

RETAIL | RESTAURANT PAD FOR SALE | GL | BTS | JV

JUNIPER HILLS PAD

1260 E 17TH STREET | IDAHO FALLS 83404



Shane Murphy

Principal/Broker

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434 Gladstone St.

P.O. Box 2363

Idaho Falls, ID 83403

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Population	15.8K	68.1K	101.8K
Household Income	\$71.7K	\$69.8K	\$73.1K
Number of Employees	57K	43.4K	51.9K

Highlights

- Pad Ready Site
- High Traffic, 30,000 VPD
- Build-To-Suit, Ground Lease, Purchase or Owner Joint Venture available.
- Approved for 4,816 SF Restaurant/Retail Building
- 75 Parking Spaces allocated for Future Business
- High Traffic Location on 17th St
- Adjacent to Natural Grocers, Sam's Club, Lowe's, Home Depot and more
- Access from 17th Street and Jeppson Ave.

Property Details

Pad Site	1.01 AC	43,995 SF
Sales Price		\$399,000

THE PROPERTY

Prime Pad Site Positioned on Idaho Falls' Busiest Commercial Arterial, 17th Street"Located in the heart of Idaho Falls' most heavily traveled corridor, this high-visibility pad site offers unmatched exposure. With strong traffic counts, nearby national retailers, and excellent ingress/egress, this location is ideal for retail, QSR, medical, or professional office use.



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The site plan illustrates the proposed development layout. A red outline highlights the area containing the restaurant and the adjacent parking lot. The restaurant is located on the left side of the plan, and the parking lot is situated to its right. The future retail building is located at the bottom of the plan. The plan also shows the existing parking lot and the surrounding landscape.

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CONCEPTUAL 4,816 SFT BUILDING



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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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