



±10,000 SF HWY 20 RETAIL/SERVICE BUILDING

2627 W. Broadway St. | Idaho Falls, ID | 83402

SHANE MURPHY

Principal Broker
208.542.7979

shane@ventureoneproperties.com



±10,000 SF HWY 20 RETAIL/SERVICE BUILDING FOR LEASE

2627 W BROADWAY ST | IDAHO FALLS, ID | 83402



PROPERTY HIGHLIGHTS

- Zoned (LC)-Limited Commercial
- High visibility location
- 1 Mi. from downtown Idaho Falls
- On US-20 and Near Access to I-15

OFFERING SUMMARY

Lease Rate:	\$0.65 SF/month (MG)
Building Total	±10,000 SF
Retail Floor :	6,600 SF
Office Area:	1,780 SF
Shop Area:	1,620 SF
Lot Size:	29,347 SF



Principal Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St., PO Box 2363
Idaho Falls, ID 83404

±10,000 SF HWY 20 RETAIL/SERVICE BUILDING FOR LEASE

2627 W BROADWAY ST | IDAHO FALLS, ID | 83402



Principal Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

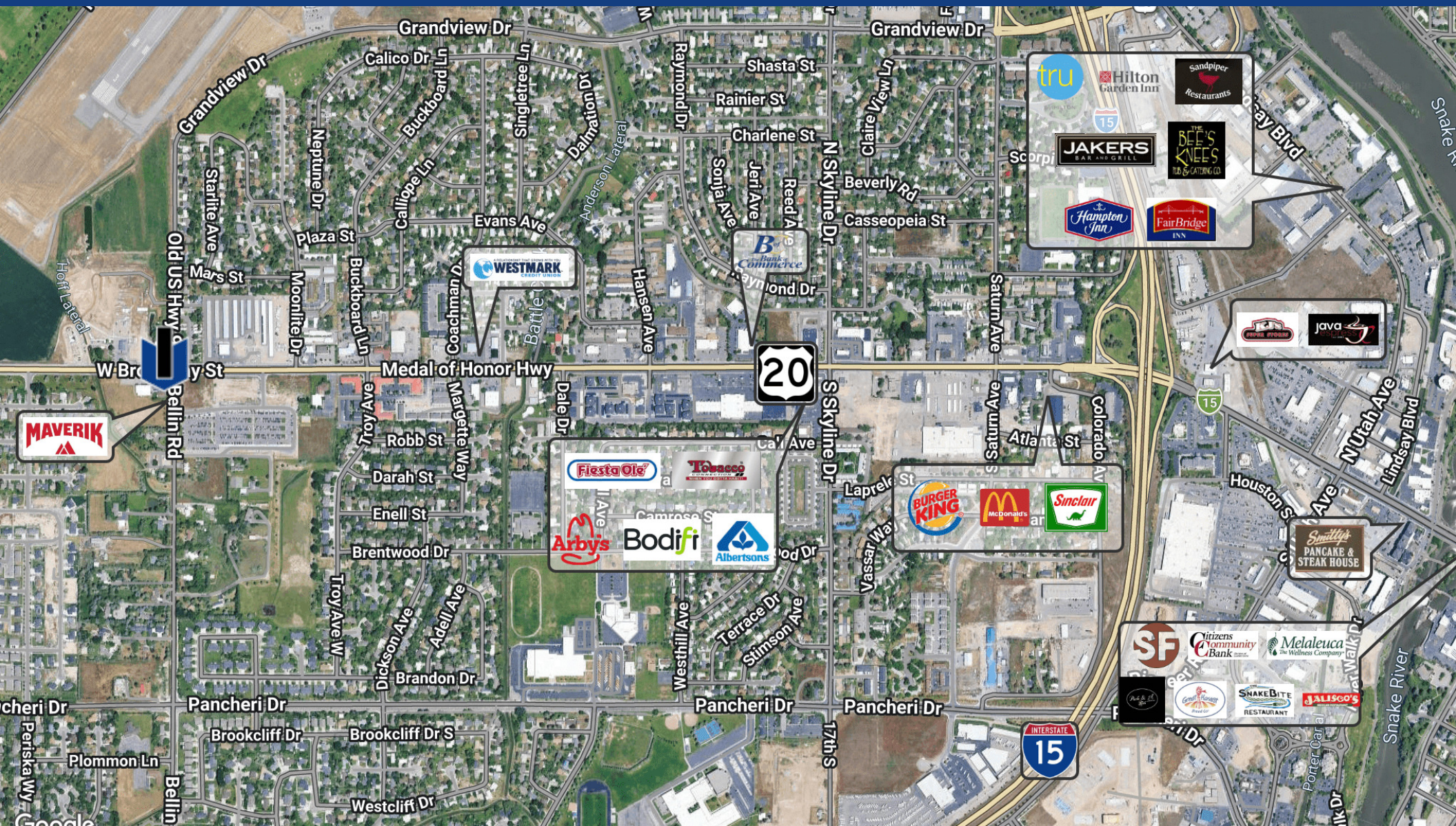
Shane Murphy

434 Gladstone St., PO Box 2363
Idaho Falls, ID 83404



±10,000 SF HWY 20 RETAIL/SERVICE BUILDING FOR LEASE

2627 W BROADWAY ST | IDAHO FALLS, ID | 83402



Principal Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy

434 Gladstone St., PO Box 2363
Idaho Falls, ID 83404

±10,000 SF HWY 20 RETAIL/SERVICE BUILDING FOR LEASE

2627 W BROADWAY ST | IDAHO FALLS, ID | 83402



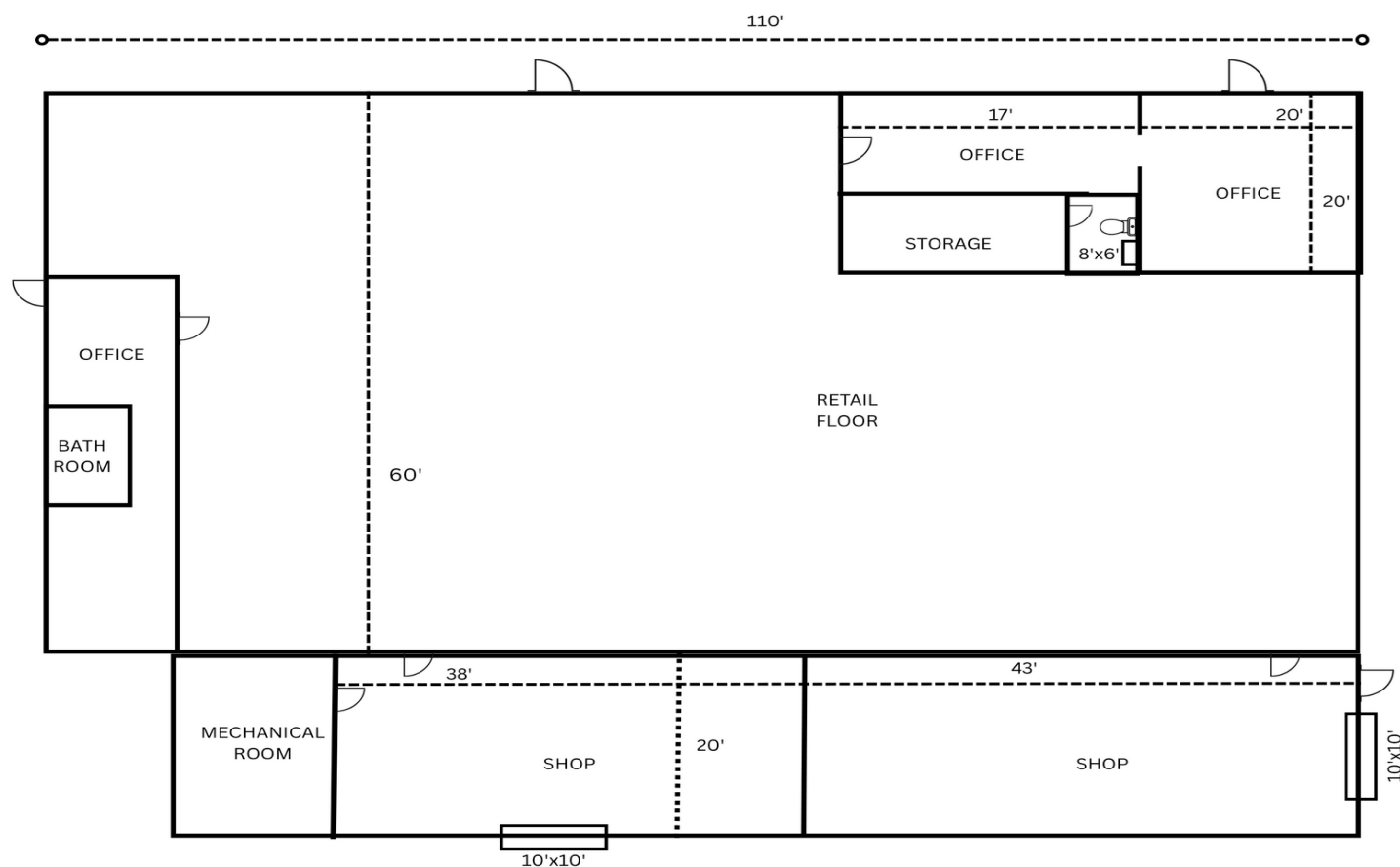
Principal Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy

434 Gladstone St., PO Box 2363
Idaho Falls, ID 83404

±10,000 SF HWY 20 RETAIL/SERVICE BUILDING FOR LEASE

2627 W BROADWAY ST | IDAHO FALLS, ID | 83402



Principal Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St., PO Box 2363
Idaho Falls, ID 83404

