For Sale

Investment or Potential Owner/User Opportunity

1236 Bond Ave, Rexburg, ID 83440

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APEX
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Highlights

1236 Bond Avenue is a 100% occupied medical office investment delivering stable, in place cash flow. The property is fully leased to two established pediatric operators, each with multiple locations. Both tenants demonstrate strong financial performance and a consistent operating history.

- Building size ± 8,383 SF (including basement)
- Single story with below grade space
- Built in 2019
- Land size ± 0.42 AC / ± 18,295 SF
- ± 16 on-site surface stalls
- Outstanding visibility along N 2nd East with traffic counts exceeding 15,000 vehicles per day
- 100% occupancy with 2 tenants
- Please contact broker for pricing guidance


Photo source CoStar

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Tenant Spaces

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Tenant Summaries

Suite A

Tenant:	Tooth Time Dentistry for Kids
Guaranty:	Line Peak Dental Group who has ± 63 locations across the USA
Size:	± 4,952 SF
Annual Rent:	$81,600
Rent/SF:	$16.50
Annual Increases:	1.5%
Lease Type:	NNN
Commencement:	April 15, 2019
Expiration:	April 30, 2029

Suite B

Tenant:	Idaho Falls Pediatrics, LLC / Mountain Peak Pediatrics
Guaranty:	Personal Guaranty with primary physician
Size:	± 3,421 SF
Annual Rent:	$42,060
Rent/SF:	$12.30
Annual Increases:	3.00%
Lease Type:	NNN
Commencement:	September 1, 2025
Expiration:	June 30, 2027

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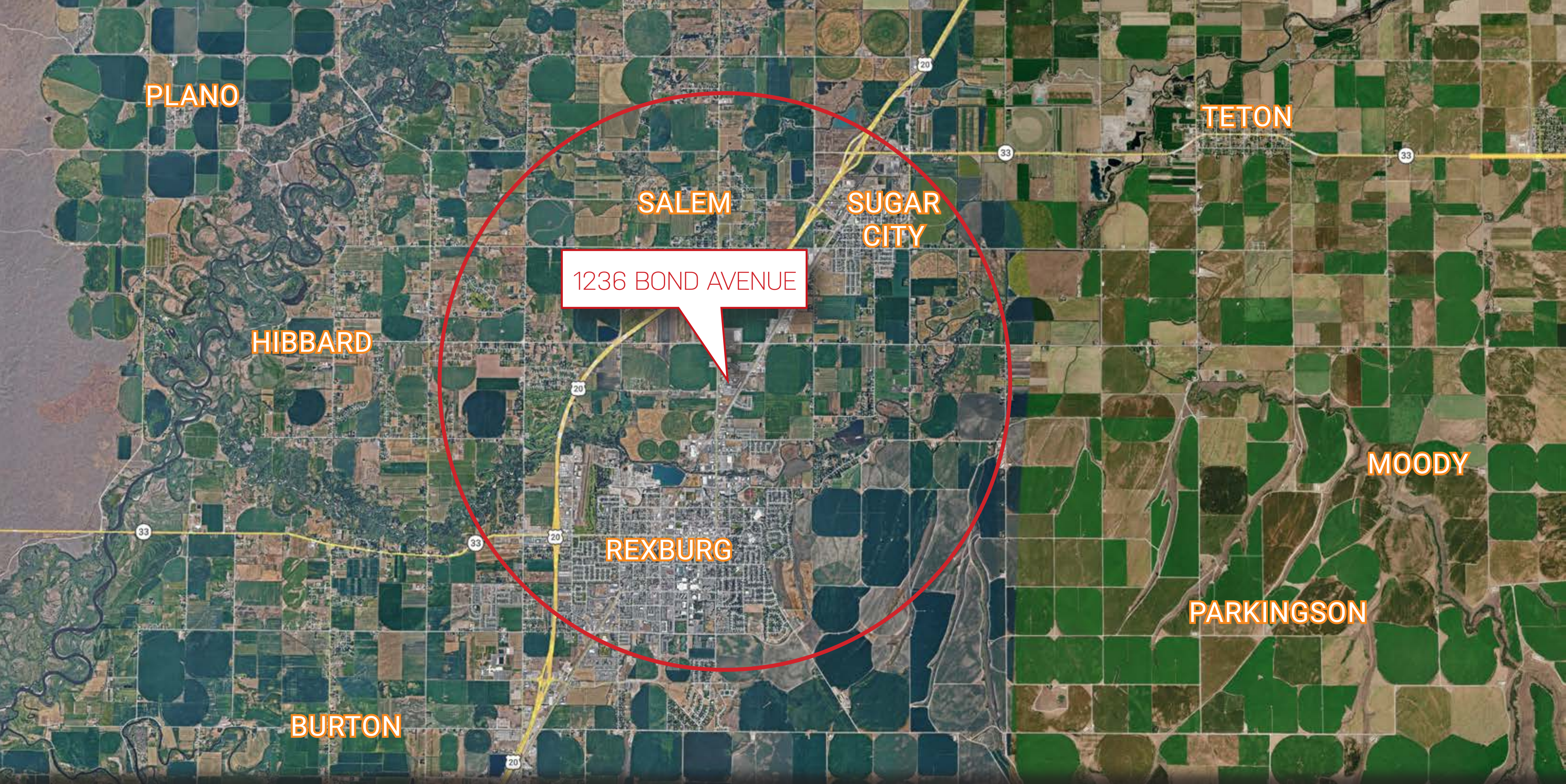

Strong Demographics - 3 Mile Radius

Population		Households		Economics	
2020	39,938	2020	8,617	HH Average Income	$75.4K
2026 Estimated	43,216	2026 Estimated	9,452	Consumer Spending	$303.4M
2030 Projected	46,849	2030 Projected	10,230	Total Businesses	1,332
2020 - 2030 Growth	17.31%	2020 2030 Growth	18.72%	Total Employees	11,537

Rexburg, ID Is A High-Growth, Stable Investment Market

Rexburg is one of Eastern Idaho's most dynamic and resilient markets, anchored by a strong educational base, consistent population growth, and a business-friendly environment. Home to Brigham Young University–Idaho, with enrollment exceeding 20,000 students, the city benefits from a steady influx of students, faculty, and support services that drive year-round economic activity and demand for retail, office, and service-oriented commercial space. The area also supports a strong agricultural and light industrial base, providing economic diversity beyond the university.

Key investment strengths include:

- Consistent population growth and expanding housing demand
- Stable, university-driven economy with counter-cyclical characteristics
- Low vacancy rates in well-located commercial assets
- Business-friendly regulatory climate and low tax environment
- Proximity to world-class outdoor recreation, including Yellowstone and the Teton region

Rexburg offers investors the rare combination of predictable tenant demand, regional growth momentum, and long-term stability within an affordable acquisition market.

Photo The Travel

Photo City of Rexburg

Photo East Idaho News