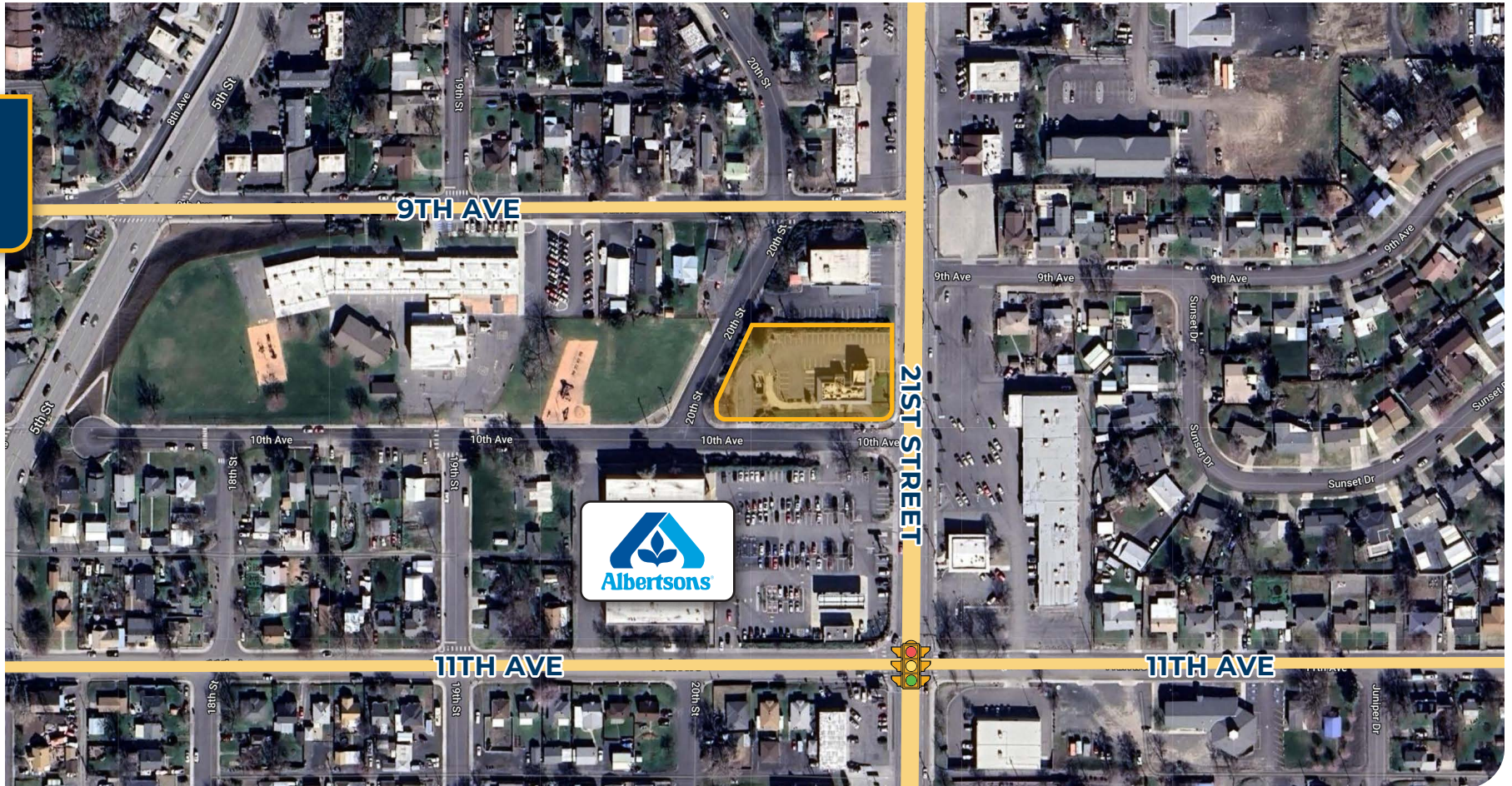




FOR SUBLEASE



920 21ST ST, LEWISTON, ID

2nd-Generation Retail / Restaurant Space
3,955 SF (39,375 SF Lot) | Contact for Details

