

FOR SALE

\$3,500,000

302-343
3RD AVE S

TWIN FALLS, IDAHO



CBRE

EXECUTIVE SUMMARY

The Offering

Value Add opportunity with in place cash flow. Located in the heart of the Twin Falls Urban Renewal District providing long term upside and future development potential.



CBRE, Inc. is pleased to present an exceptional opportunity to acquire a rare income-producing property in the thriving Twin Falls market. This exclusive offering features a 43,288 square foot industrial building situated on approximately 1.15 acres of land, providing substantial potential for both immediate use and future expansion or redevelopment. Located at 302-343 3rd Ave. S., this property offers prime visibility and accessibility in a high-traffic area, just minutes from major transportation routes including I-84, and the Eastern Idaho Railroad (EIRR).

Strategically positioned, this ideally located industrial building boasts a 26-foot building height with a 17'-22' clear height and six roll up doors, making it ideally suited for various industrial operations. The large open warehouse space

provides flexibility for multiple uses such as manufacturing, warehousing, and distribution, catering to diverse operational needs.

This investment opportunity is strategically positioned within the Twin Falls Urban Renewal District, offering owner-users a distinct advantage through its prime location, robust infrastructure, and versatile zoning, all poised to support significant growth and operational efficiency. While currently income-generating, providing immediate revenue, the true value-add potential lies in the opportunity to lease up vacant spaces, which will substantially increase cash flow and maximize returns. This unique combination allows owner-users the flexibility to customize the site to their specific requirements while benefiting from existing income and leveraging the district's growth-oriented environment.

PROPERTY OVERVIEW

Property Type	Industrial
Building Size	±43,288 SF
Land Size	±1.15 ac
Lighting	LED
Ceiling Height	26'
Clear Height	17'-22'
Rollup Doors	6
Sprinklers	Yes



