)

[Click Here](#)



LISTING FEATURES

- Newly proposed retail/office buildings just off Cortona Way
- Ideal spot for retail, dining, and service businesses
- Strategically positioned at the signalized intersection of Ten Mile & McMillan Roads, key routes in the Treasure Valley
- Nestled among vibrant new and upcoming residential communities
- High-visibility location near the bustling new Costco and Winco Foods
- Situated right in the heart of a rapidly growing area

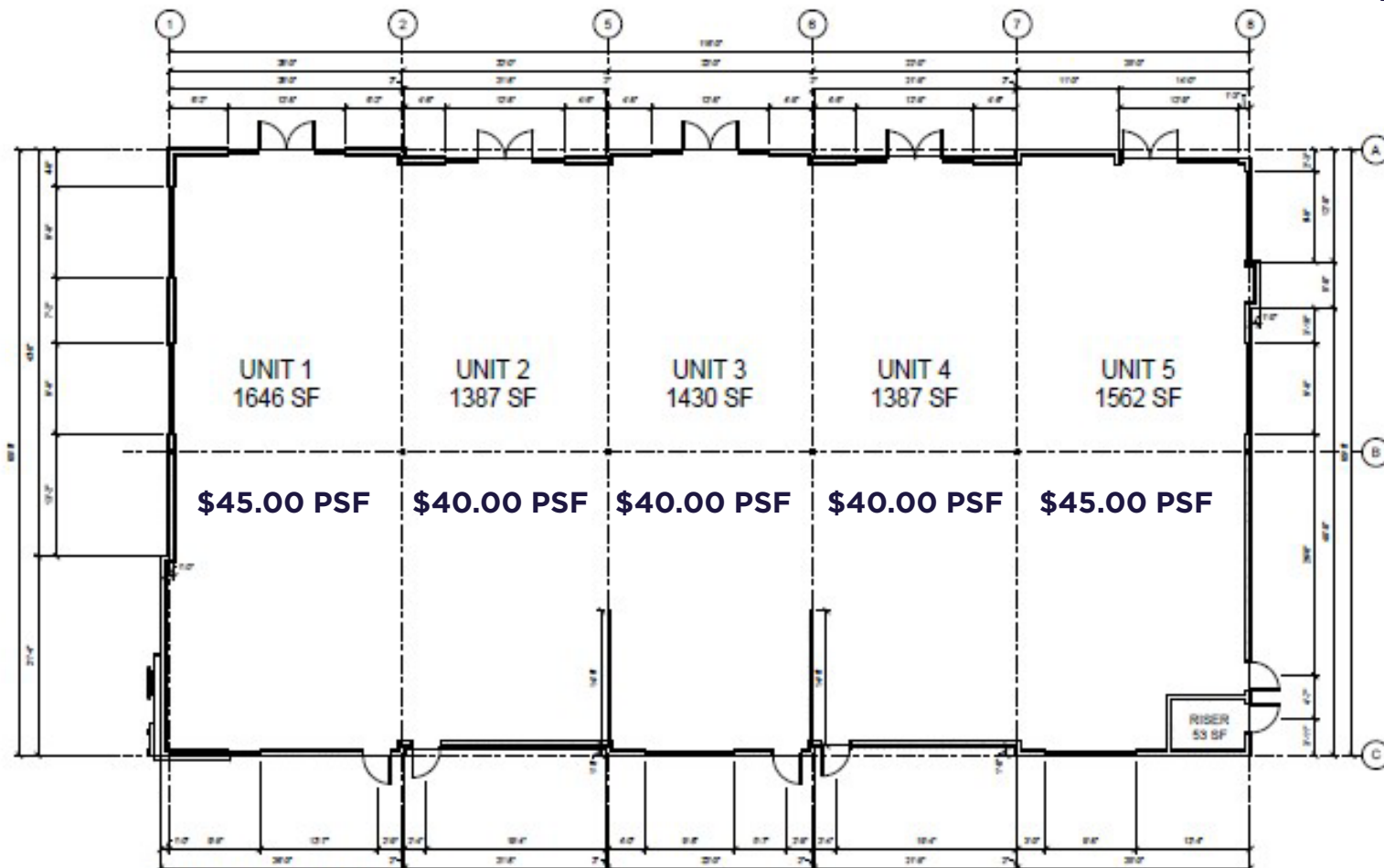
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**FLOOR
PLAN**

