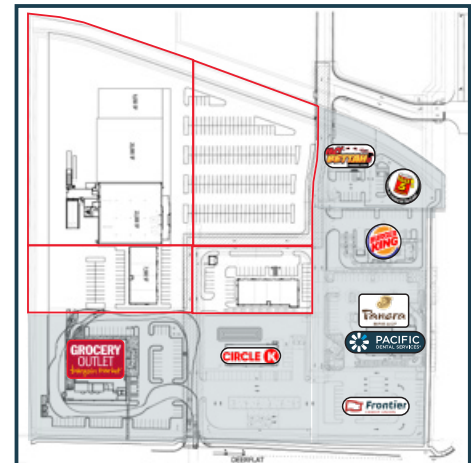




RETAIL - RESTAURANT - OFFICE
PAD SALE | LEASE | BUILD-TO-SUIT SUITES

1350-1522 EAST DEER FLAT ROAD, KUNA, IDAHO 83634



LISTING DETAILS & PROPERTY HIGHLIGHTS

BUILD TO SUIT: 1,500 - 51,000 SF Space

PAD SIZE RANGE: 0.97 - 3.69 Acres

OPTIONS: Sale, Lease, Ground Lease, BTS

RATES & PRICING: Negotiable, Contact Agents

ZONING: City-of-Kuna C-2

POTENTIAL USES: Retail, Restaurant, Office

PARKING: On-Site - Ample

MULTI-TENANT: In-Line & End-Cap Options

FRONTAGE: Meridian & Deer Flat

ANCHORS: Grocery Outlet, Burger King,
Panera, Mo'Bettah's, Take 5

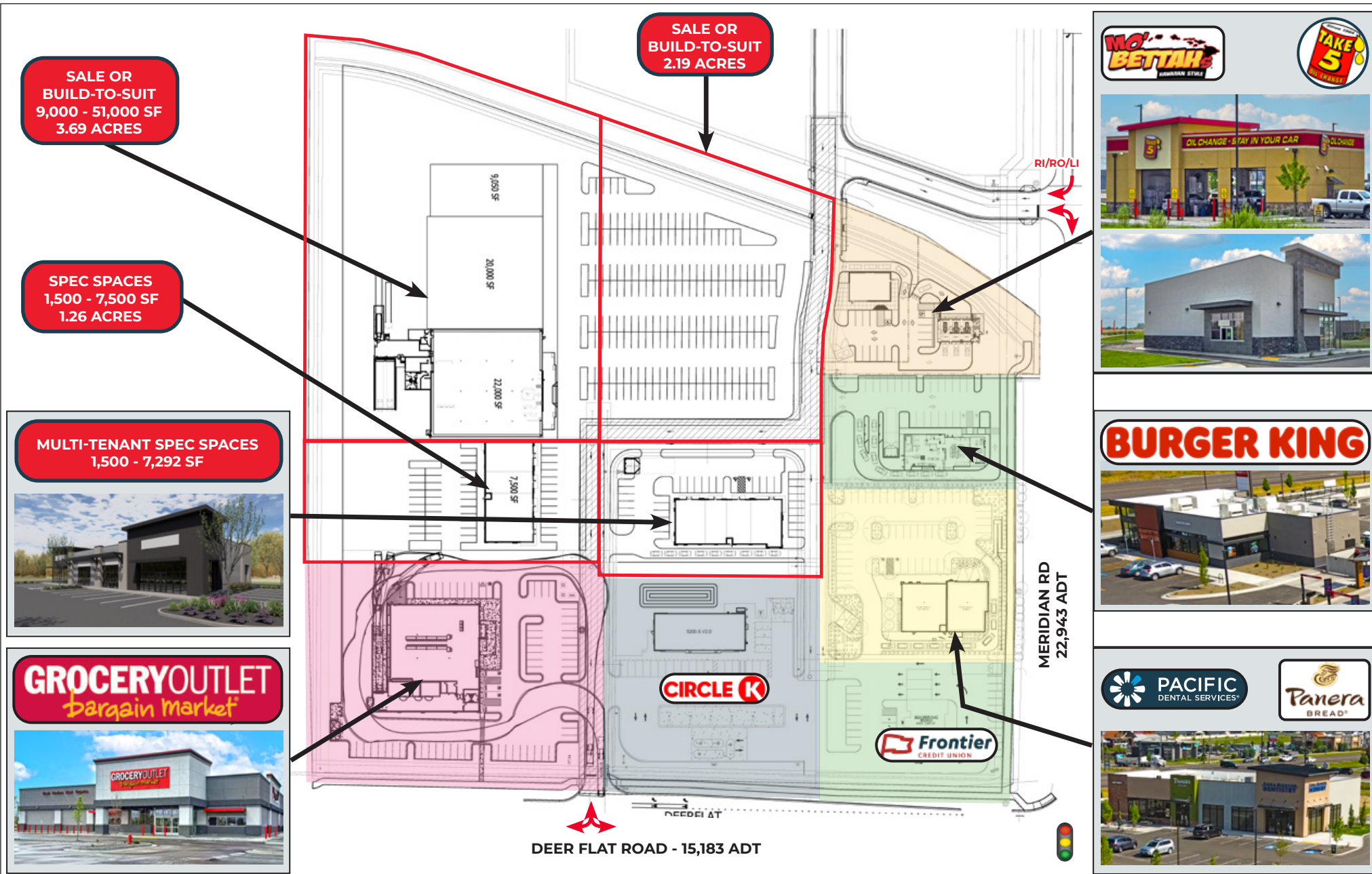
TRAFFIC COUNTS: 22,943 ADT & 15,183 ADT

AVAILABILITY: Immediate

- The Paul Bunyan development is located on the northwest corner of Deer Flat & Meridian Road - Join Grocery Outlet, Take 5, Mo' Bettahs, Burger King, Frontier Credit Union, Pacific Dental Services, Circle K & Panera - [Drone Footage](#)
- Development options include pad purchase, ground lease, & build-to-suit lease, contact agents for additional information
