



10,000 SF HWY 20 RETAIL 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 BUILDING FOR LEASE

2627 W BROADWAY ST | IDAHO FALLS, ID | 83402



PROPERTY HIGHLIGHTS

- 10,000 SF building
- 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 (NNN)
Available SF:	10,000 SF
Lot Size:	29,347 SF



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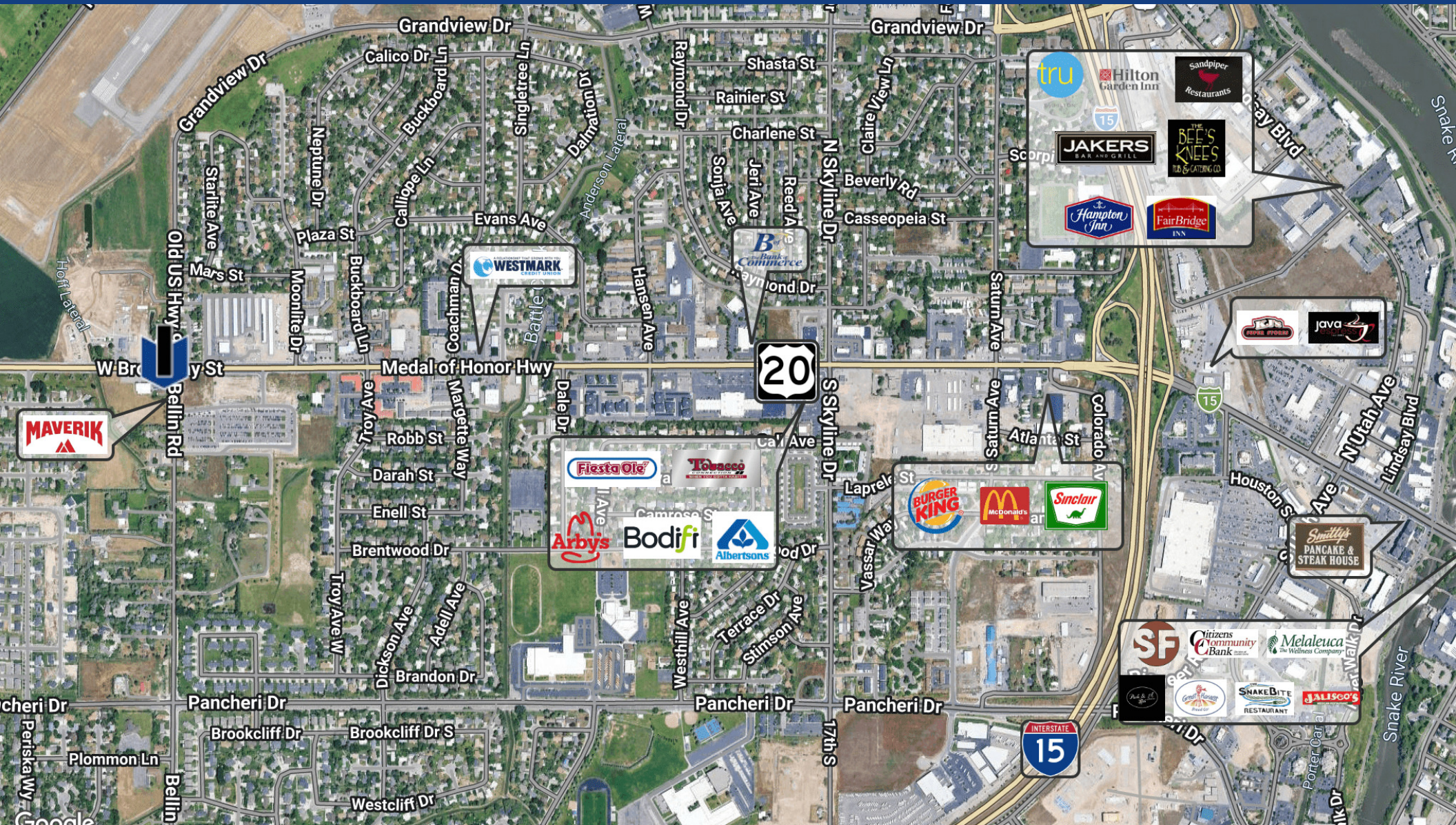
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Bonneville Land & Title Co.

497 N. Capital Ave * P.O. Box 37498 * Idaho Falls, ID 83403-1498 * (208) 324-6600

DIVISION NO. 1
TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
PART OF THE N.E. 1/4 OF SECTION 22, T.2N., R.37E.B.M.



N. 1/4 COR. SEC. 22,
T.2N., R.37E.B.M.
(RECORDED CORNER)

N.E. COR. SEC. 22,
T.2N., R.37E.B.M.
(CITY MONUMENT)

DEED OF DEDICATION

BE IT KNOWN THAT: We the undersigned, do hereby certify that we are the legal owners of the above tract of land and have caused the same to be subdivided into lots, blocks and streets to be known as The First Amended Plat of 1973 ACRES, Division No. 1 to the City of Idaho Falls, Idaho, and we do hereby give, grant and dedicate to the public for perpetual public use all streets, alleys and easements shown hereon.

