

CORPORATE NNN INVESTMENT FOR SALE

200 S. Main St., Driggs, ID 83422



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

DREY CAMPBELL, PhD, CCIM

Principal

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PROPERTY DETAILS

SALE PRICE	\$2,500,000
TENANT	U.S. Bank
LEASE TERM	Initial Term Thru 2032 2 Extension Periods
BUILDING SIZE	5,345 SF
YEAR BUILT	2006
SITE SIZE	0.702 AC
ZONING	CX
PARCEL	RPA00000350006



EXECUTIVE SUMMARY

Lee & Associates is pleased to present a rare opportunity to acquire a high-profile, corporate-backed NNN investment in the heart of Driggs, Idaho. Situated on a prime corner of Main Street, this professional building is 100% leased to a national, investment-grade tenant through 2032. This investment has offered more than a decade of secure, passive income in one of the Mountain West's most resilient growth markets.

This is a 'set-and-forget' investment, combining the security of a national corporate tenant with a NNN structure that minimizes landlord responsibilities while providing consistent, long-term cash flow. The building's architecture and prominent signage offer excellent brand visibility along the Teton Valley's primary commercial artery.

Driggs is currently experiencing a transformative period of growth. With an 11.2% year-over-year increase in home prices and a 67% rise in commercial transaction volume in 2025, the Teton Valley has evolved from a seasonal destination into a year-round economic hub. This asset allows an investor to capture the appreciation of the Teton Valley market without the operational intensity of multi-tenant retail or hospitality.



OPTIMAL FOOTPRINT

High-quality professional space, perfectly sized for modern corporate requirements.



ONSITE PARKING

Ample dedicated onsite parking - a premium and rare feature for downtown Main Street assets.



PASSIVE INCOME

Triple Net (NNN) structure ensures the tenant handles taxes, insurance, and maintenance, providing a truly hands-off investments.



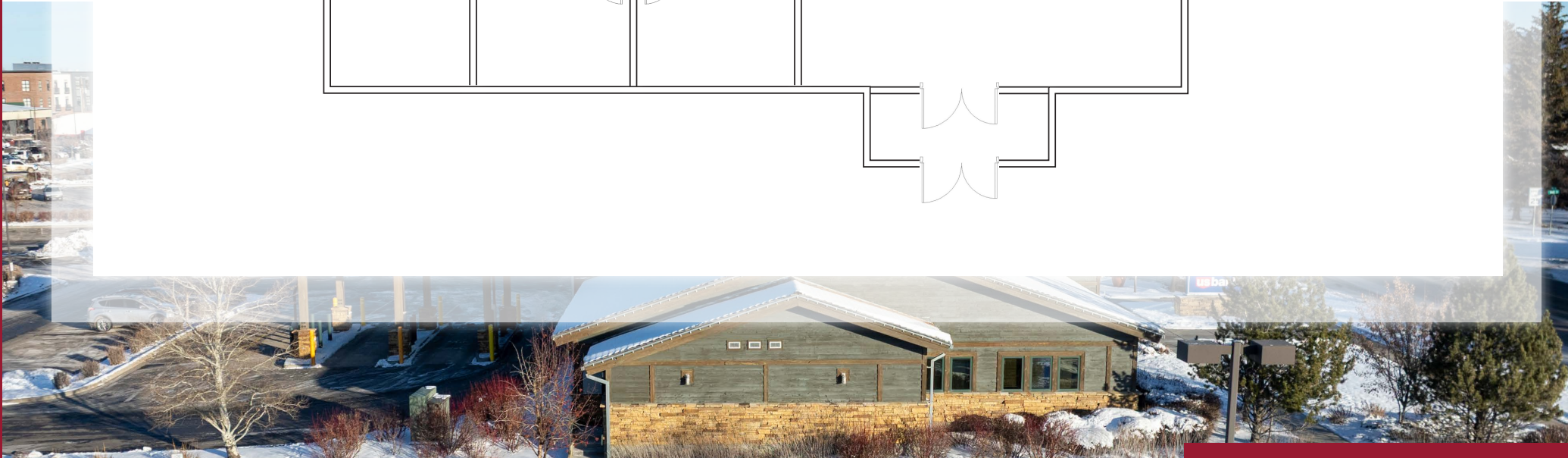
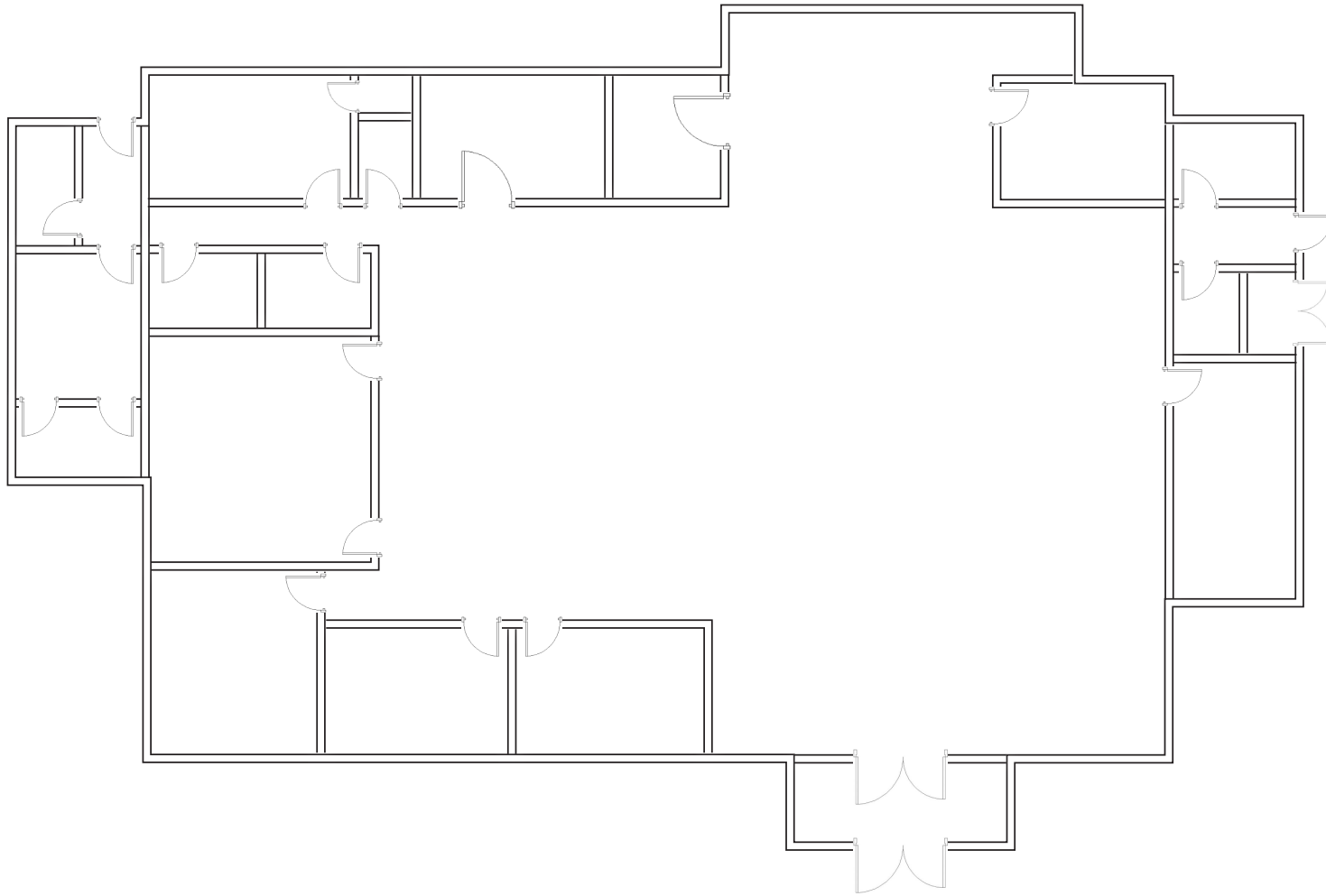
BOOMING GATEWAY MARKET