**BUILDING 1
7,465 SF**



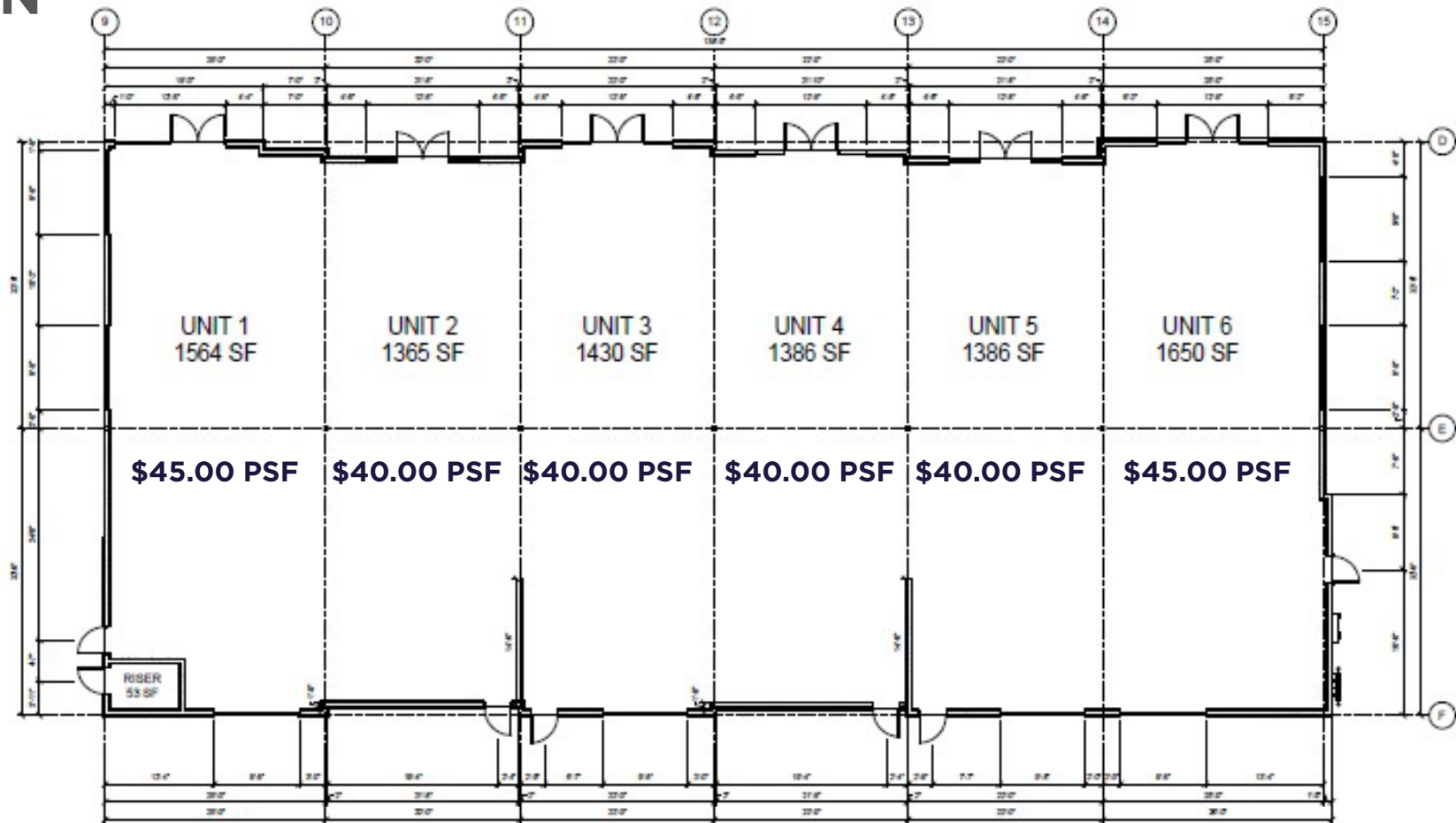
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**FLOOR
PLAN**