Property Highlights



±43,288 Square Feet
 Industrial Warehouse



±1.15 Acres



6 Roll Up Doors



±6 Miles to I-84
 ±6 Miles to Highway 93
 < 2 Hours to I-80
 < 2 Hours to I-15

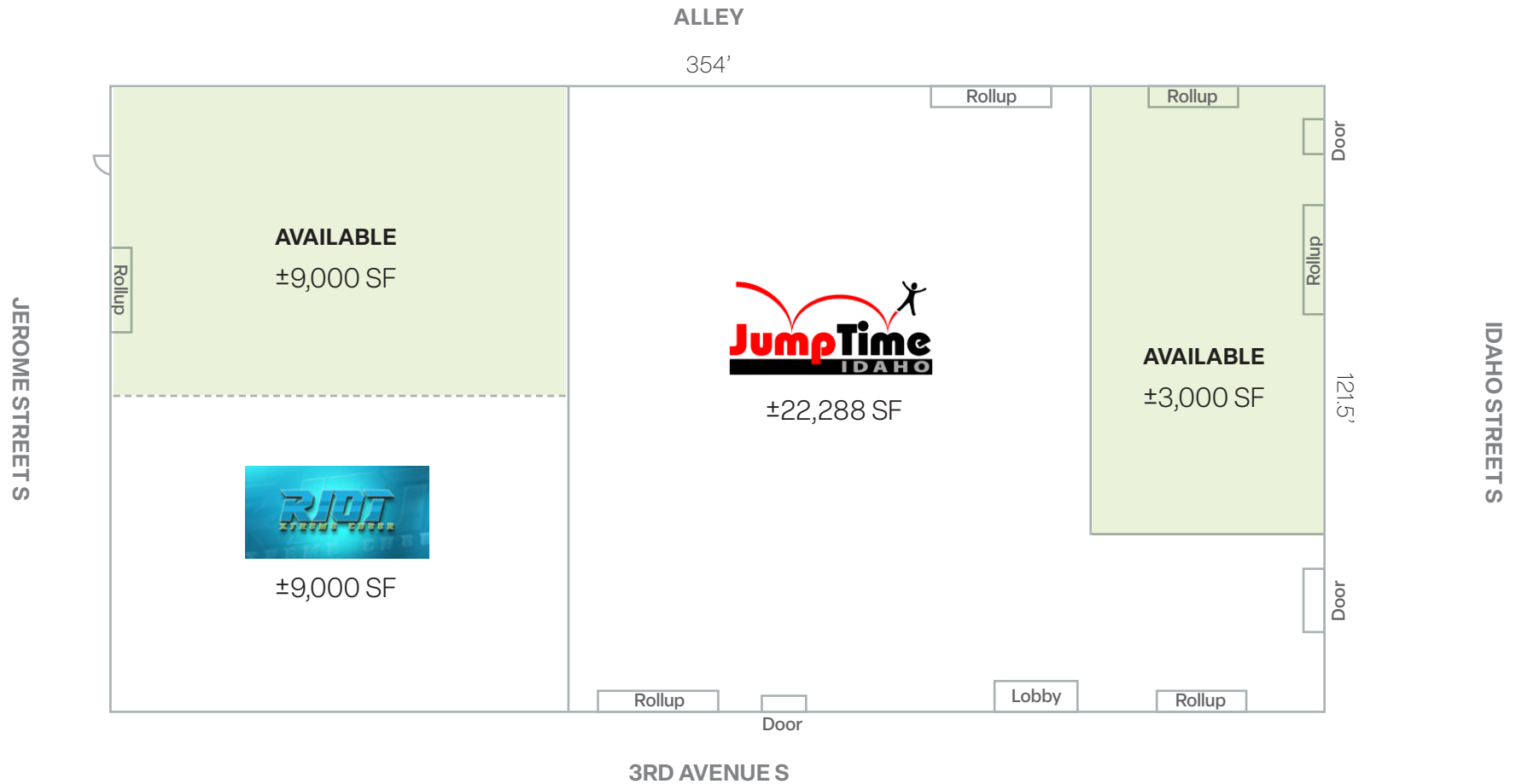


Significant upside through lease up
 of vacant space



17' - 22' Clear Height

FLOOR PLAN



FLOOR PLAN IS APPROXIMATE



Property:	JumpTime Twin Falls
Address:	302 3rd Ave S
City, ST	Twin Falls, ID
Building Size (SF)	±43,288 SF
Lot Size (AC)	1.15 AC / 50,094 SF



Pro Forma Rent Roll

TENANT	Annual Rent	Annual Rate PSF	Monthly Rate PSF	Monthly Rent	Area SF	Bldg %	Lease Start	Lease Expiration	Market Rent	Annual Increases	Lease Type
Suite A: Riot Xtreme Cheer	\$47,520.00	\$5.28	\$0.44	\$3,960.00	9,000	21.28%	11/1/25	10/31/30		3.00%	NNN
Suite A: TBD	\$59,400.00	\$6.60	\$0.55	\$4,950.00	9,000	21.28%			\$0.55		NNN
Suite B: JumpTime Twin Falls	\$173,846.40	\$7.80	\$0.65	\$14,487.20	22,288	52.71%	6/1/26	5/31/29		3.00%	NNN
Suite C: TBD	\$19,800.00	\$6.60	\$0.55	\$1,650.00	3,000	7.09%			\$0.55		NNN
TOTAL/AVERAGE	\$300,566.40	\$6.94	\$0.58	\$25,047.20	43,288	102.36%					

Current Gross Income	\$300,566.40	\$7.11
vacancy/reserve @5%	\$15,028.32	\$0.36
Effective Gross Income	\$285,538.08	\$6.75
NNN reimbursment at 95%	\$77,475.00	\$1.79
Op Ex	(\$81,553.00)	(\$1.88)
Net Operating Income	\$281,460.00	\$6.68

You are solely responsible for independently verifying the information in this confidential memorandum.
ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

RENT ROLL

Current Rent Roll

TENANT	Annual Rent	Annual Rate PSF	Monthly Rate PSF	Monthly Rent	Area SF	Bldg %	Lease Start	Lease Expiration	Market Rent	Annual Increases	Lease Type
Suite A: Cheer Program	\$47,520.00	\$5.28	\$0.44	\$3,960.00	9,000	21.28%	11/1/25	10/31/30	\$0.55	3.00%	NNN
Suite A: VACANT	\$0.00	\$0.00	\$0.00	\$0.00	9,000	21.28%			\$0.55		NNN
Suite B: JumpTime Twin Falls	\$173,846.40	\$7.80	\$0.65	\$14,487.20	22,288	52.71%	6/1/26	5/31/29	\$0.65	3.00%	NNN
Suite C: VACANT	\$0.00	\$0.00	\$0.00	\$0.00	3,000	7.09%			\$0.55		NNN
TOTAL/AVERAGE	\$221,366.40	\$5.11	\$0.43	\$18,447.20	43,288	102.36%					

