



2 suites

1,450 SF inline · 3,100 SF end cap

FOR LEASE · MERIDIAN, IDAHO

Larkin Commons

New neighborhood retail at Overland Road and Larkin Way, between the grocery anchor and 640 new homes.

1,450–3,100

square feet

Inline Suite 103 and end cap Suite 105, with a patio.

\$27.50

per SF, NNN

Five-year minimum, 3% annual increases.

\$6.40

per SF, NNN estimate

2027 taxes, insurance and common area, estimated.

34,800

cars a day

On Overland Road, with a signalized corner at Larkin Way.

WHY THIS CORNER

- Shares a signalized intersection with a regional grocery anchor
- 640 homes built since 2022 within walking distance, with more under way
- Full access from Overland Road and a second entry on Larkin Way
- 62 parking spaces, 5.3 per 1,000 SF, in front of every door
- End cap with a 400 SF patio and a drive-thru-ready site plan
- Co-tenants: coffee, dental and a salon. All three are open now

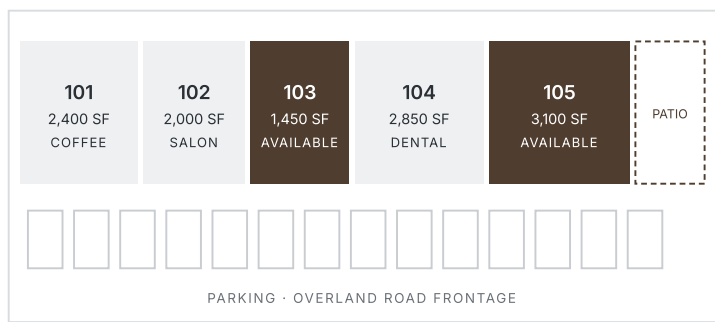


SUITE 105 · DELIVERED AS A WARM SHELL



A Larkin Commons **B** Grocery anchor, 58,000 SF **C** 640-home subdivision **D** Fuel and convenience **E** Signal, Overland and Larkin

SITE PLAN



11,800 SF in five suites. Suites 103 and 105 are available. 105 is the end cap, with the patio and a drive-thru lane option on the east side.

THE AVAILABLE SUITES

SUITE	SF	DELIVERY	BEST FOR
103	1,450	Warm shell	Service retail, fitness studio, medical
105	3,100	Warm shell	Restaurant with patio, drive-thru user

Tenant improvement allowance negotiable on terms of five years or more.

WHO LIVES AND WORKS AROUND IT

	1 MILE	3 MILES	5 MILES
Population, 2026	9,850	61,400	148,900
Growth to 2031	14.2%	10.8%	8.9%
Median household income	\$96,300	\$102,800	\$98,400
Daytime employees	2,140	18,700	52,300

LEASING

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