



FOR LEASE



PRIME RETAIL SPACE FOR LEASE
MID BOX RETAIL- 45,228 SQ. FT.- IDAHO FALLS

1592 East 17th St. Idaho Falls, ID 83404

Lease Offering



Lease Rate

Negotiable

Lease Space

45,228 sq. ft.

Demised Spaces

25,228 sq. ft.
20,000 sq. ft.

Traffic Count

63,750

Property Highlights

Prominent location in the heart of Idaho Falls - Formerly Sport Authority

High visibility along 17th St. and Woodruff Ave.

Property Overview

Property

Hi Traffic, hi visibility 45,228 Sq. Ft. Neighborhood strip center along 17th St. and Woodruff Ave in the heart of Idaho Falls. Prominent location with over 62,000 cars off a major Arterial and commuter intersection with full pass through movement and an over sized parking area in center.

Co-tenants

Big Lots, Zurchers, Black Bear Diner, Dairy Queen, Tai Pan Trading, Don Aslett's Cleaning Center, Papa Murphy' and Java Espresso.

Location

Hall Park Shopping Center on the corner of 17th & Woodruff

SHANE MURPHY

PRINCIPAL/BROKER

208.542.7979 OFFICE

208.521.4564 CELL

208.552.8255 FAX

SHANE@VENTUREONEPROPERTIES.COM

434 GLADSTONE ST.

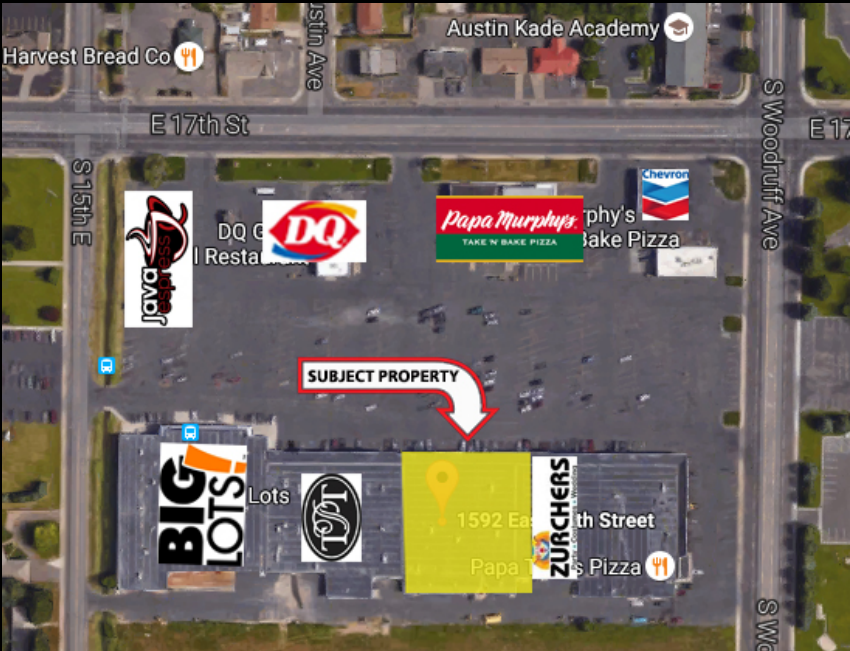
P.O. BOX 2363

IDAHO FALLS, ID 83403

Mid Box Retail - 45,228 Sq.Ft.- Idaho Falls

1592 East 17th St. Idaho Falls, ID 83404

Aerial



Mid Box Retail - 45,228 Sq.Ft.- Idaho Falls

1592 East 17th St. Idaho Falls, ID 83404

Location Map



Mid Box Retail - 45,228 Sq.Ft.- Idaho Falls

1592 East 17th St. Idaho Falls, ID 83404

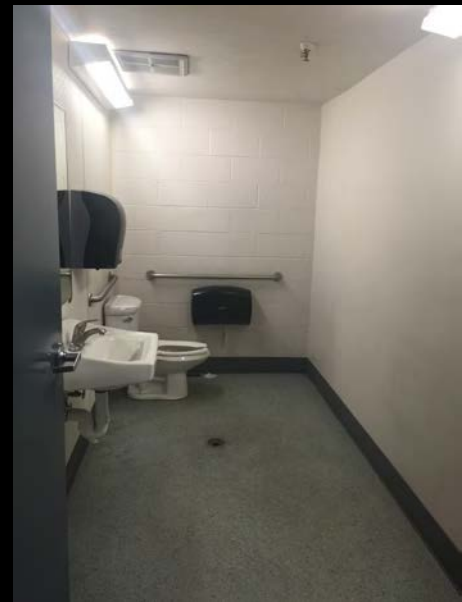
Additional Photos



Mid Box Retail - 45,228 Sq.Ft.- Idaho Falls

1592 East 17th St. Idaho Falls, ID 83404

Additional Photos



Mid Box Retail - 45,228 Sq.Ft.- Idaho Falls

1592 East 17th St. Idaho Falls, ID 83404

Demographics

DEMOGRAPHICS			
	1 mile	3 miles	5 miles
POPULATION:			
2014 ESTIMATED:	13,330	65,218	94,659
2019 PROJECTED:	13,443	67,629	98,965
HOUSEHOLDS:			
2014 ESTIMATED:	5,335	24,048	33,419
2019 PROJECTED:	5,468	25,001	34,940
INCOME:			
2014 MED HHI:	\$41,369	\$44,290	\$47,214
2019 MED HHI:	\$42,805	\$46,936	\$50,204

Mid Box Retail - 45,228 Sq.Ft.- Idaho Falls

1592 East 17th St. Idaho Falls, ID 83404



Disclaimer | Confidentiality

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third part without the written consent of Venture One Properties or Owner, or used for any purpose what-soever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the Venture One Property Broker listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the property, this Offering Brochure must be returned to Venture One Properties.

Neither the Venture One Property Broker nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Venture One Properties with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Venture One Property Broker and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations

and warranties that may be made to it in any final, executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Venture One Property Broker, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Venture One Property Broker from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk

Mid Box Retail - 45,228 Sq.Ft.- Idaho Falls

1592 East 17th St. Idaho Falls, ID 83404

Broker Bio & Contact



Shane Murphy
Principal Broker
208.521.4564 Cell
208.542.7979 Office
shane@ventureoneproperties.com



Shane is a focused, organized, and highly motivated individual who has been involved in all aspects of commercial real estate, from the land development process, to property sales, leasing, and investment since 2001. He specializes in retail, land development, and investment properties.

Shane has developed special relationships with property owners, major tenants, and government agencies that give his clients the resources needed for locating in Eastern Idaho. In addition, Shane has regional and national contacts to broaden the acquisition and disposition capabilities of properties while serving local investors and clients for their business needs.