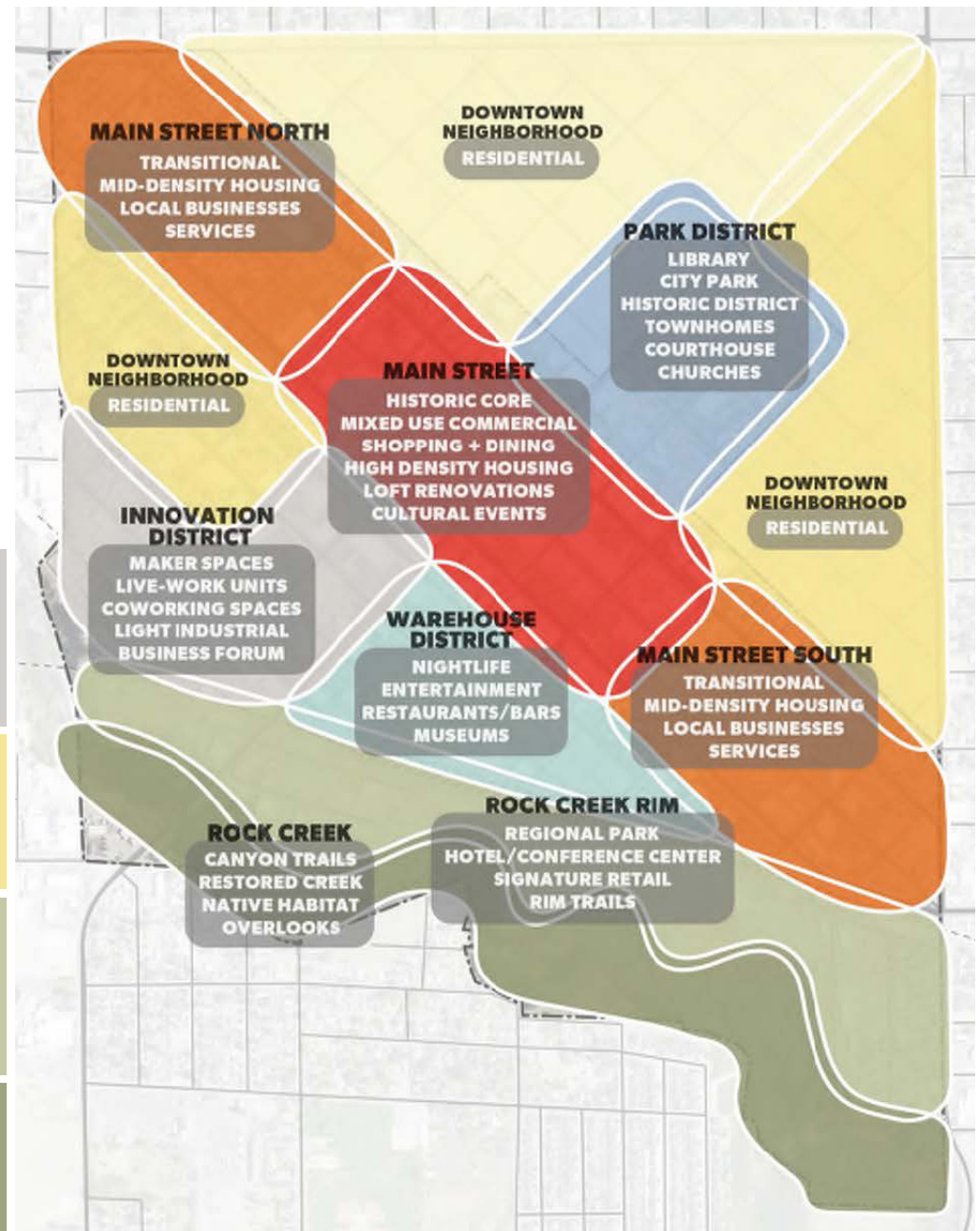
Current Gross Income	\$221,366.40	\$5.23
Effective Gross Income	\$221,366.40	\$5.23
NNN expense reimbursement	\$58,718.00	\$1.36
Op Ex	(\$81,553.00)	(\$1.88)
Net Operating Income	\$198,531.00	\$4.81

You are solely responsible for independently verifying the information in this confidential memorandum.
ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.