IN WITNESS WHEREOF: We have hereunto set our signatures
this 15th day of April, A.D., 1994.

John E. Spitznagel Loraine T. Spitznagel
John E. Spitznagel Loraine T. Spitznagel

BOUNDARY DESCRIPTION

Beginning at the Northeast Corner of Section 22, Township 2 North, Range 37 East of the Boise Meridian, and running thence S. 0°08'41"W, 250.21 feet along the section line thence S. 89°47'10"W, 320.00 feet; thence N. 0°08'41"E, 250.00 feet to the North line of said section 22; thence S. 89°42'31"E, 320.00 feet along said section line to the point of beginning, containing 1.848 acres.

NOTES

Indicates a 1/2" x 3/4" iron rod placed with a yellow plastic cap marked L.S. 760.

utility easements are 10' thru each lot.
unless otherwise noted.

RECORDER'S CERTIFICATE NO. 876 246

STATE OF IDAHO)
COUNTY OF BONNEVILLE)

Recorded and filed at the request of City
Date: 5-5-94 Book: 5-112 Page: 11-55 File: 115



IRRIGATION WATER RIGHTS RELEASE

Not Released



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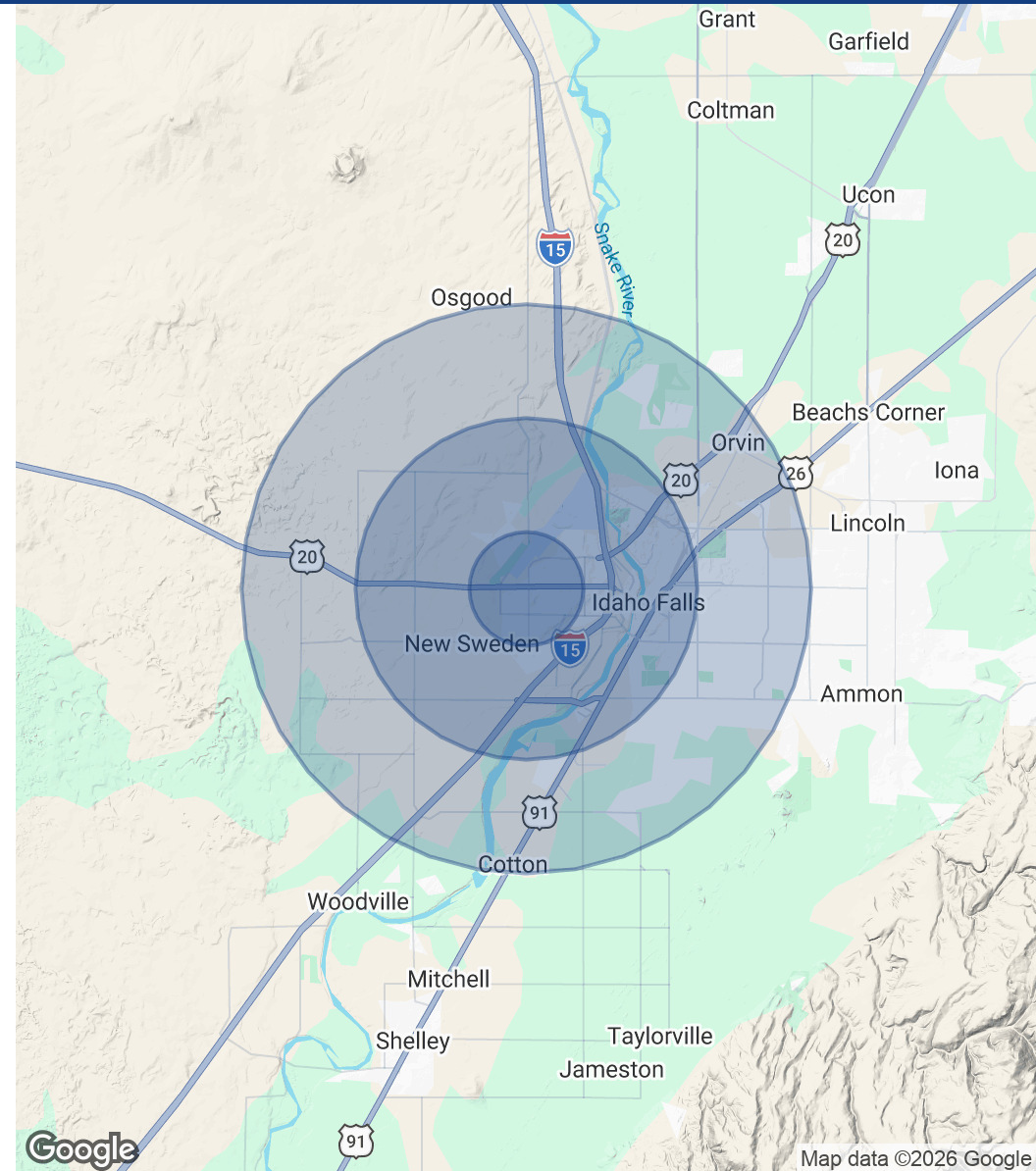
POPULATION

	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)



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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.



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