920 21st St, Lewiston, ID 83501

- Drive-Thru
- Ample On-Site Parking
- Potential Pylon Signage Opportunity
- Great location along 21st Street
- Across the Street from Albertsons

KAREN BUSTEED

Senior Vice President | Licensed in OR
503-380-8448 | kbusteed@capacitycommercial.com

KEVIN CREMER

Licensed in CO, MT, WA, & ID
406-281-4925 | kevin.cremer@jll.com



**FOR
SUBLEASE**



PROPERTY DETAILS

Address	920 21st St, Lewiston, ID 83501
Available Space	3,955 SF
Lease Rate	Call for Details
Use Type	Retail, Service, Restaurant
Sublease with Expiration	03/31/2038
Availability	Now
Space Condition	2nd-Generation Restaurant
Zoning	Regional Commercial Zone C-6 View Online - View Zoning Map

Location Features

- Albertson's Shadow Anchor to Site
- Hard Corner Location
- Main Retail Corridor
- Easy access to Hwy 12. and US Route 95

Nearby Highlights

- Albertsons
- Arby's
- AutoZone
- Harley Davidson
- Jimmy Johns
- McDonalds
- MOD Pizza
- O'Reily Auto Parts
- Petco
- Pizza Hut
- Sharp's Burger Ranch
- Sonic
- Staples
- Starbucks
- Subway
- T-Mobile
- The Home Depot
- TJ Maxx
- Verizon
- Wendy's

