

# Meridian

Industrial: \$13 – \$16/SF | Weighted Average: \$15.93/SF

Office: \$14 – \$25/SF | Weighted Average: \$20.54/SF

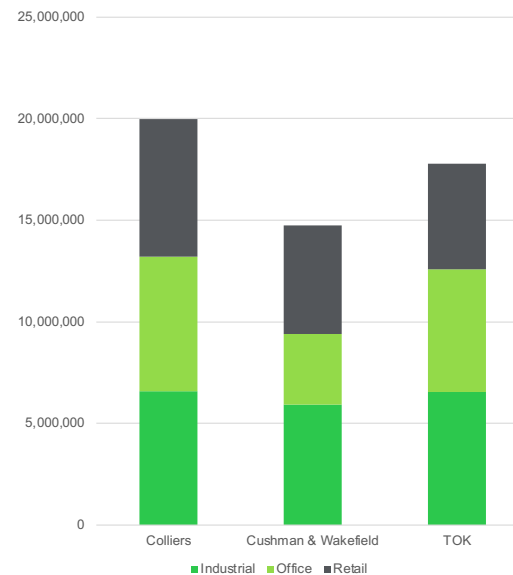
Retail: \$11 – \$12/SF | Weighted Average: \$11.85/SF

## LOCAL DEMOGRAPHIC PROFILE

- Most households own at least two vehicles; the most popular types are minivans and SUVs. Tools for minor upkeep, like lawn mowers, trimmers, and blowers.
- Family-oriented purchases and activities dominate, like four plus televisions (Index 154), movie purchases or rentals, children’s apparel and toys, and visits to theme parks or zoos.
- Outdoor activities and sports are characteristic of life in the suburban periphery. They attend sporting events, as well as participate in them like bicycling, jogging, golfing, and boating.
- Home maintenance services are frequently contracted, but these families also like to garden.

Source: ESRI Tapestry Report

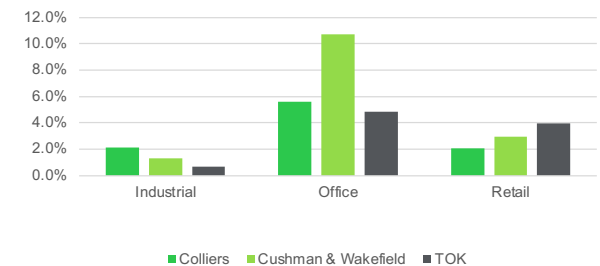
## DISTRIBUTION OF INVENTORY



Source: Colliers, Cushman & Wakefield, TOK

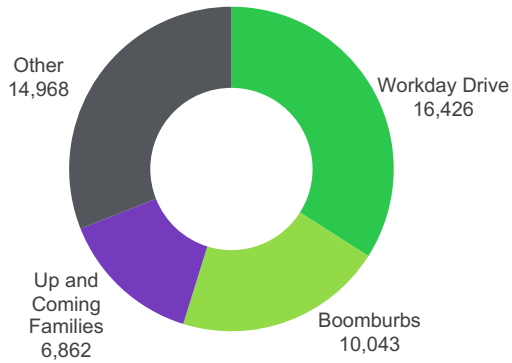


## VACANCY BY PROPERTY TYPE IN %

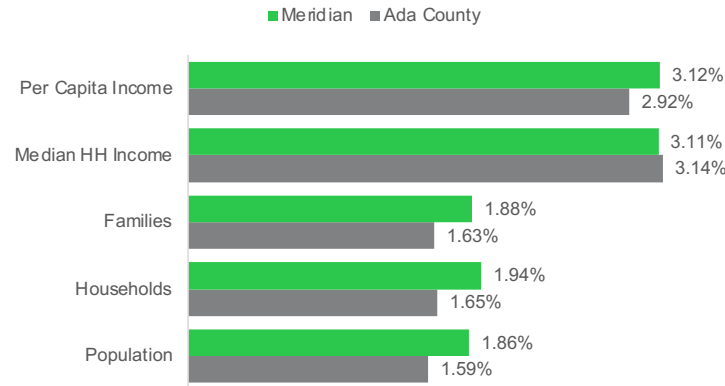


Source: Colliers, Cushman & Wakefield, TOK

### HOUSEHOLD SEGMENTATION



### ANNUAL GROWTH RATES 2022-2027 (IN%)

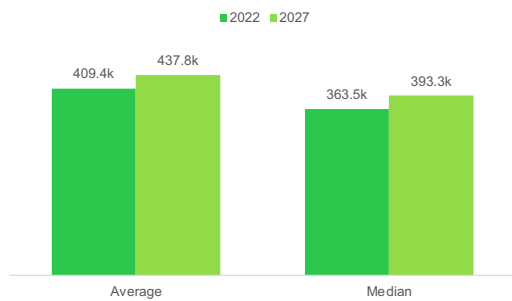


### TOP – 5 SECTORS

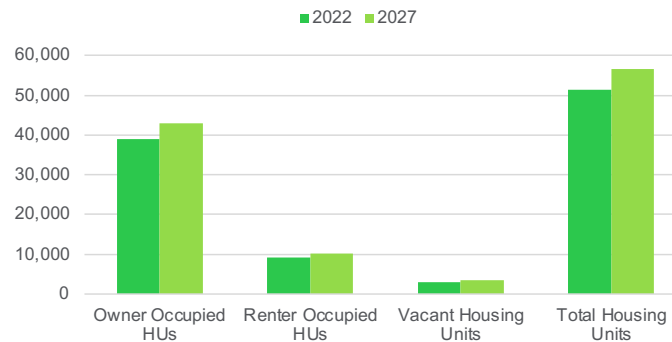
#### EMPLOYEES

1. Healthcare & Social Assistance	5,298
2. Retail Trade	4,294
3. Accommodation & Food	3,476
4. Public Administration	3,440
5. Educational Services	3,306