**BUILDING 2
8,834 SF**

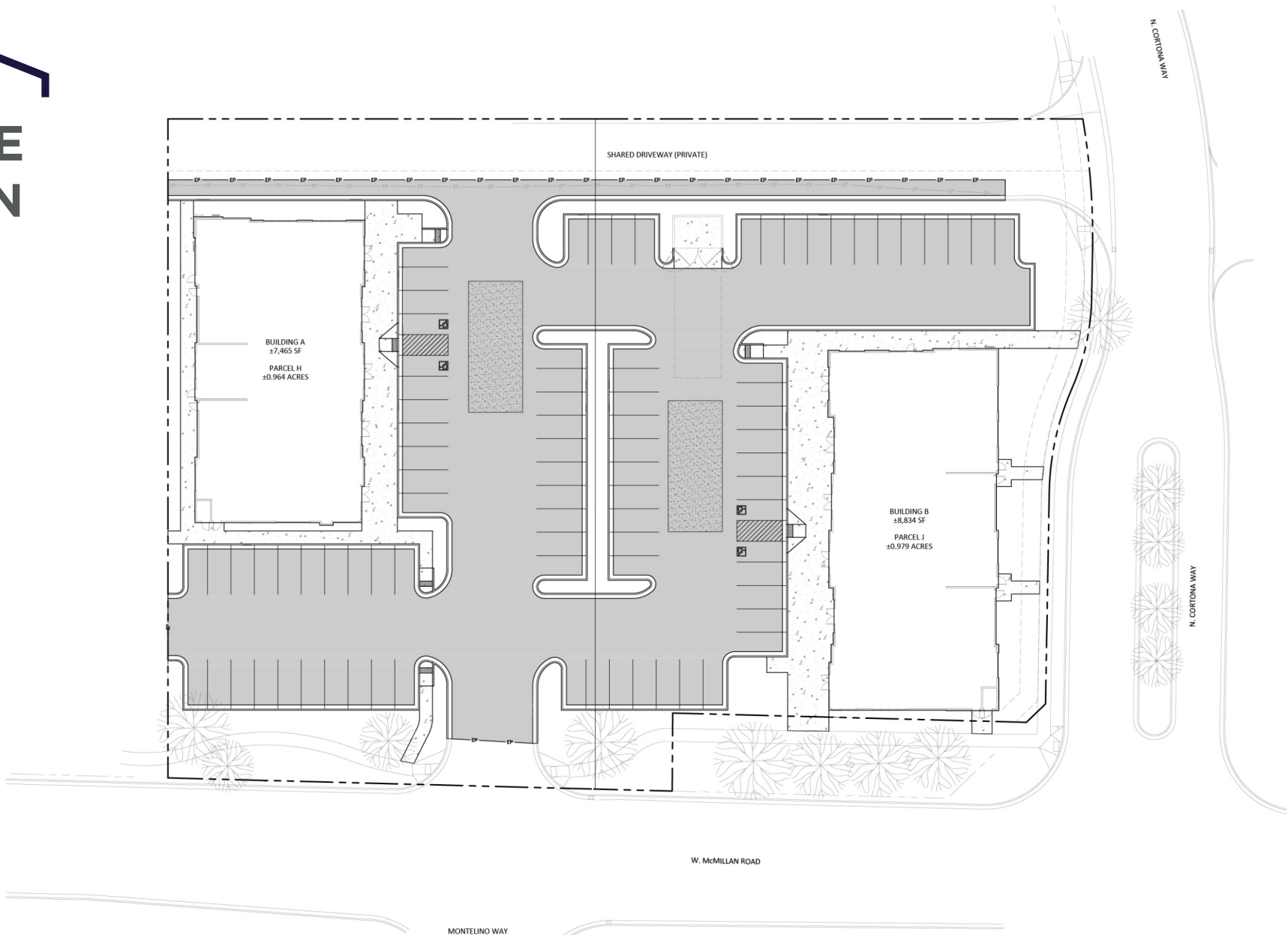


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SITE PLAN



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Walmart

PIRACCO'S PIZZA

STARBUCKS

SUPERCUTS

McMILLAN RD - 5,100 ADT

TEN MILE RD - 21,500 ADT

NOODLES & COMPANY

Frontier CREDIT UNION

Mister DONUTS

Jacksons

Tires LES SCHWAB

NEW OVER 55 LIVING FACILITY NOW UNDER CONSTRUCTION

SITE

DOC DIRECT ORTHOTRAPEUTIC CARE

Rocky Mountain STORAGE

McMILLAN RD - 12,500 ADT

Wendy's

Papa Murphy's

STATE FARM INSURANCE

WESTMARK CREDIT UNION

VISION One

Ada West DERMATOLOGY

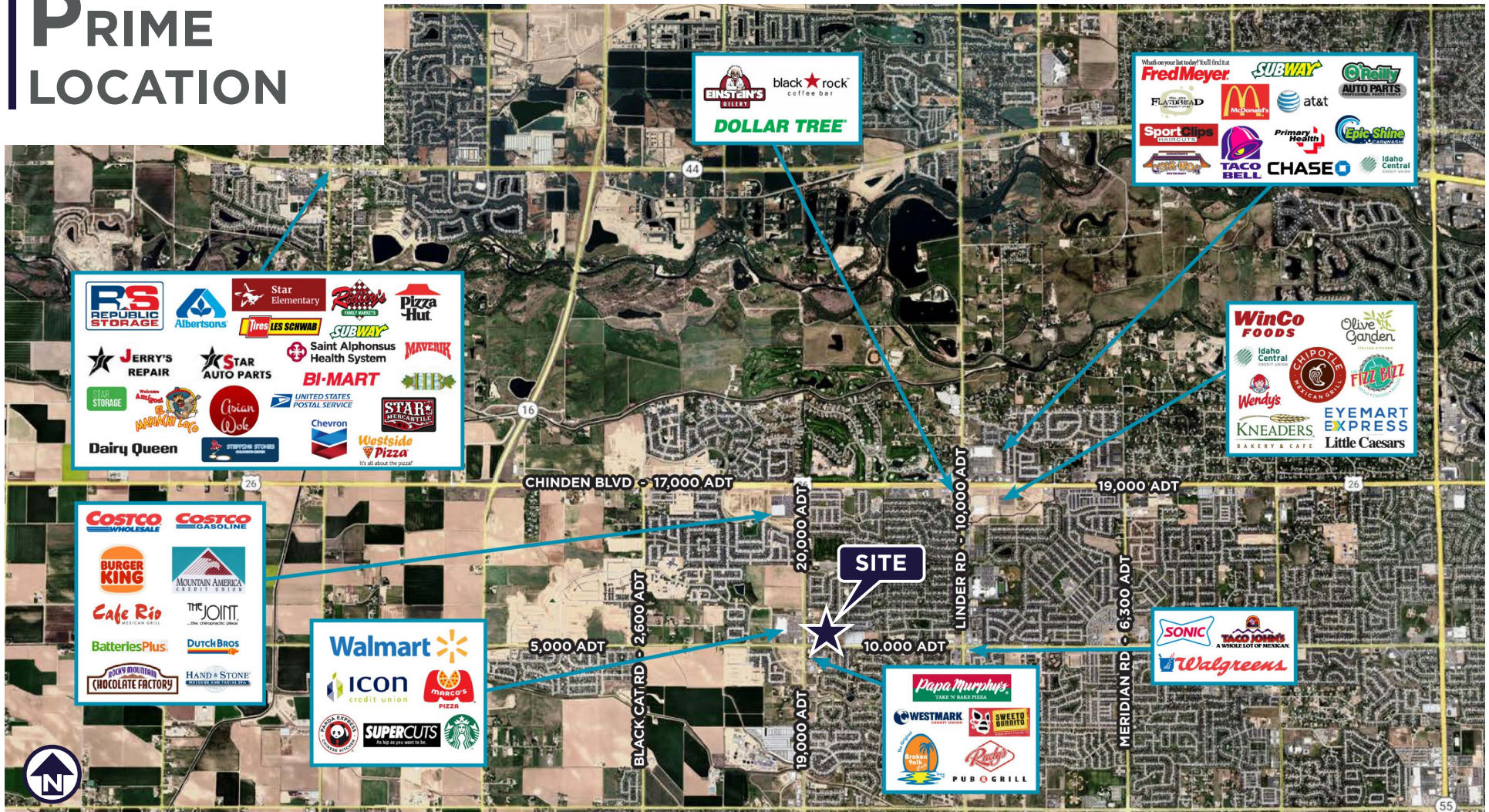
North Arrow

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PRIME
LOCATION

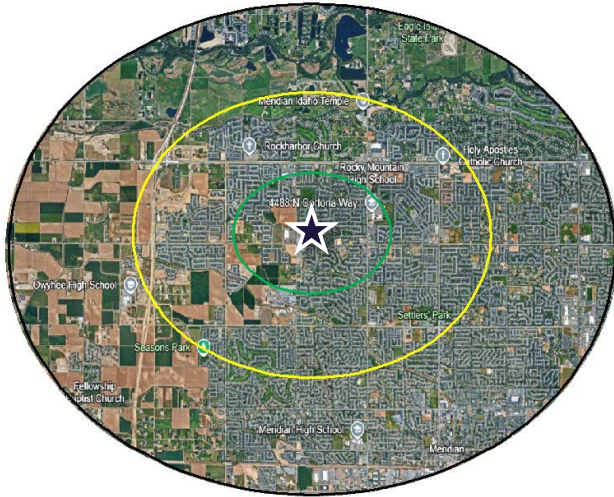


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DEMOGRAPHICS



	1 mile	3 miles
Population		
2020 Population	11,665	72,539
2025 Population	13,732	82,371
2030 Population	14,480	87,766
2025 - 2030 Annual Rate	1.07%	1.28%
Households		
