



2,800 SF RETAIL/SHOWROOM-WESTSIDE IDAHO FALLS

1598 West Broadway Street | Idaho Falls, ID | 83402

SHANE MURPHY

Principal Broker
208.542.7979

shane@ventureoneproperties.com



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1598 WEST BROADWAY STREET | IDAHO FALLS, ID | 83402



PROPERTY HIGHLIGHTS

- Open, flexible floor plan
- High-visibility location on W. Broadway (US-20)
- Excellent signage opportunities
- Ample on-site parking
- Ideal for retail, showroom, or service businesses
- Convenient access to downtown Idaho Falls and I-15

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	2,800 SF

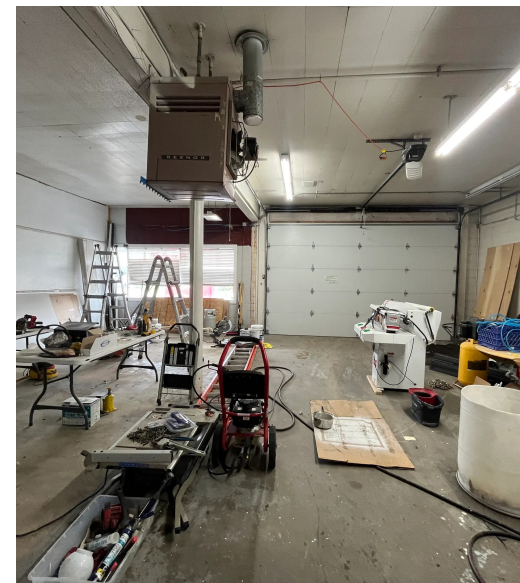


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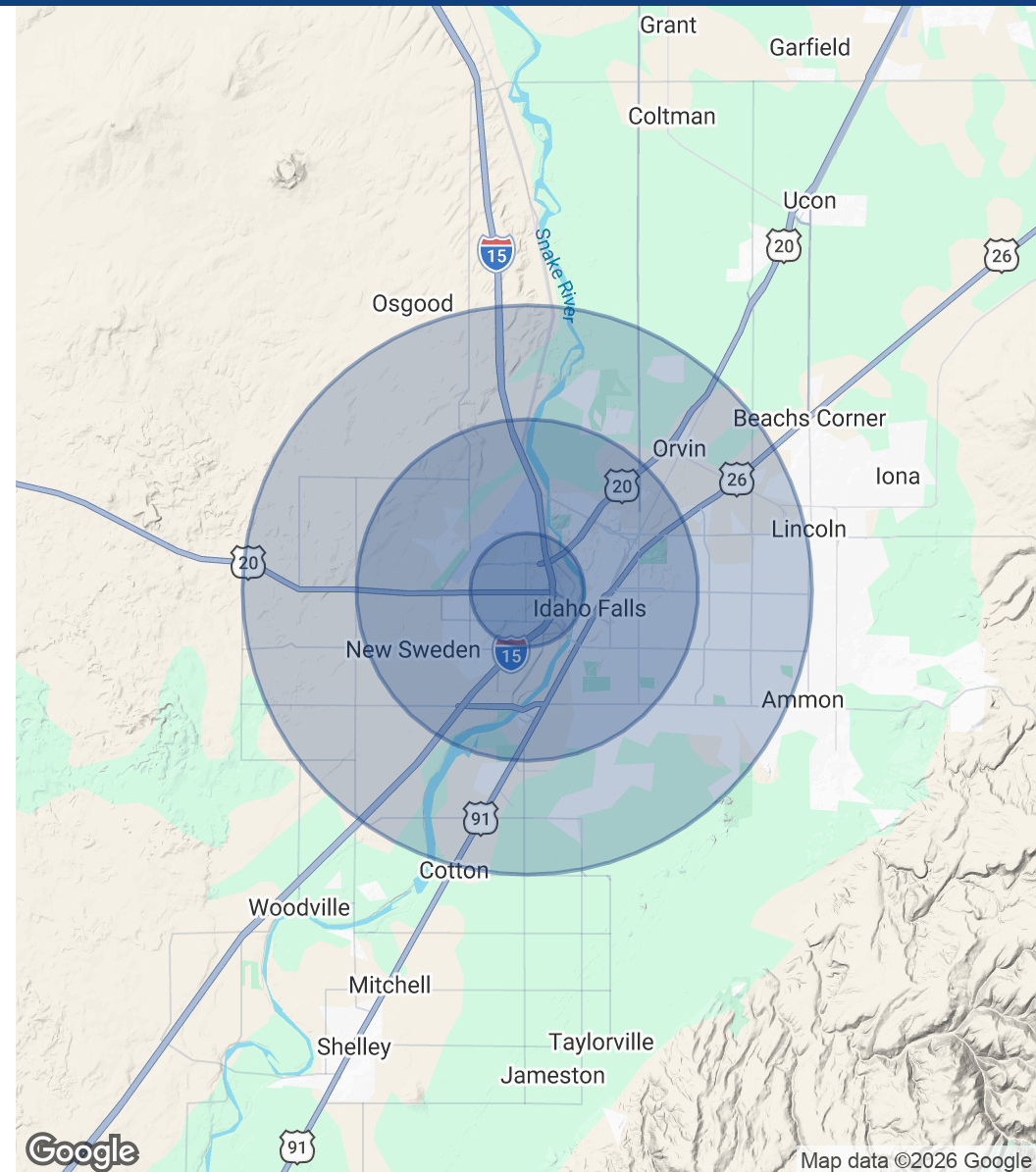
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,598	42,774	79,529
Average Age	33.1	33.3	34.2
Average Age (Male)	37.0	34.8	34.5
Average Age (Female)	30.5	34.2	34.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,193	16,069	28,372
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$85,343	\$82,673	\$91,252
Average House Value	\$281,215	\$309,490	\$330,448

2023 American Community Survey (ACS)



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