

# Ustick Marketplace

Pristine Pool & Spa - 3410 N Eagle Road - Meridian, ID  
GROUND LEASE OR BTS OPPORTUNITY



## Demographics:

**Population:** 83,720 (3 mi.)  
**HH Income:** \$80,986 (3 mi.)  
2010

## Key Tenants:

Anchored by Lowe's. Pristine Pool & Spa, Key Bank, Sizzler, O'Reilly, Sprint, Tully's, Costa Vida

## Listing Comments:

New ground lease or build-to-suit opportunity adjoining Pristine Pool and Spa.

Site work completed and designed for building expansion.

Located at the Treasure Valley's hottest retail intersection with direct access off Eagle Road.

Surrounding retailers include Lowe's, Kohl's, Hobby Lobby, Dick's Sporting Goods, Walgreens, Home Federal Bank, Les Schwab, Fast Eddy's and **Rosauers - coming Spring of 2012.**

## Available Space:

RSF:	PRICE/SF:
15,000 SF to 20,000 SF	Contact Agent

## Contact:

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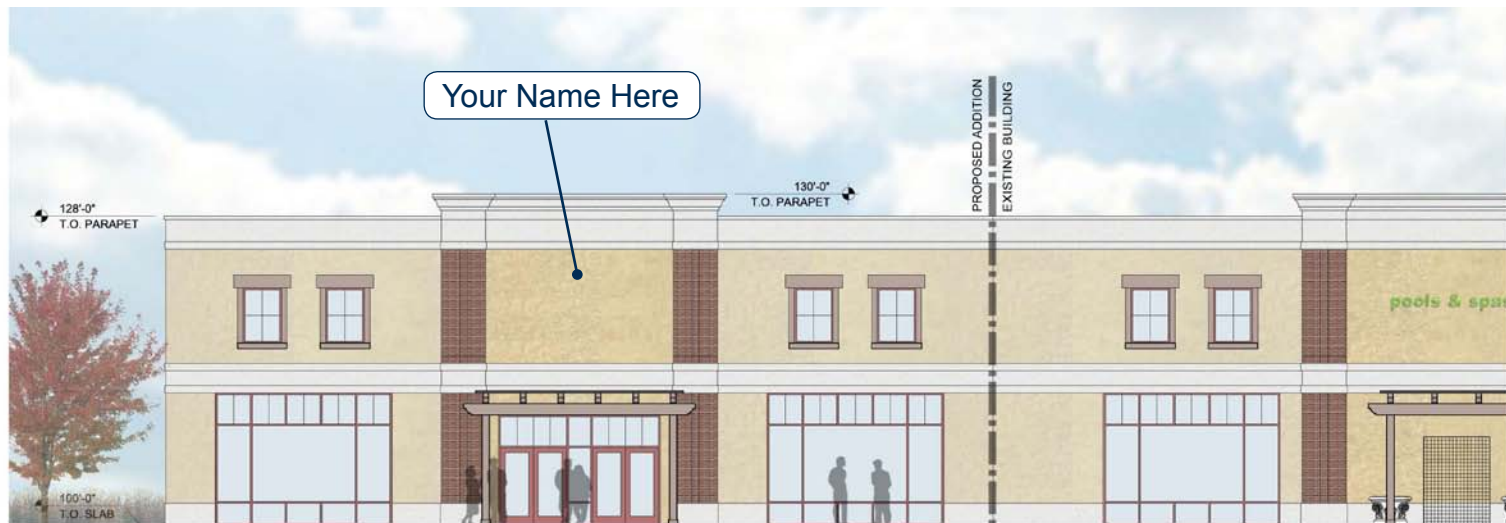
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