- Excellent visibility at a signalized intersection, high traffic area with over 38,126 cars per day - main thoroughfare to Interstate 84 & Meridian - [360 Aerial View](#)
- North of Bi-Mart, Ridley's Food & Drug, Ace Hardware, McDonald's, Great Clips, Little Caesars, Kuna Nails and Spa, Idaho Central Credit Union, Treasure Valley Veterinary Hospital, Tractor Supply, O'Reilly, Dollar Tree, Smoky Mountain Pizza & Pasta, Taco Bell, Wendy's, Commercial Tire, First Choice Collision Repair, CapEd Credit Union, D & B Supply, Primary Health, Panda Express, Cafe Rio & Jersey Mike's Subs - [Google Map View](#)
- Annexed into the city of Kuna and encompassed by new and recently platted residential and commercial subdivisions and developments, growth models show the surrounding area population will increase by 70% by 2055



POTENTIAL SITE LAYOUT
SEVERAL DESIGN OPTIONS AVAILABLE



SPEC SPACES - CUSTOM BUILD-OUTS
1,500 - 7,292 SF ON 0.97 ACRES



**HIGH VISIBILITY AT A SIGNALIZED
INTERSECTION, HIGH TRAFFIC AREA**



**JOIN GROCERY OUTLET, BURGER KING,
PANERA, MO'BETTAH'S & TAKE 5**



**HIGH VISIBILITY AT A SIGNALIZED
INTERSECTION, HIGH TRAFFIC AREA**



Google Map View - [Click Here](#)