Located in a high-growth region serving the luxury markets of Jackson Hole, WY, and the expanding outdoor recreation community of Teton County, ID. With high daily traffic counts and unparalleled pedestrian access.





FLOOR PLAN



TENANT PROFILE

U.S. Bancorp, known publicly as U.S. Bank, is one of the largest banking and financial services institutions in the United States. Founded in 1863, it has grown into a diversified financial organization offering consumer and business banking, wealth management, mortgage lending, and payment services across thousands of branches. U.S. Bancorp plays a significant role in U.S. banking through its broad balance sheet, interconnected services, and commitment to customer solutions.

- **Full-Service Banking:**
Offers personal, business, and commercial banking services, including lending, treasury management, and corporate trust solutions.
- **Payments & Card Services Leader:**
Provides credit card issuing, merchant processing, and payment technology solutions nationwide.
- **Wealth Management Services:**
Delivers investment management, trust, private banking, and retirement planning for individuals and institutions.



<https://www.usbank.com/index.html> companiesmarketcap.com/us-bancorp/revenue/?utm_source



FOUNDING YEAR

1863

2025 REVENUE

42.55 Billion

INDUSTRY

Financial Services

HEADQUARTERS

Minneapolis, MN

LEASE OVERVIEW

PERIOD	MONTHLY BASE RENT	ANNUAL BASE RENT
Current - 05.31.2027	\$13,063.59	\$156,763.08
06.01.2027 - 05.31.2032	\$12,500.00	\$150,000.00
IF RENEWALS ARE ACTIVATED:		
06.01.2032 - 05.31.2037	\$13,750.00	\$165,000.00
06.01.2037 - 05.31.2042	\$15,125.00	\$181,500.00





B BROULIM'S
FRESH FOODS

Salon
BLAQ

verizon

NAPA

**FAMILY
DOLLAR**

LA

usbank

S. MAIN ST.

AREA OVERVIEW

DRIGGS, IDAHO

Driggs, Idaho, is a welcoming mountain town located in Teton Valley, just west of the Teton Range and approximately 50 miles from Jackson, Wyoming. Known for its stunning natural scenery, Driggs offers panoramic views of the Teton Mountains and easy access to outdoor recreation year-round, including skiing, hiking, fishing, and biking. Originally rooted in agriculture, the town has retained its rural charm while steadily growing as a destination for tourism, recreation, and second-home living.

The community of Driggs is defined by its relaxed pace, strong sense of local pride, and commitment to preserving the area's natural beauty. A charming downtown features locally owned shops, restaurants, and gathering spaces that host farmers' markets, festivals, and cultural events throughout the year. With its combination of small-town character, outdoor lifestyle, and scenic appeal, Driggs continues to attract residents and visitors seeking a high quality of life in a picturesque mountain setting.





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FOR MORE INFORMATION, PLEASE CONTACT

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