

3,920 SF PROFESSIONAL OFFICE | 12,651 SF RETAIL BOX | 3,500 SF FLEX SPACE

FORMER CAL RANCH

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



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

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

SUITE D-- RETAIL

- 12,651 SF Retail Space
- 14.5 foot Ceilings
- Common His and Her Restroom

SUITE E-- OFFICE

- 3,920 SF Office Space
- 12 Hard Wall Offices
- 2 Reception Areas
- Break Room and Mail Room
- 2 Bull Pen Areas
- His and Her Restroom
- City Fiber

SUITE F-- FLEX

- 1,700 SF Shop
- 1,800 SF Office
- 4 Hard Wall Offices
- Open Bullpen
- His and Her Restroom
- Breakroom with Full Kitchen

THE PROPERTY

Now leasing retail, office, and shop/office space within this well-located commercial property, including Suite D: 12,651 SF high-visibility retail ideal for retail or service users, Suite E: 3,920 SF professional office suited for medical, financial, or administrative users, and Suite F: 1,700 SF heated shop with 1,800 SF office ideal for contractors, service, or light industrial users. Located on the north side of Idaho Falls with excellent access and visibility. Less than 2 miles from downtown, 1 mile from Costco, and 1 mile from

AVAILABLE SPACE

Suite D Retail	12,651 SF
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Suite E Office	3,920 SF
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Suite F Office	1,800 SF
Shop	1,700 SF

Lease Rate	Contact Agent
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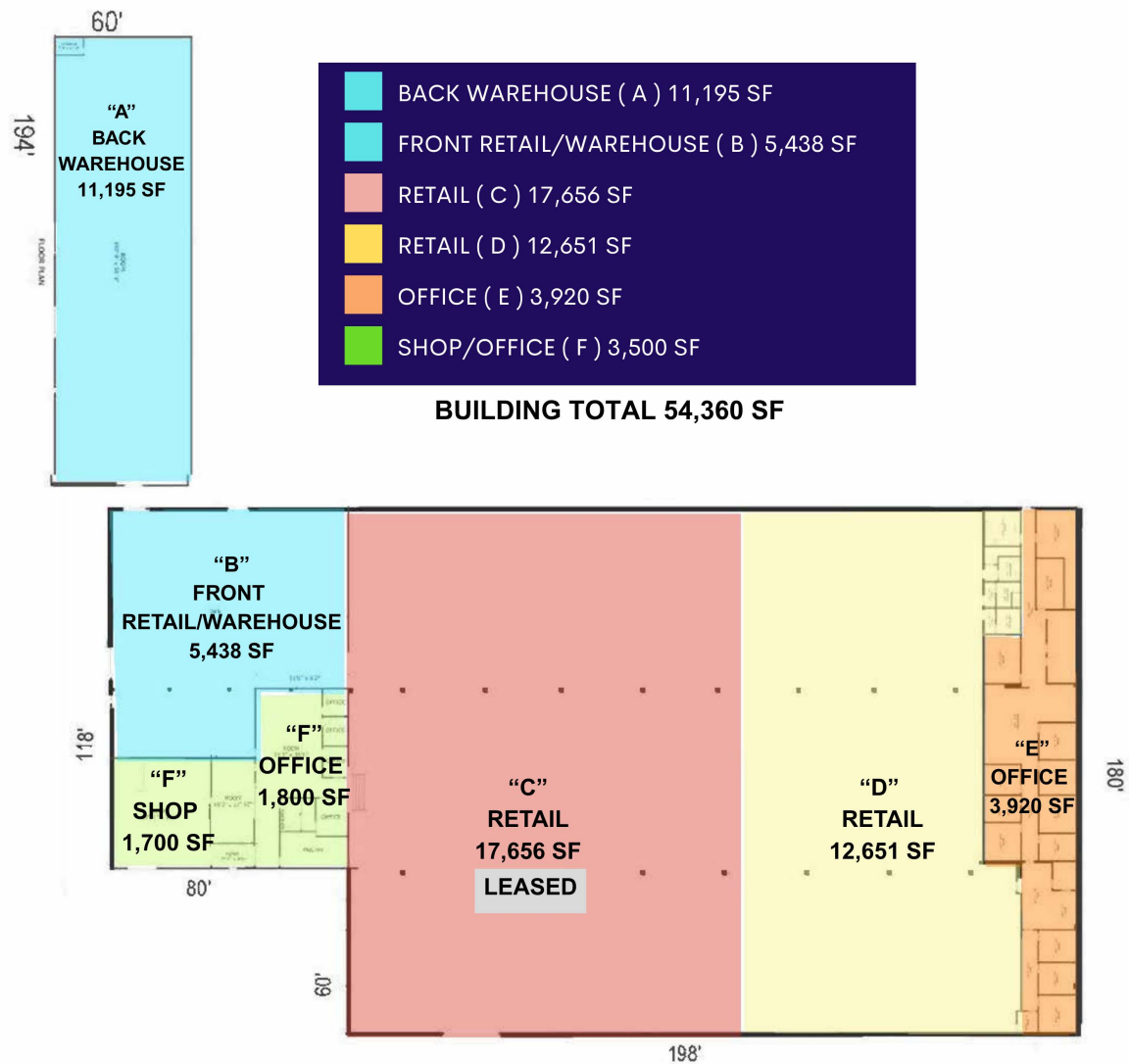
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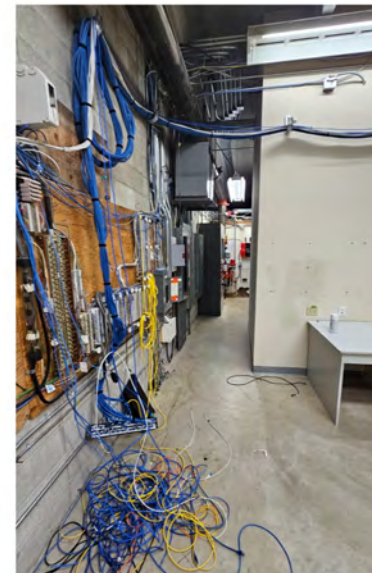
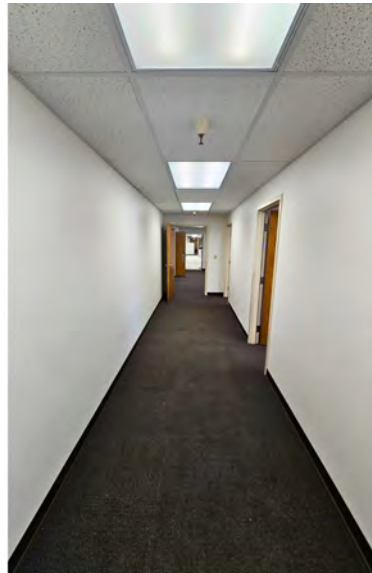
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3,920 SF PROFESSIONAL OFFICE | SUITE E