±10,000 SF HWY 20 RETAIL/SERVICE BUILDING FOR LEASE

2627 W BROADWAY ST | IDAHO FALLS, ID | 83402



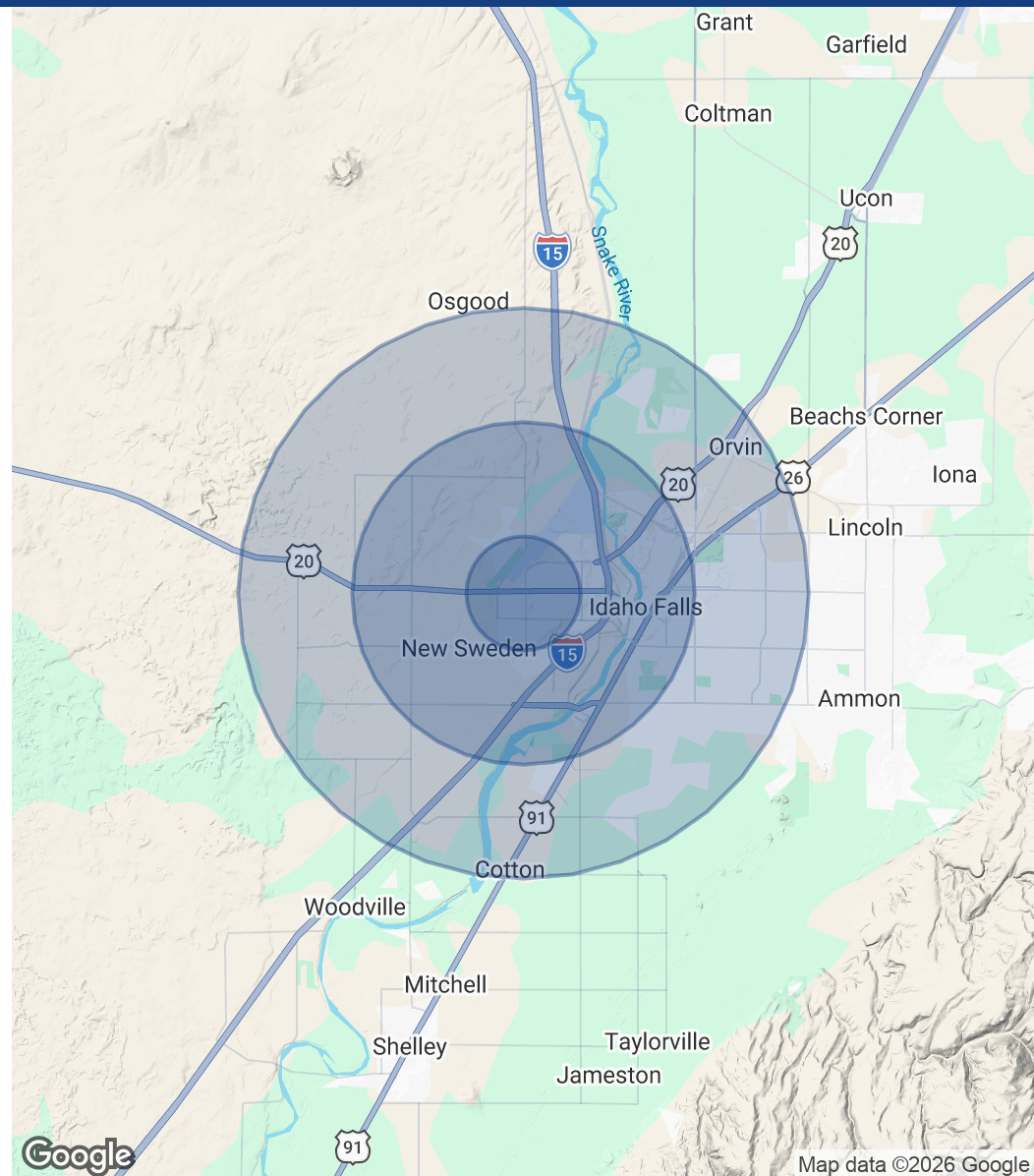
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,003	27,914	65,159
Average Age	32.6	32.2	34.4
Average Age (Male)	35.5	33.9	35.2
Average Age (Female)	31.8	32.9	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,891	10,719	23,621
# of Persons per HH	3.1	2.6	2.8
Average HH Income	\$102,969	\$81,597	\$90,727
Average House Value	\$314,852	\$314,857	\$332,134

2023 American Community Survey (ACS)



Principal Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy

434 Gladstone St., PO Box 2363
Idaho Falls, ID 83404

10,000 SF HWY 20 RETAIL/SERVICE BUILDING FOR LEASE

2627 W BROADWAY ST | IDAHO FALLS, ID | 83402



AREA INFORMATION

EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor

Crossing and Snake River Landing business parks. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.



Principal Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com



Shane Murphy
434 Gladstone St., PO Box 2363
Idaho Falls, ID 83404