

FOR SALE OR LEASE

NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER
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3720 WASHINGTON PARKWAY



PROPERTY DETAILS

3720 Washington Parkway, Idaho Falls, ID 83404

- Land for sale: \$392,040
- Prime 0.45 acre site ideally positioned for medical or professional office development
- Strategic location near the medical district & hospitals, offering excellent synergy for healthcare users
- Flexible purchase or lease option, allowing users or investors to structure the deal to fit their goals
- Build-to-suit lease, estimated at \$28/SF NNN

2025 DEMOS



EST. POPULATION

1 MILE » **7,857**
 3 MILE » **64,947**
 5 MILE » **109,081**



EST. HOUSEHOLDS

1 MILE » **2,844**
 3 MILE » **23,966**
 5 MILE » **39,333**



EST. AVERAGE HH INCOME

1 MILE » **\$122,234**
 3 MILE » **\$105,812**
 5 MILE » **\$104,768**

FULL SERVICE
 COMMERCIAL REAL ESTATE
 312 East South Temple
 Salt Lake City, Utah 84111
 Office 801.456.8800
www.newmarkmw.com



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ZONING MAP

LAND IS ZONED PROFESSIONAL BUSINESS



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UTILITIES PLAN

NEWMARK

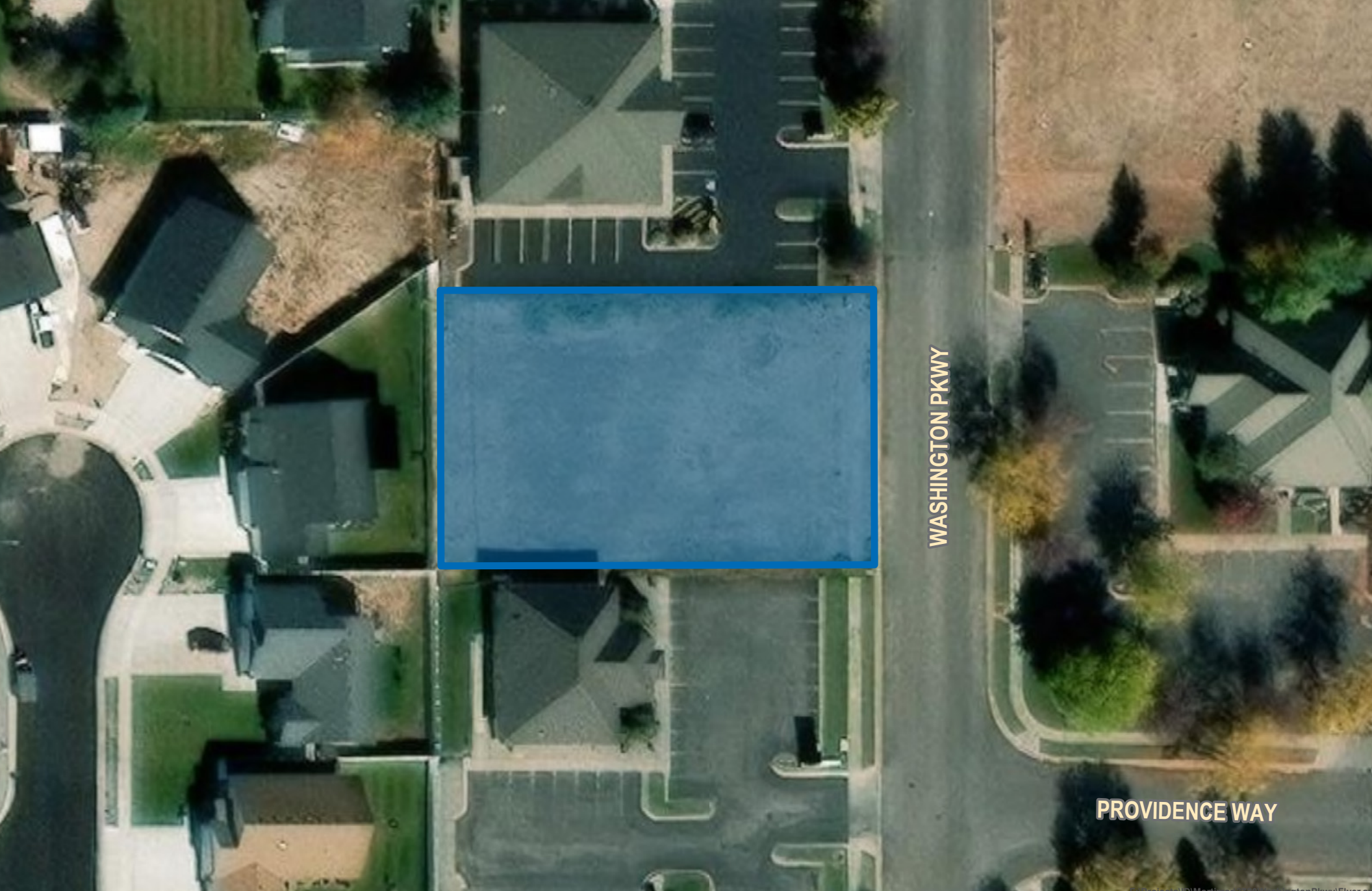
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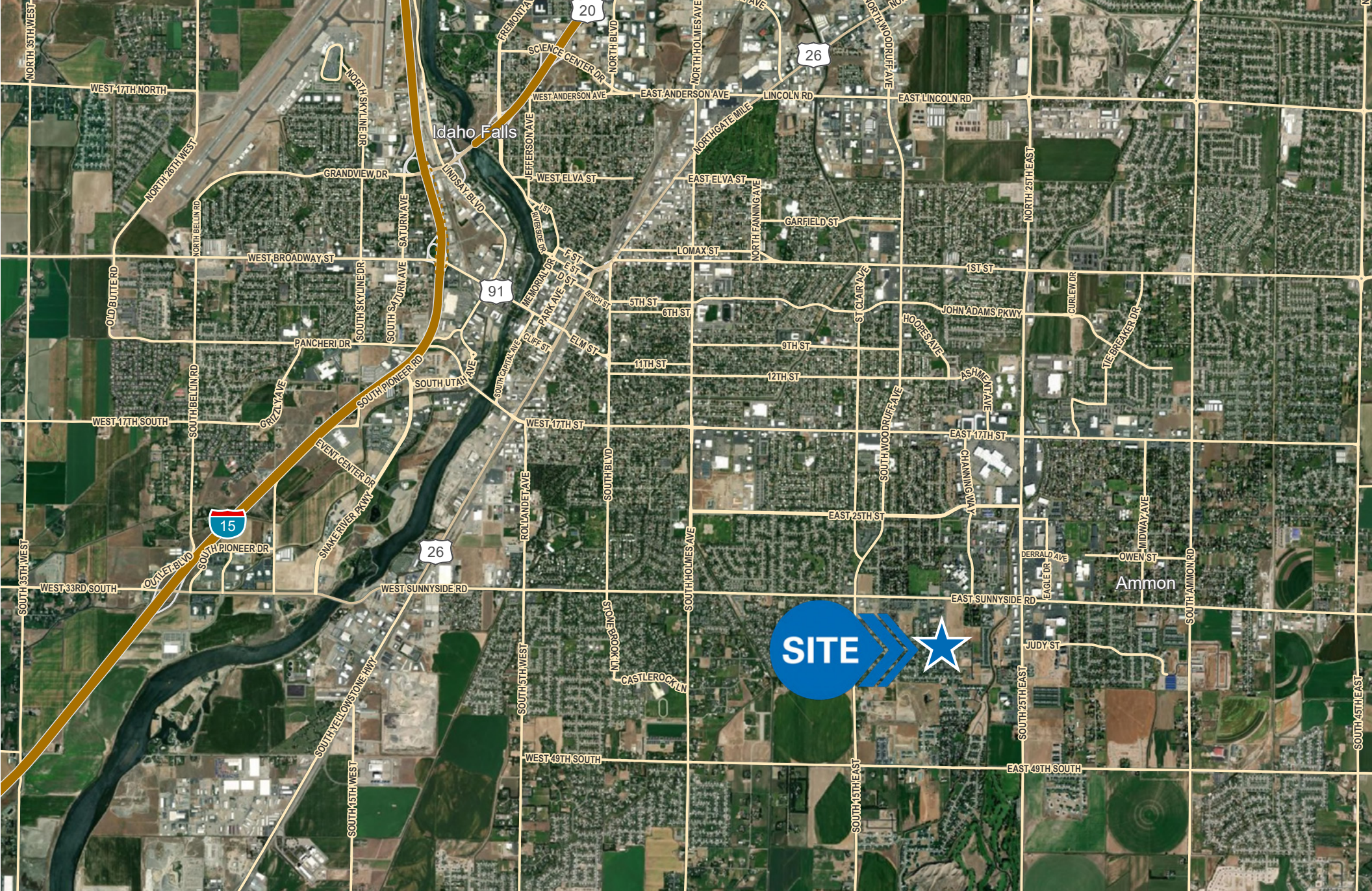
WASHINGTON PKWY

PROVIDENCE WAY



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