TWIN FALLS URBAN RENEWAL AGENCY

The Twin Falls Urban Renewal Agency (TFURA) is actively transforming Downtown Twin Falls into a vibrant, mixed-use urban center, envisioned as the region's symbolic and functional heart. This revitalization effort aims to foster economic growth by attracting businesses and residents, creating a dynamic environment that blends diverse housing, retail, dining, and cultural experiences, all while emphasizing a highly walkable downtown with inviting public spaces and efficient infrastructure. A future property owner in this district can significantly benefit from TFURA's support, including financial assistance and reimbursement for eligible public infrastructure costs, leveraging Tax Increment Financing (TIF) to encourage private investment, and streamlined development processes. Additionally, being in a designated Opportunity Zone offers unique tax incentives, all contributing to increased property values and a robust customer base within this evolving, high-quality urban landscape.



MAIN STREET is the center of Downtown and includes the highest density of retail and residential use. Historic shopfronts line Main Ave and are complemented by high density mixed-use development along 2nd Avenues.

INNOVATION DISTRICT provides a centralized location for growing and attracting innovative new businesses to Twin Falls. Coworking spaces, startup hubs, and a business forum provide opportunities for collaboration. Creative studios, maker spaces, and cottage industries add to the culture and character of the district.

MAIN STREET NORTH/SOUTH continue the retail and residential focus of Main Street but at a reduced scale and density. Townhomes, services, and transitional uses are found here.

DOWNTOWN NEIGHBORHOODS are existing residential areas with primarily single-family dwellings and a large number of historic homes. These neighborhoods will be preserved and restored, providing great places to live within walking distance of downtown.

