

\$10,500,000 - 4923 N Cortona Way, Meridian

MLS® #98950862

\$10,500,000

Bedroom, Bathroom,
Commercial Sale on 6.56 Acres

N/A, Meridian, ID

55 Resort is a new take on independent living with a true resort lifestyle and vibrant social environment, plus all of the amenities and services retirees and near retirees expect in a senior living community.

Essential Information

MLS® #	98950862
Acres	6.56
Type	Commercial Sale
Status	Active

Community Information

Address	4923 N Cortona Way
Area	Meridian NW - 1030
Subdivision	N/A
City	Meridian
County	Ada
State	ID
Zip Code	83646

Amenities

Golf Course	N
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Exterior

Lot Description	5 - 9.9 Acres
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Additional Information

Date Listed	June 12th, 2025
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EXECUTIVE SUMMARY

CBRE is pleased to present 55 Resort. A fully entitled 160 Unit independent living community located at 4923 N Cortona Way in Meridian, Idaho.

55 Resort is a new take on independent living with a true resort lifestyle and vibrant social environment, plus all of the amenities and services retirees and near retirees expect in a senior living community.

The Boise Metropolitan Statistical Area (MSA) is experiencing a significant demographic shift, with retirees increasingly choosing the region for its affordability, natural beauty, and high quality of life. As of 2024, over 123,800 residents aged 65 and older now call the Boise-Nampa MSA home, representing 15.7% of the total population. This marks a steady increase in the senior population, driven by both in-state aging and a strong influx of out-of-state retirees seeking a vibrant yet peaceful retirement destination. With the MSA's population surpassing 845,000 and continuing to grow, the demand for high-quality senior living options is outpacing current supply. This presents a prime opportunity for developers to meet the rising need for thoughtfully designed, amenity-rich senior living communities that cater to this expanding demographic. Investing in a senior living development site in Boise is not just timely—it's essential.

UNIQUE RESORT LIFESTYLE OPPORTUNITY

LOCATED IN THE HEART OF MERIDIAN

Days on Market	3
Zoning	City of Meridian-C-G
Office	CBRE, Inc
Contact Info	matt.naumann@cbre.com

Listing Details

Listing Office	CBRE, Inc
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Listing information last updated on November 3rd, 2025 at 12:33am MST