

12,651 SF RETAIL BOX

FORMER CAL RANCH

665 E. ANDERSON, SUITE D | IDAHO FALLS, ID | 83401



Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

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HIGHLIGHTS

- 12,651 SF Retail Space
- 14.5 foot Ceilings
- Common his and her restrooms
- High-visibility, directly across from Fred Meyer Superstore and less than 1 mile from Costco
- Surrounded by strong commercial and residential growth
- Under 2 miles from Downtown Idaho Falls with quick access to Highway 20
- Large shared parking area to support strong customer traffic
- Outdoor yard space available

AVAILABLE SPACE

Suite D	12,651 SF
Lease Rate	Contact Agent

THE PROPERTY

Now leasing a high-visibility retail space featuring a 14.5-foot ceiling height, ideal for retail or service-oriented users. The property is directly across from the Fred Meyer Superstore, less than 1 mile from Costco, and surrounded by significant ongoing commercial and residential growth. Located under 2 miles from Downtown Idaho Falls and 1 mile from Highway 20, the site offers exceptional access, visibility, and a large shared parking area to accommodate strong customer traffic.



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FORMER CAL RANCH

60'

194'

"A"
BACK
WAREHOUSE
11,195 SF

FLOOR PLAN

North Arrow

- | | |
|------------------------------|-----------|
| BACK WAREHOUSE (A) | 11,195 SF |
| FRONT RETAIL/WAREHOUSE (B) | 5,438 SF |
| RETAIL (C) | 17,656 SF |
| RETAIL (D) | 12,651 SF |
| OFFICE (E) | 3,920 SF |
| SHOP/OFFICE (F) | 3,500 SF |

"B"
FRONT
RETAIL/WAREHOUSE
5,438 SF

"F"
SHOP
1,700 SF

"F"
OFFICE
1,800 SF

"C"
RETAIL
17,656 SF
LEASED

"D"
RETAIL
12,651 SF

"E"
OFFICE
3,920 SF

118'

80'

60'

198'



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

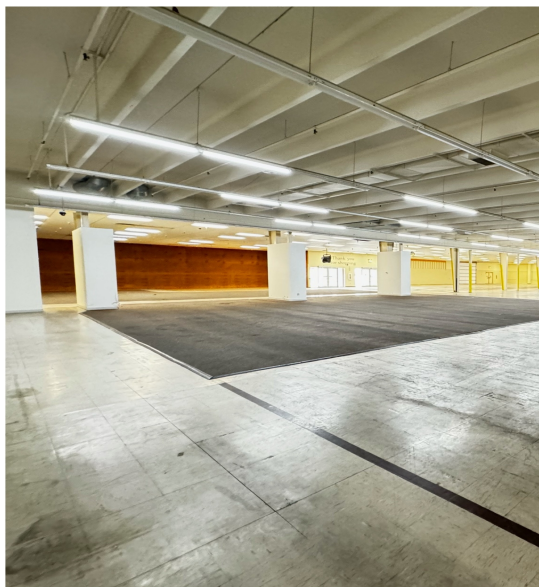
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Demographics

665 E. ANDERSON STREET, SUITE D | IDAHO FALLS, ID | 83401

	1 Mile	3 Miles	5 Miles
Population	17.7K	94.3K	118.5K
Household Income	\$53.2K	\$68.9K	\$71.2K
Median Age	31	32	32
Number of Employees	13.8K	69.7K	863K



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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.