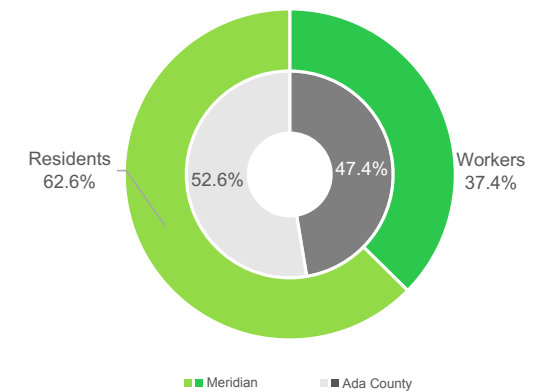
### HOME VALUES



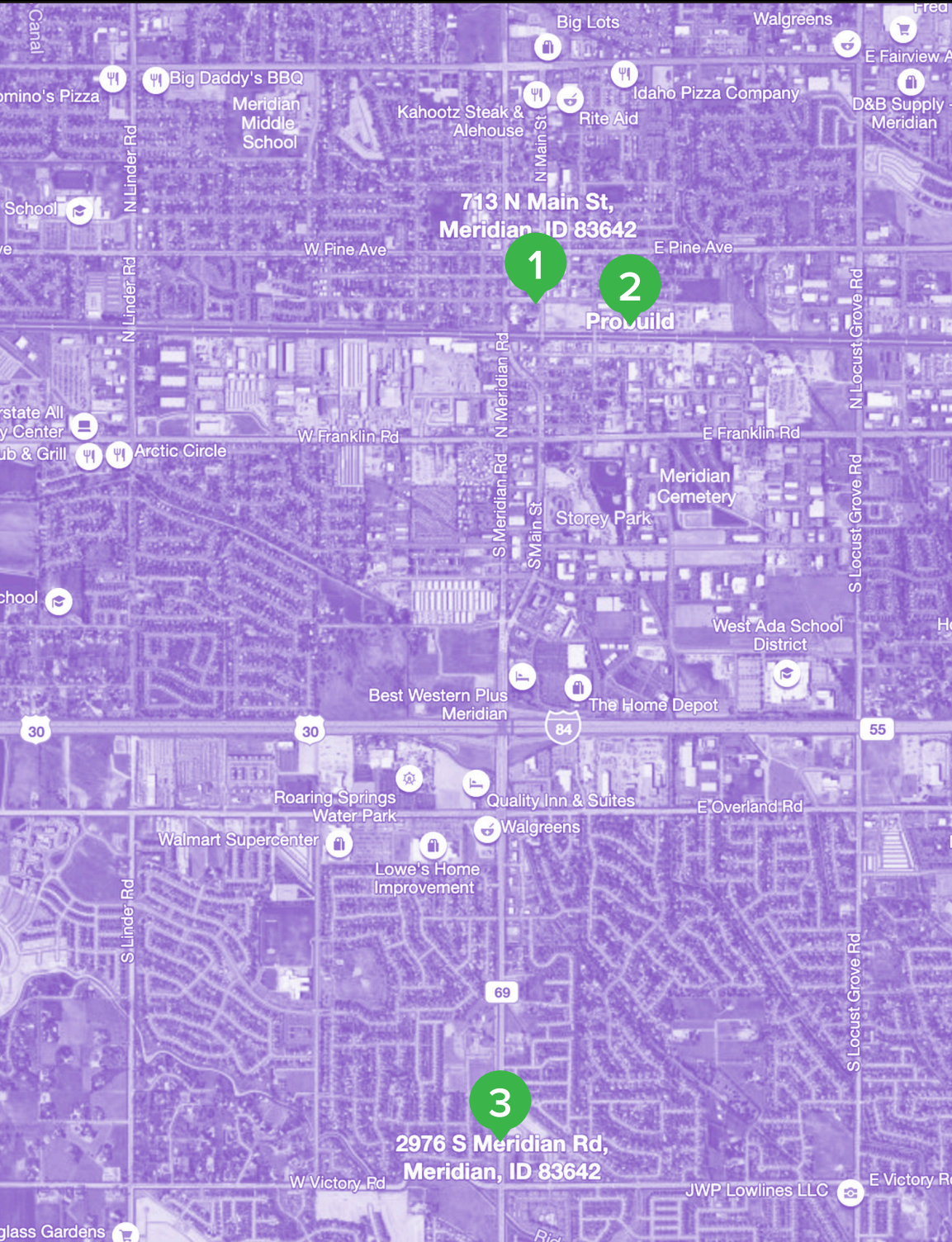
### HOUSING UNITS



### DAYTIME POPULATION COMPARED TO MSA







- 1 OLD TOWN LOFTS**  
PROPERTY TYPE | Mixed-use apartment and retail  
COMPLETION | 2022  
SIZE&UNITS | 120,000 SF with 103 units and 17,000 SF of commercial space  
PROJECT | Josh Everts/Pacific Companies  
Address: 713 N Main St, Meridian, ID 83642
  
- 2 UNION 93**  
PROPERTY TYPE | Mixed-use apartment  
COMPLETION | 2024  
SIZE&UNITS | 797,980 SF with 360 units and 25,000 SF of commercial space  
PROJECT | Galena Partners  
Address: 415 East Broadway Avenue, Meridian, ID 83642
  
- 3 FLEX BUILDING 2 AT VICTORY COMMONS**  
PROPERTY TYPE | Industrial Flex  
COMPLETION | 2023  
SIZE&UNITS | 29,008 SF with 7 units  
PROJECT | Ball Ventures Ahlquist  
Address: 2976 S Meridian Rd, Meridian, ID 83642