

# RETAIL/OFFICE SPACE FOR SALE OR LEASE

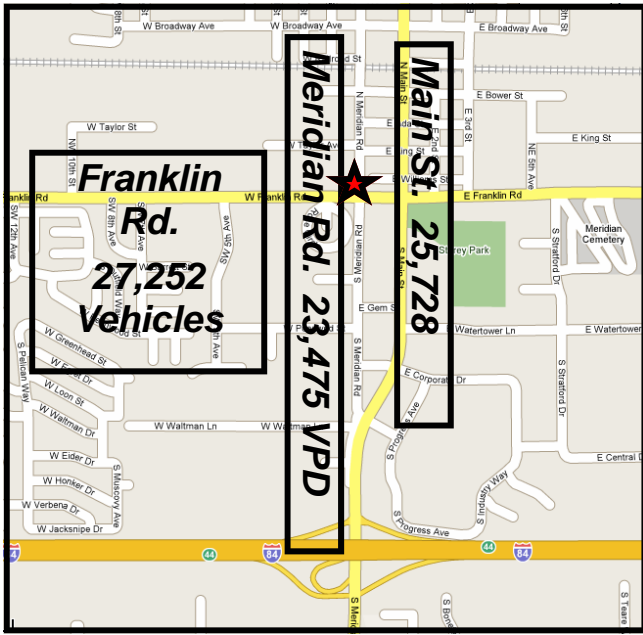
## MERIDIAN VALLA

### 10 - 16 W FRANKLIN ROAD



**Ideal  
"Owner-User"  
Property**

**Located on one of Meridian's busiest  
Intersections and close to the freeway!**



**Sale Price: \$1,355,000.00**

**Spaces Available For Lease:**

- Space 10:** 1,261 ± SF \$14.00/SF, NNN
- Space 12:** 1,327 ± SF \$14.00/SF, NNN
- Space 14:** 1,726 ± SF \$13.00/SF, NNN
- Space 16:** 2,091 ± SF \$13.00/SF, NNN
- Total:** 6,405 ± SF

*(NNN's Estimated at \$3.30/SF)*

**"CONTIGUOUS • TAKE ALL OR PART"**

**Total Building SF ± 7657**

**Zoned C-G**



**FOR MORE  
INFORMATION,  
PLEASE CONTACT  
SANDY SMITH  
(208) 342-0305**

2007 ESRI Demographics			Average Household Income
Radius	Population	Housing Units	
1 Mile	8,186	3,251	\$63,006
3 Miles	59,000	21,533	\$85,839
5 Miles	123,777	45,469	\$88,066

*Information is from sources deemed reliable,  
but is not guaranteed to be accurate or complete.*

7/10/08

Commercial Real Estate Companies, Inc.  
512 W. Idaho St. Boise, ID 83702

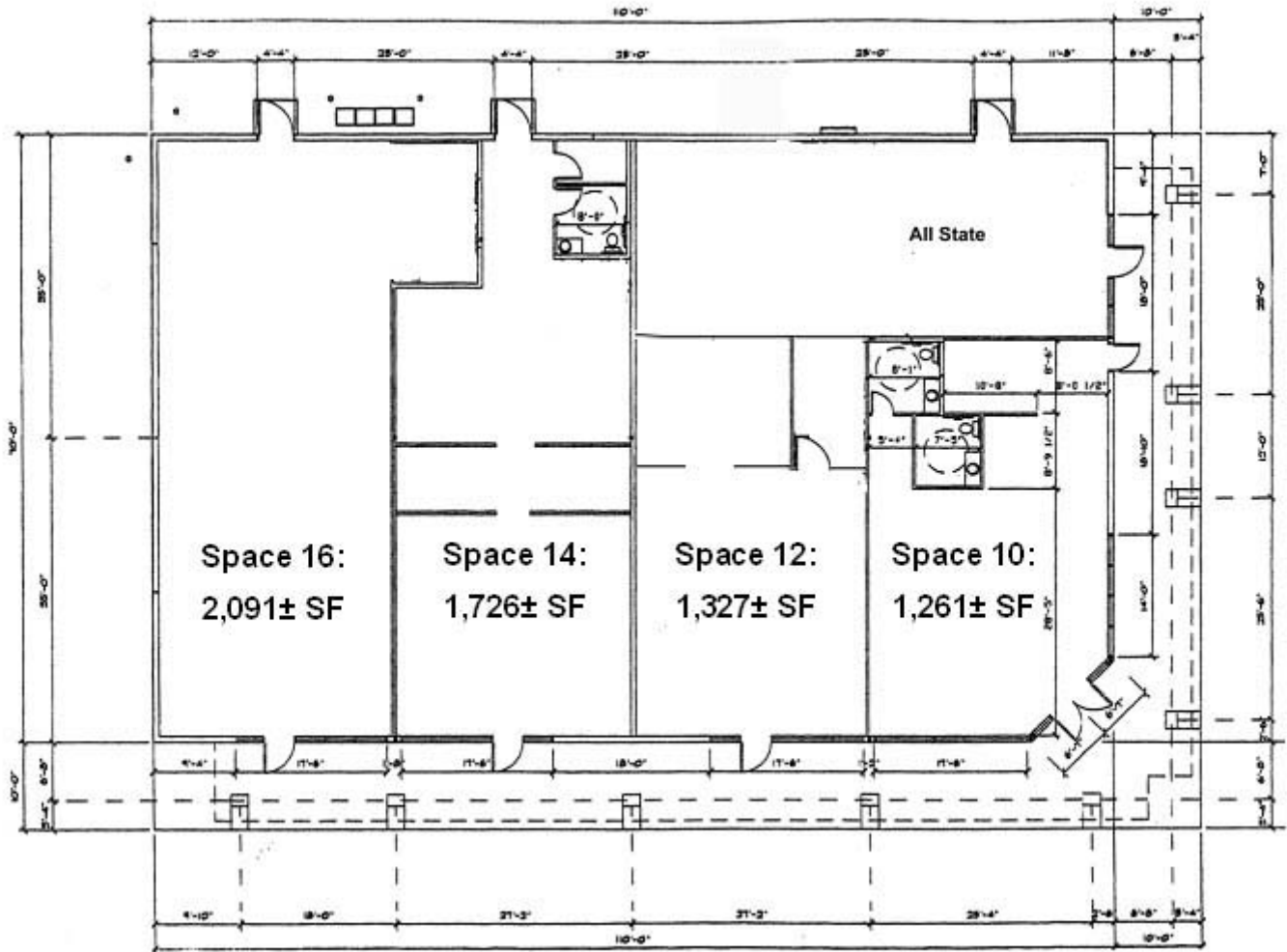
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