

TOK

COMMERCIAL

FREESTANDING RETAIL MIDBOX LOCATED NEXT TO REGIONAL MALL

RETAIL FOR LEASE | 2455 S. 25TH STREET | IDAHO FALLS, ID 83404

MOUNTAIN VIEW HOSPITAL

PET SMART HomeGoods ROSS BEST BUY
DRESS FOR LESS



DENVER MATTRESS CO. Panara
TACO BELL AT&T Furniture Row AspenDental

SITE

29,200 VPD



Hitt Rd / S 25th E

UNDER CONSTRUCTION



GRAND TETON MALL

SHOE DEPT. Buckle GREASE MONKEY COTTON:ON
DOWNEAST TORRID
BARNES & NOBLE JCPenney Dillard's
GNC SUBWAY PLACE JOANN maurices
AEROPOSTALE PAC SUN AMERICAN EAGLE
DOWNEAST VICTORIA'S SECRET OLD NAVY rue21 DICK'S SPORTING GOODS

CONTACT

BRIAN WILSON, CCIM
208.656.2271
brian@tokcommercial.com

BRENT WILSON, CLS
208.656.2270
brent@tokcommercial.com

HIGHLIGHTS



- Unmatched retail exposure at a signalized hard corner on "Retail Row," featuring prominent frontage, building signage, and a digital pylon along S. 25th Street.
- Freestanding mid-box building with abundant parking and strong co-tenancy including PetSmart, Home Goods, Ross, Best Buy, and Raising Cane's (coming soon).
- Adjacent to two major hospitals, the College of Eastern Idaho, and a dense mix of regional and national retailers.
- Shadow-anchored by the Grand Teton Mall, featuring Burlington, Barnes & Noble, Old Navy, Dick's Sporting Goods, Dillard's, and more.

DETAILS



- PROPERTY TYPE:** Freestanding Retail
- BLDG SIZE:** 18,896 SF
- LEASE RATE:** \$14.50/SF
- LEASE TYPE:** NNN
- LEASE TERM:** 5+ Years
- PARKING:** +5/1000
- AVAILABLE:** Immediately

UPDATED: 4.10.2026

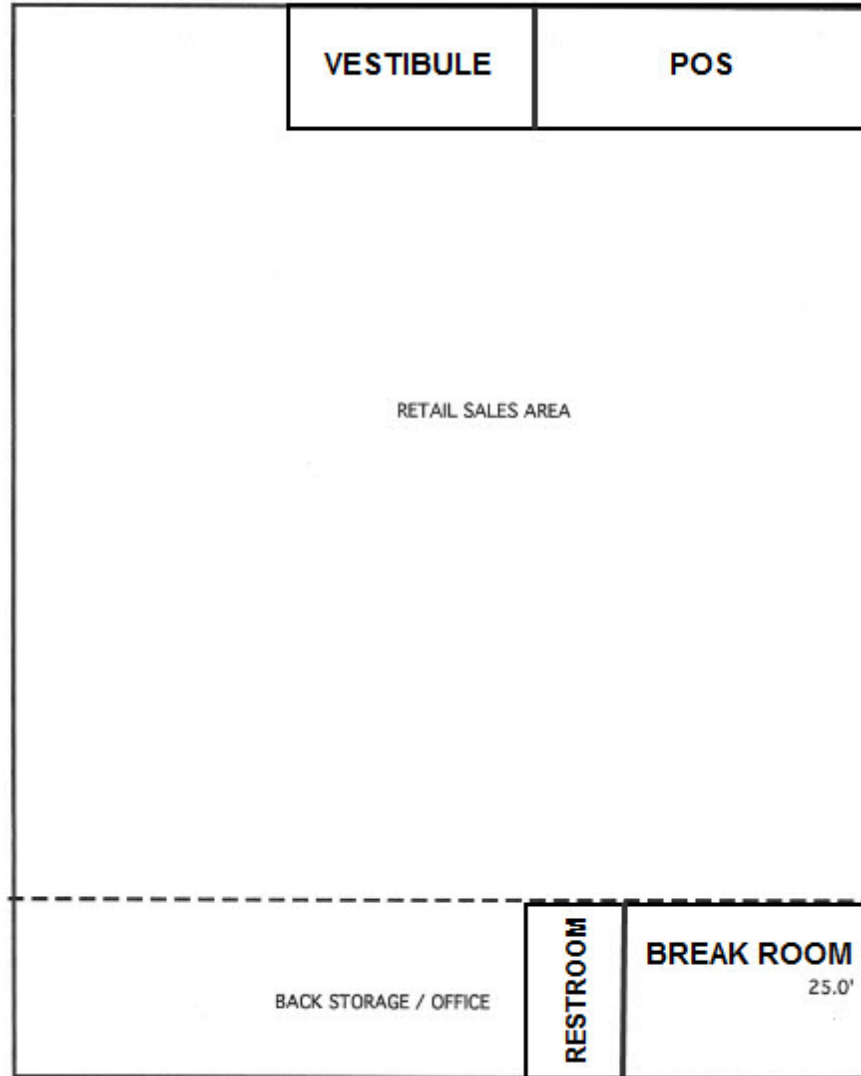
THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



FREESTANDING RETAIL

18,896 SF AVAILABLE



UPDATED: 4.10.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

GRAND TETON MALL



HITE Rd / S 25th E

22,500 VPD



TETON SPECTRUM SHOPPING CENTER



IDEAL IDAHO FALLS EXPOSURE ON "RETAIL ROW"

