

3,500 SF FLEX SUITE FOR LEASE

FORMER CAL RANCH

665 E. ANDERSON STREET, SUITE F | 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

- Air-Conditioned Office Space
- 4 Hard Wall Offices
- Open Bullpen
- Open Heated Shop with Grade-Level Door and Man Door
- Breakroom with Full Kitchen
- Air lines and floor drains
- 3 phase 400Amp

AVAILABLE SPACE

Suite F	3,500 SF
Office	1,800 SF
Shop	1,700 SF
Lease Rate	Contact Agent

THE PROPERTY

Now leasing a high-visibility flex space totaling 3,500 SF, featuring a 1,700 SF heated shop and 1,800 SF air-conditioned office, making the space ideal for contractors, service businesses, or light industrial users. The property is directly across from the Fred Meyer Superstore, less than 1 mile from Costco, and surrounded by ongoing commercial and residential growth. Located under 2 miles from Downtown Idaho Falls and 1 mile from Highway 20, the site offers excellent access, and a large shared parking area to accommodate customer and employee traffic.



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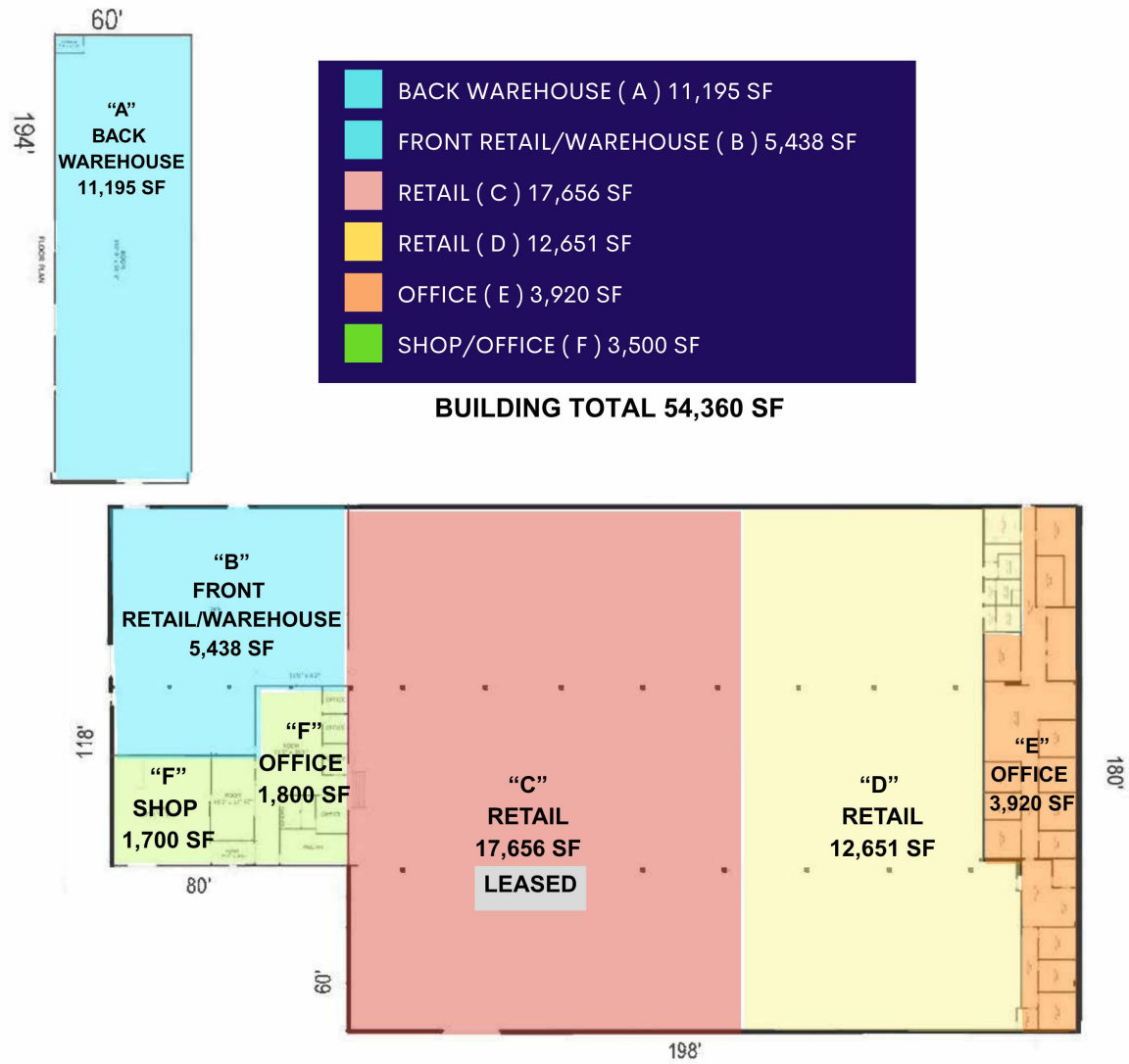
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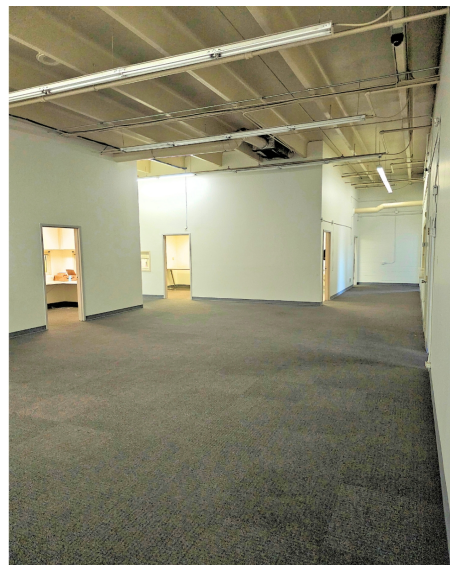
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Demographics

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	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



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

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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.