ENCOMPASSED BY NEW AND
RECENTLY PLATTED SUBDIVISIONS



**1, 3 & 5 MILE DEMOGRAPHICS
& RETAIL DEMAND OUTLOOK**

5 MILE SNAPSHOT

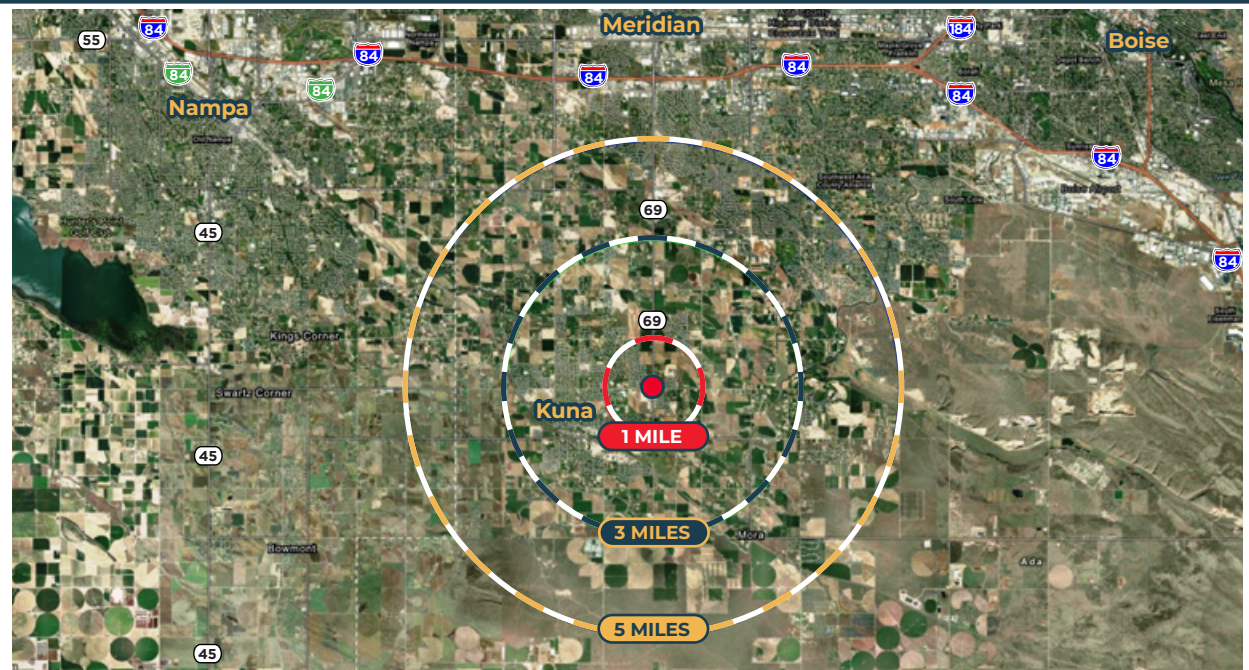
66,584
POPULATION

22,707
HOUSEHOLDS

\$105,957
MEDIAN HH INCOME

\$142,064
AVERAGE HH INCOME

5,292
DAYTIME POPULATION



1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

5, 10 & 15 MINUTE DRIVE-TIME
DEMOGRAPHICS INFORMATION

10 MINUTE SNAPSHOT

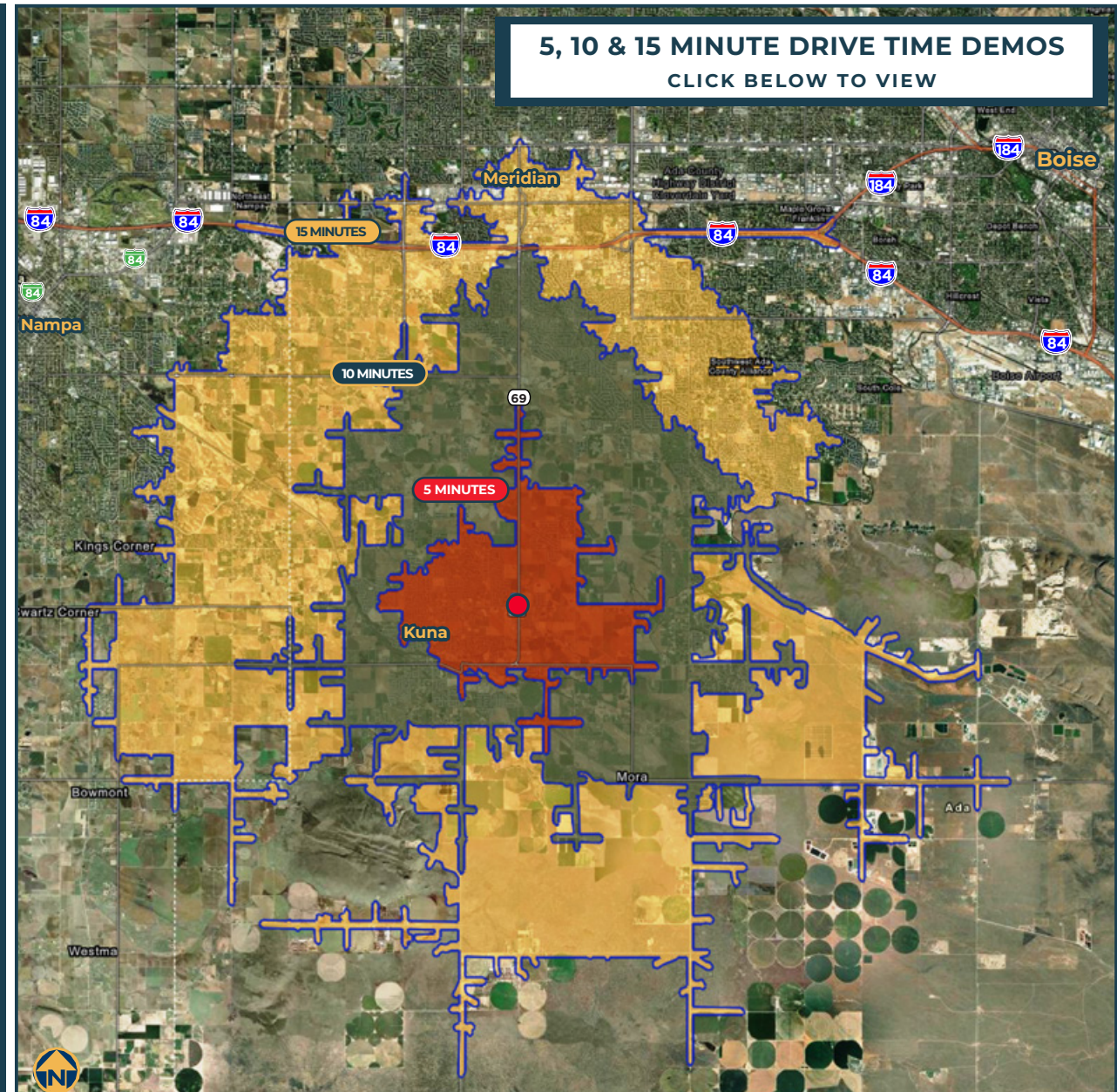
62,790
POPULATION

21,108
HOUSEHOLDS

\$109,417
MEDIAN HH INCOME

\$147,590
AVERAGE HH INCOME

5,946
DAYTIME POPULATION



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

BOISE METROPOLITAN & REGIONAL INFORMATION & BROCHURE



OPPORTUNITY, MEET AMBITION

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs. [Click Here to Learn More From BVEP](https://bit.ly/45eyYq1)



*Click here to download the complete Boise Valley
Regional Overview:*
<https://bit.ly/45eyYq1>



CONTACT

ANDREA NILSON

Executive Director
+1 208 890 4028
andrea@summitcreg.com

LEANN HUME, CCIM, CLS, CRRP

Executive Director
+1 208 890 1089
leann@summitcreg.com

JULIE KISSLER

Associate Director
+1 208 794 2746
julie@summitcreg.com

1517 WEST HAYS STREET

Boise, Idaho 83702
+1 208 975 4447
summitcreg.com

©2026 Summit Commercial Real Estate Group All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Summit Commercial Real Estate Group's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Summit Commercial Real Estate Group. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND SUMMIT COMMERCIAL REAL ESTATE GROUP IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.