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SUITE E



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3,500 SF FLEX SPACE | SUITE F

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SUITE F



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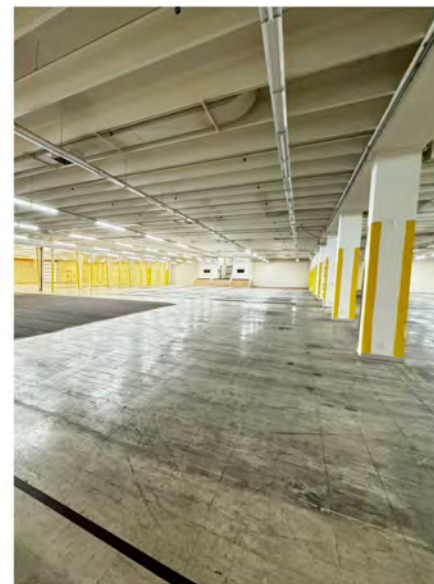
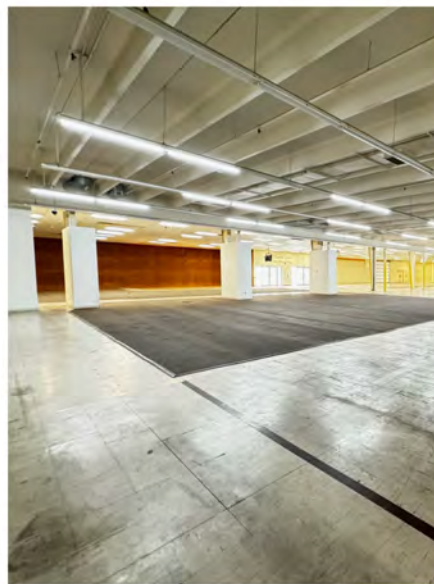
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12,651 SF RETAIL BOX | SUITE D

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SUITE D RETAIL



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Demographics

665 E. Anderson St. | 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.



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