2025 Median Household Income	\$129,849	\$108,516
2030 Median Household Income	\$151,695	\$124,831
2025 - 2030 Annual Rate	3.16%	2.84%

	5 miles					
	Census 2020		2025		2030	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	52,279	100.0%	63,903	100.0%	70,581	100.0%
Occupied	49,534	94.7%	60,604	94.8%	66,950	94.9%
Owner	37,595	75.9%	45,667	75.4%	50,457	75.4%
Renter	11,939	24.1%	14,937	24.7%	16,493	24.6%
Vacant	2,716	5.2%	3,299	5.2%	3,631	5.1%

About Meridian, Idaho

Idaho's fastest growing city since 1994, Meridian is Idaho's epicenter of progress and prosperity. Named America's best city to live in by USA Today, the Boise Metro's central city has proven to hold a little something for everyone. With the continued evolution of mixed-use commercial space like the Village at Meridian and Ten Mile Crossing, and suburban development happening throughout the area at lightning speed, Meridian offers a cultural cohesion of strong historical roots and emerging potential.

Home to some of the region's top employers and emerging companies, Meridian is a place where companies and people feel good putting down roots. Families, young professionals and retirees alike can all find affordable housing, accessible entertainment and enjoyable amenities in Meridian.

Learn More By Clicking Here:



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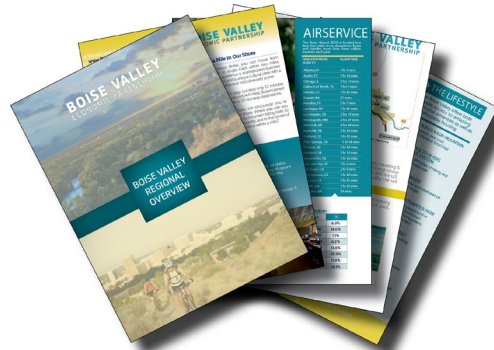


Welcome to the West's Most Dynamic Metro, Boise, Idaho

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.

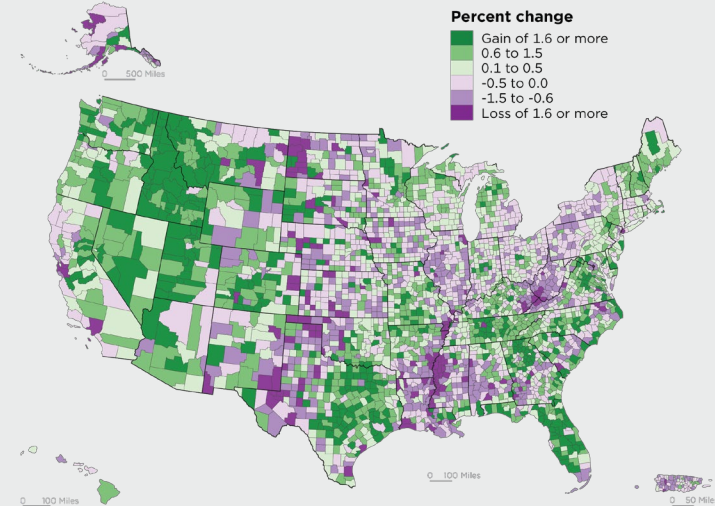
Why Boise Metro

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.



Click here to download the complete
Boise Valley Regional Overview:
<https://bvep.org/regional-overview/>

Where Counties are Growing Percent Change in Population by County: 2020 to 2021



United States™
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov

SOURCE: VINTAGE 2018 POPULATION ESTIMATES
[WWW.CENSUS.GOV/PROGRAMS-SURVEYS/POPEST.HTML](https://www.census.gov/programs-surveys/POPEST.HTML)

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