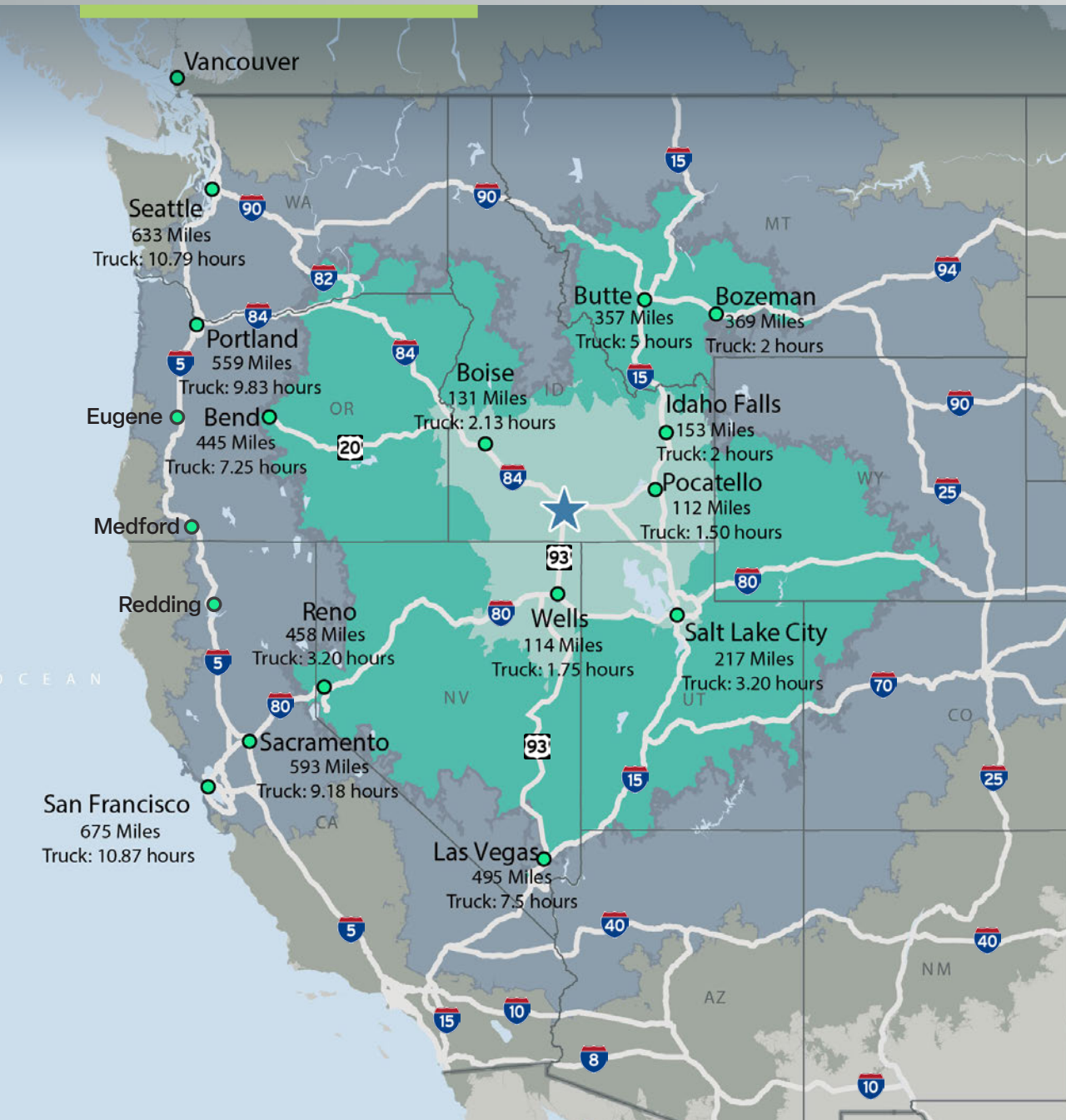
WAREHOUSE DISTRICT is an emerging entertainment district with parks, restaurants, bars, venues, and unique entertainment options like axe-throwing and rock climbing gyms. Historic warehouse buildings are repurposed and, in conjunction with a park-like Hansen Street, give this neighborhood its distinctive character

ROCK CREEK RIM is a new Downtown destination with a five-acre regional park, hotel and conference center, and signature retail. The park and accompanying development take in views of the canyon and a feature pedestrian bridge crosses the railroad at Hansen St.

PARK DISTRICT centers on Twin Falls City Park and the surrounding civic buildings including the court house, library, and historic churches. It maintains its reputation as a stately neighborhood while adding increased housing options in this green, leafy district.

ROCK CREEK is a recreational oasis in the center of Twin Falls. Multi-use paths run along a restored Rock Creek bordered by native landscape, providing opportunities for fishing, kayaking, biking, walking, and jogging in Rock Creek Canyon just a few blocks off Main Ave.

CONNECTIVITY



Twin Falls, ID

Twin Falls is the largest community in southern Idaho, one in four regions in the nation to be recognized by the U.S. Economic Development administration with the elite Federal Manufacturing Community designation in the food category.

Large employers like Chobani, Clif Bar, Glanbia Nutritionals and Amalgamated Sugar have invested billions to expand, create jobs, and take advantage of the region's massive dairy supply and extensive range of agriculture products.

Chobani operates the world's largest yogurt facility in Twin Falls, and has invested \$750 million in this market, creating over 1,000 jobs.

80% of Idaho's dairy processing capacity is represented in this region, producing 11.25 billion pounds annually.



Affiliated Business Disclosure

© 2026 CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CPM 3rd Ave S_OM_Gregg_v03 05/13/26

3 0 2 - 3 4 3
3RD AVES

Contact

TIM REID

First Vice President
+1 208 850 5001
tim.reid@cbre.com

KURT GREGG

Vice President
+1 208 571 1701
kurt.gregg@cbre.com

MONTANA CARRANZA

Associate
+1 208 695 1498
montana.carranza@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM 3rd Ave S_OM_Gregg_v03 05/13/26