

MIXED-USE RETAIL COMMERCIAL INVESTMENT

502 North 3rd Street, McCall, ID 83638



 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE	\$3,400,000
LISTING TYPE	Mixed-Use, Retail, Office & Hospitality
BLDG. SIZE	7,644 SF
UNITS	10
SITE SIZE	0.328 AC
PARKING	18 On-Site Spaces
ZONING	CC - Community Commercial
PARCEL #	RPM00000097080

*Financials available upon request



EXECUTIVE SUMMARY

Lee & Associates is pleased to present a rare, stabilized investment opportunity in a high-barrier-to-entry market. Positioned directly on Highway 55, the primary artery of Idaho's premier four-season resort town, the property offers exceptional visibility and access. This hybrid asset balances the low-maintenance reliability of eight fully-leased commercial units with the aggressive cash-flow potential of two curated Airbnb suites.

In a downtown core where Main Street presence is everything, this property offers unmatched visibility to the millions of tourists who pass through McCall annually. With 18 parking spaces, the property is uniquely positioned to handle high-volume use that other downtown buildings simply cannot accommodate.

DIVERSIFIED INCOME STREAM

A strategic 10-unit mix consisting of 8 commercial retail/office spaces and 2 high-performing Airbnb units, providing both stability and growth.

100% COMMERCIAL OCCUPANCY

The commercial component is fully stabilized with a diverse tenant mix, ensuring immediate and consistent day-one cash flow.

PRIME FRONTAGE

Unbeatable visibility on N. 3rd Street, capturing maximum traffic counts from both local residents and seasonal visitors.

TURN-KEY HOSPITALITY

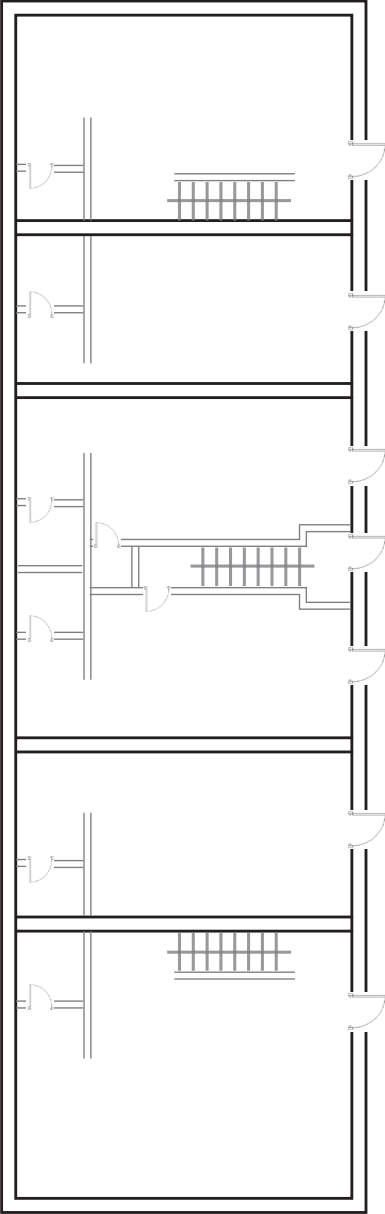
Two residential units are fully optimized for the short-term rental (STR) market, capitalizing on McCall's year-round demand for walkable lodging.

STRATEGIC LOCATION

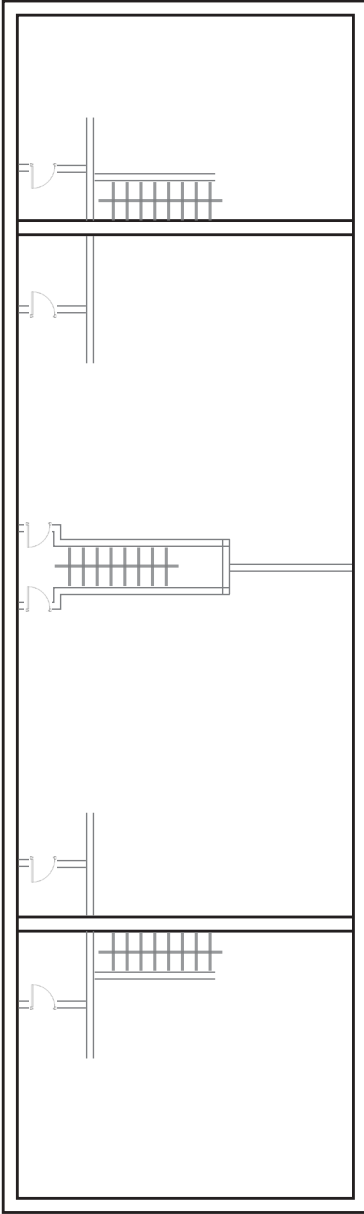
Situated in the heart of the action - steps away from restaurants, local boutiques, and just blocks from the shores of Payette Lake.



