



Family Medicine

Keller Williams SVSI

Woody's 2.0

SITE

Garibaldi's

Fillmore Street

Filer Avenue

~ 4,000 VPD

# Prime Retail Corner for *Ground Lease*

679 Filer Ave | Twin Falls, ID 83301

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679 FILER AVE

# Property Information

## HIGHLIGHTS

- Great location for a restaurant with a drive thru
- Highly visible corner
- Anchored by Keller Williams and Garibaldi Mexican restaurant
- Multi tenanted retail complex

## PROPERTY DETAILS

<b>Property Type</b>	Retail land for ground lease
<b>Location</b>	Corner of Filer and Fillmore
<b>Parcel #</b>	RPT5621000004FA
<b>Land Size</b>	0.614 Acres
<b>Zoning</b>	C-1

## LEASE RATE

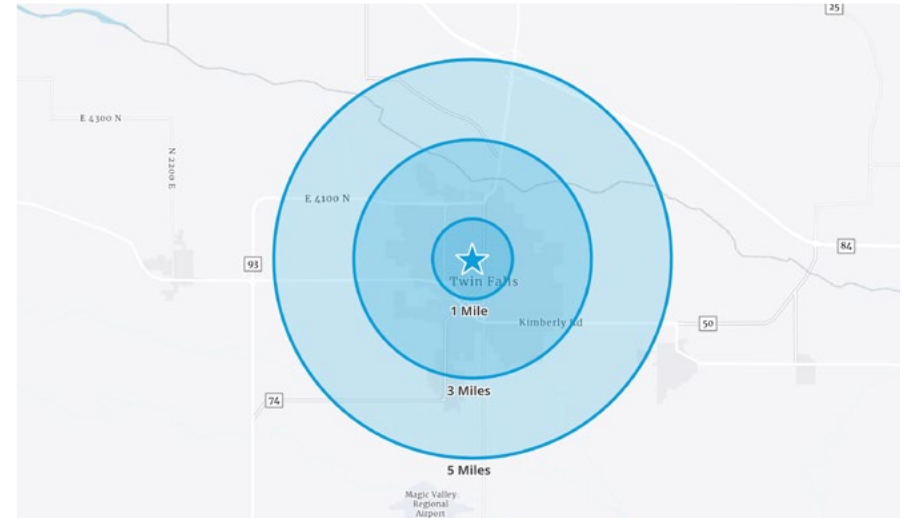
*\$18,000/year*



679 FILER AVE

# Nearby Merchants & Demos

DEMOGRAPHICS   2026	1 Mile	3 Miles	5 Miles
Population	11,800	55,984	65,777
Households	4,778	21,230	24,451
Med. Income	\$59,763	\$65,145	\$67,309



## Local Overview | Twin Falls, ID

Twin Falls is the hub community of the seven-county south-central Idaho region known as the Magic Valley. Twin Falls combines the best of small-town living with the retail, commercial and support services necessary for meeting individual and family needs. The community lies on the edge of the spectacular Snake River Canyon with the Snake River running over 500 feet below. Spanning the mighty Snake is the renowned Perrine Bridge, one of the world's top spots for year-round BASE jumping.

Abundant natural resources, cultural events and a pro-business environment have drawn major employers like Chobani, Clif Bar and Glanbia Nutritionals to the region. A strong job market, downtown redevelopment and job creation support continued growth.

Resources:

[www.visitsouthidaho.com](http://www.visitsouthidaho.com)



2024  
population

55,471



Unemployment  
Rate

2.7%



2024 Average Household  
Income

\$86,049



Average  
Weather

63°

#5

Best Performing Small  
City - Twin Falls

FEB  
2024



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"Discover why we're MAGIC"

- Twin Falls Visitor Center

## Major Employers



Chobani



## Academic Institutions Near Twin Falls



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# Location



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