

ANDOVER BUILDING

RETAIL FOR LEASE | 3480 S 25TH E, IDAHO FALLS



Suite 3486

Suite 3488

Suite 3490

tropical CAFE
SMOOTHIE
DRIVE THRU

OPEN

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HIGHLIGHTS

- New Retail building in a thriving retail development.
- Highly desirable location, located along main retail corridor of Southeast Idaho.
- High traffic counts and high customer traffic driven by many great co-tenants and surrounding businesses.
- Flexible sizes and layouts available! Potential to combine suites if needed.
- Buildout to meet tenant's needs and customization.

DETAILS

SUITES:	RSF:	RATE:
3486 S 25th E	1,362 SF	Contact Agent
3488 S 25th E	1,966 SF	Contact Agent
3490 S 25th E	1,554 SF	Contact Agent
BLDG. SIZE:	9,551 SF	
PROPERTY TYPE:	Retail	
LOT SIZE:	1 Acres	
ZONING:	LC-Limited Commercial	
YEAR BUILT:	2024	

UPDATED: 2.26.2026

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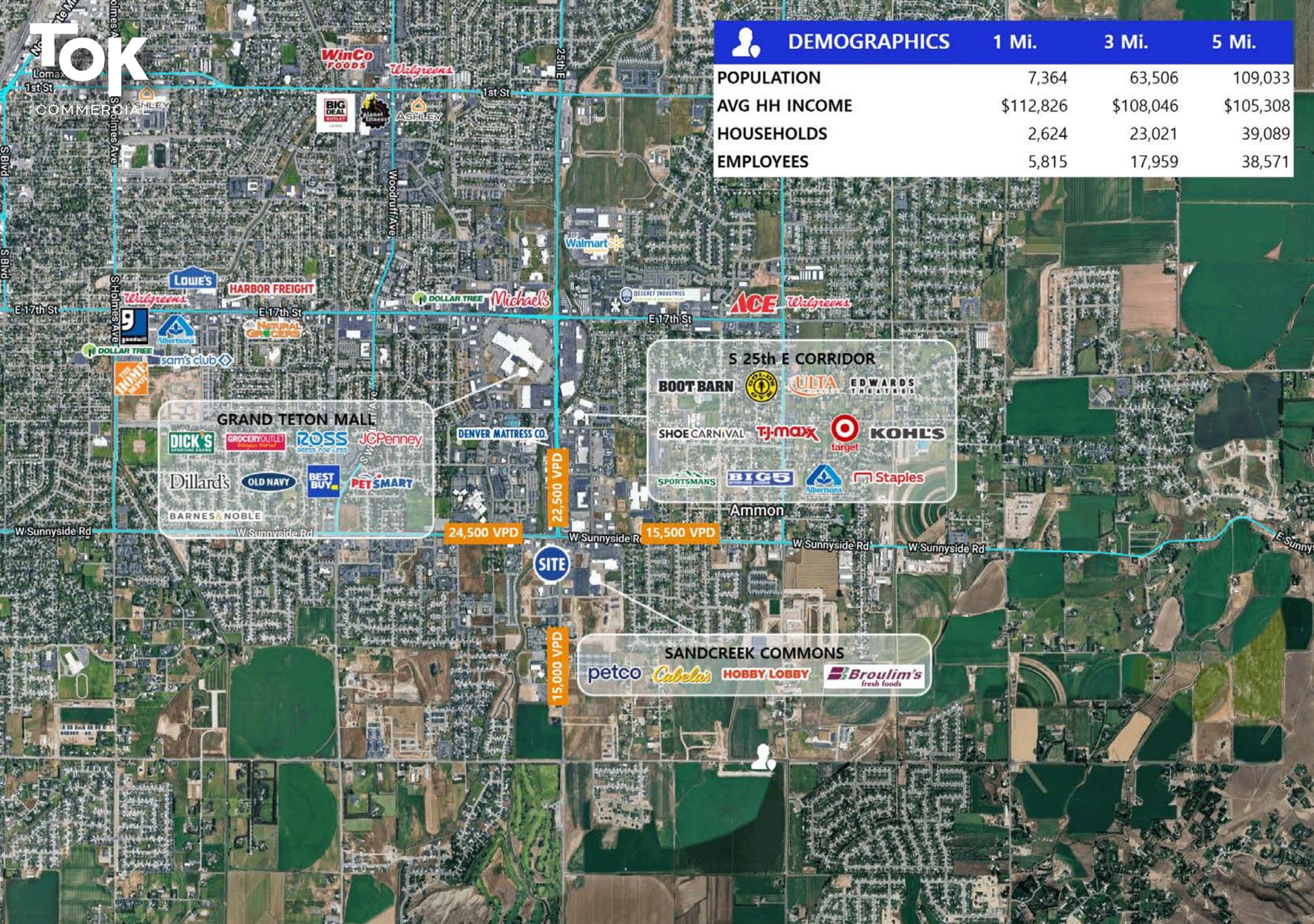
FLOOR PLANS



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DEMOGRAPHICS	1 Mi.	3 Mi.	5 Mi.
POPULATION	7,364	63,506	109,033
AVG HH INCOME	\$112,826	\$108,046	\$105,308
HOUSEHOLDS	2,624	23,021	39,089
EMPLOYEES	5,815	17,959	38,571



GRAND TETON MALL

DICK'S, GROCERY OUTLET, ROSS, JCPenney, DENVER MATTRESS CO., Dillard's, OLD NAVY, BEST BUY, PET SMART, BARNES & NOBLE

S 25th E CORRIDOR

BOOT BARN, ULTA, EDWARDS THEATERS, SHOE CARNIVAL, TJ-maxx, target, KOHL'S, SPORTSMANS, BIG 5, Albertsons, Staples

SANDCREEK COMMONS

petco, Cabela's, HOBBY LOBBY, Broulim's fresh foods

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