FLOOR PLAN

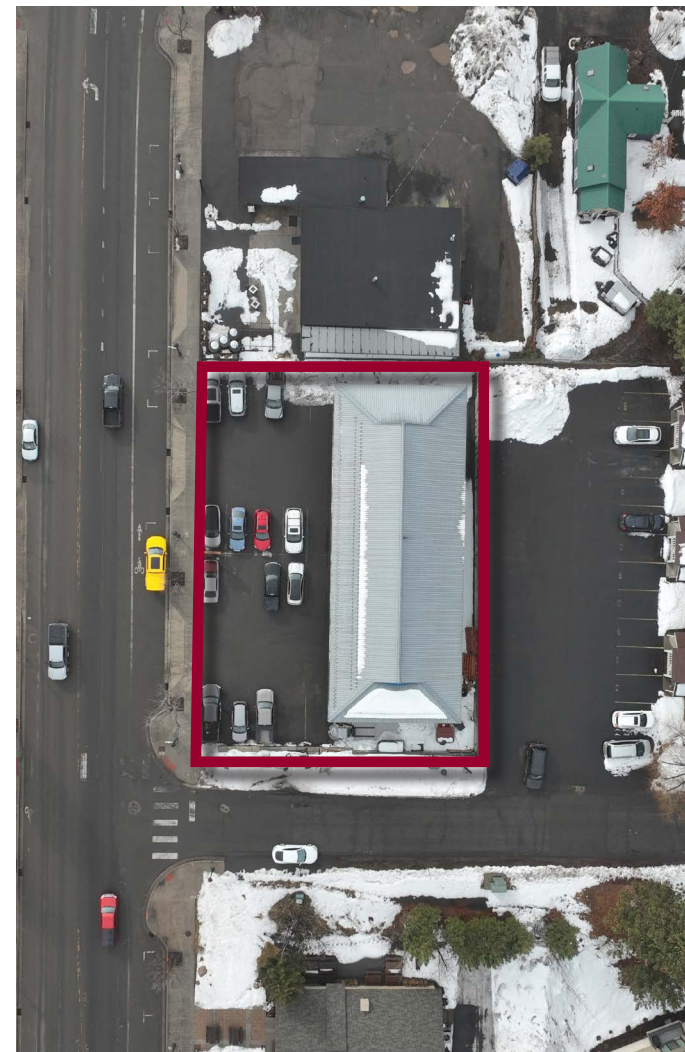


FIRST FLOOR



SECOND FLOOR

PHOTOS



AERIAL



DOWNTOWN MCCALL
1 MIN. | 0.3 MI.



North 3rd St.



AREA OVERVIEW

MCCALL, ID

Nestled on the southern shore of Payette Lake and surrounded by the Payette National Forest, McCall is a vibrant mountain town just two hours north of Boise. With a population of around 3,700, McCall is known for its stunning natural beauty, year-round recreation, and small-town charm. Originally a logging town, McCall has evolved into one of Idaho's premier four-season destinations. Summers are filled with lake activities, hiking in Ponderosa State Park, and downtown festivals. Winters bring deep snow, world-class skiing at Brundage Mountain, snowmobiling, and the beloved McCall Winter Carnival.

The community blends outdoor adventure with a welcoming spirit, offering boutique shopping, local dining, excellent schools, and full-service healthcare. McCall also hosts cultural and educational experiences, including the McCall Outdoor Science School and various art and music events. Whether visiting for a weekend or looking to put down roots, McCall offers an unforgettable mix of recreation, relaxation, and community.



POPULATION

	1-MILE	2-MILE	3-MILE
2026 Population	203	790	1,486

INCOME

	1-MILE	2-MILE	3-MILE
2026 Average Household Income	\$107,217	\$107,871	\$100,123

HOUSEHOLDS

	1-MILE	2-MILE	3-MILE
2026 Total Households	66	261	540

LABOR FORCE

	1-MILE	2-MILE	3-MILE
Civilian Labor Force	96	371	746

KEY EMPLOYERS

	# OF EMPLOYEES
Shore Lodge	500+
St. Luke's McCall	180+
McCall-Donnelly School District	420+
Tamarak Food and Beverage	500+
U.S. Forest Services	450+

VALLEY COUNTY OVERVIEW



13,032
2025 POPULATION



40
2025 MEDIAN AGE



\$101,703
2025 MEDIAN
HOUSEHOLD INCOME



\$610,193
2025 MEDIAN
PROPERTY VALUE

The 2026 projected population for Valley County is 13,247. This projection assumes an annual rate of change of 1.6%, consistent with the population change from 2022 to 2023 according to the U.S. Census Bureau's 2023 Population Estimates Program.



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FOR MORE INFORMATION, PLEASE CONTACT

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