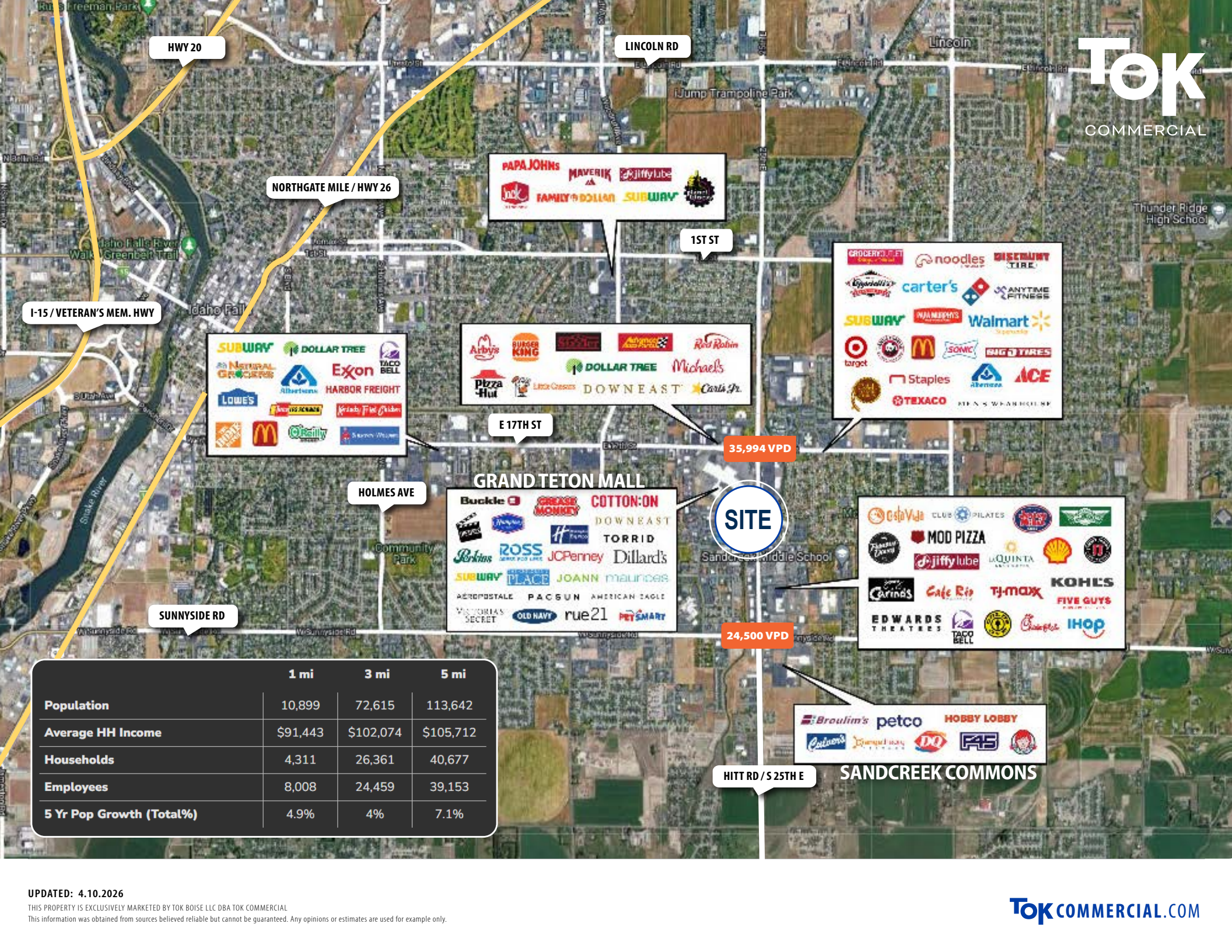
TOK
COMMERCIAL

Derrald Ave

UPDATED: 4.10.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



PAPA JOHN'S **MAVERIK** **Jimmy John's**
Jack in the Box **FAMILY DOLLAR** **SUBWAY**

GROCERIES R Us **noodles** **DISCOUNT TIRE**
Walmart **ANYTIME FITNESS**
SUBWAY **WALMART'S** **Walmart**
target **McDonald's** **Sonic Drive-Ins** **BIG O TIRES**
Staples **ACE** **TEXACO**

Arby's **BURGER KING** **Little Caesars** **Red Robin**
Pizza Hut **DOLLAR TREE** **Michaels** **Downeast** **Carls Jr.**

SUBWAY **DOLLAR TREE** **TACO BELL**
NATIONAL GROCERIES **Exxon** **HARBOR FREIGHT**
LOWE'S **McDonald's** **Walmart**

GRAND TETON MALL
Buckle **GREASE MONKEY** **COTTON-ON**
ROSS **JCPenney** **Dillard's**
SUBWAY **JOANN** **maurices**
AEROPOSTALE **PAC SUN** **AMERICAN EAGLE**
OLD NAVY **rue21** **PETSMART**

Costa Vida **CLUB PILATES** **MOD PIZZA**
Jiffy lube **QUINTA** **KOHL'S**
Carina's **Cafe Rio** **TJ-MAXX** **FIVE GUYS**
EDWARDS THEATRES **TACO BELL** **Chopper** **IHOPE**

Broulim's **petco** **HOBBY LOBBY**
Quinn's **DO** **FAS**

	1 mi	3 mi	5 mi
Population	10,899	72,615	113,642
Average HH Income	\$91,443	\$102,074	\$105,712
Households	4,311	26,361	40,677
Employees	8,008	24,459	39,153
5 Yr Pop Growth (Total%)	4.9%	4%	7.1%

35,994 VPD

24,500 VPD

SITE