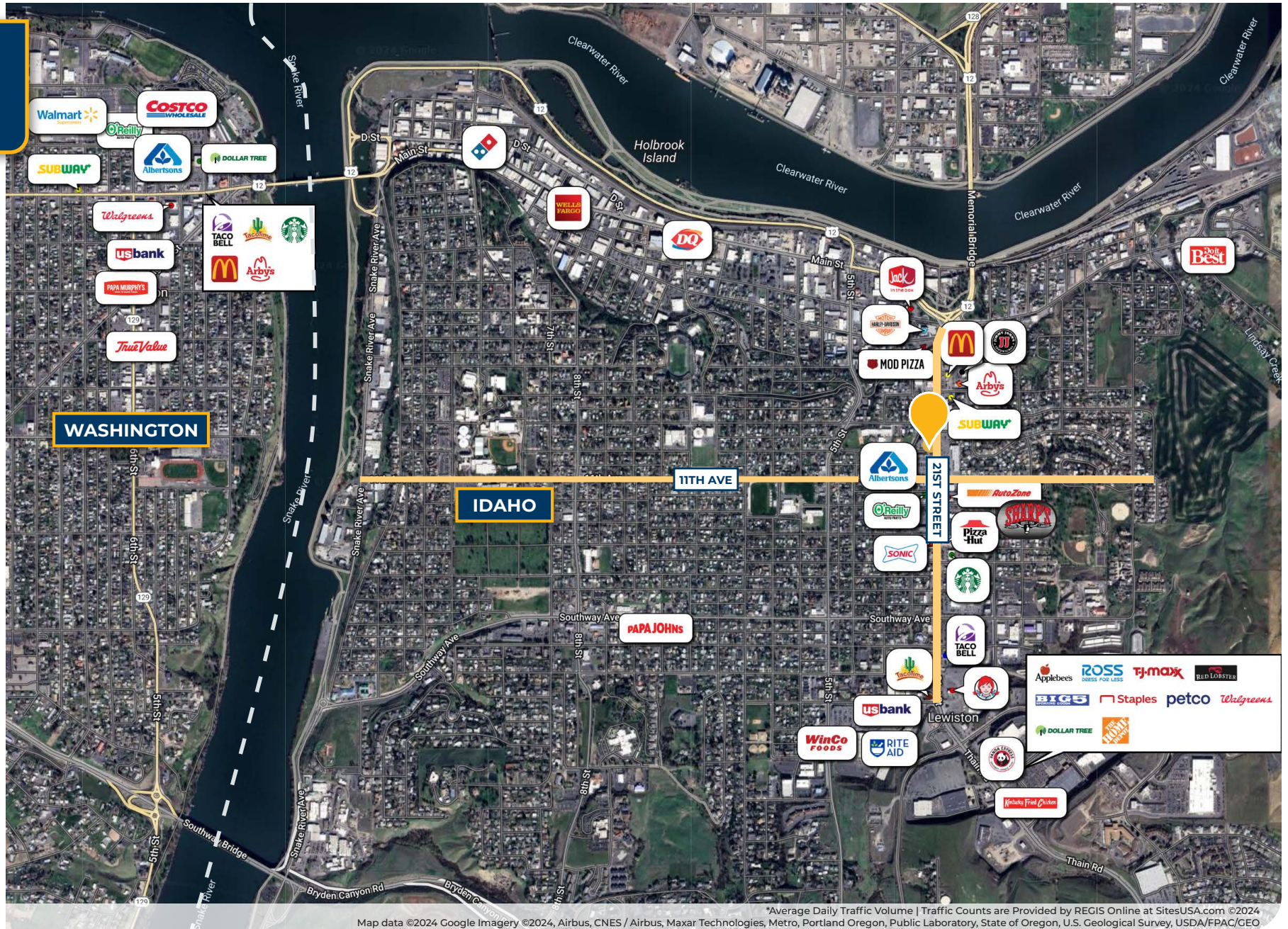
Across the Snake River in WA

- Costco
- Albertsons
- Walmart Supercenter

PROPERTY SUMMARY

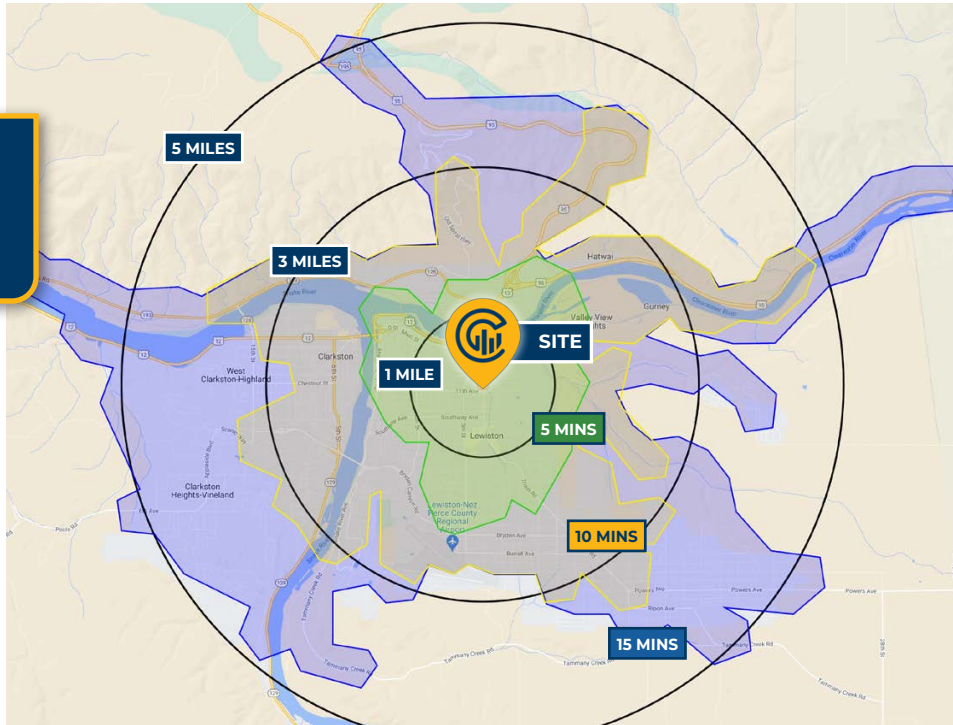


LOCAL AERIAL MAP

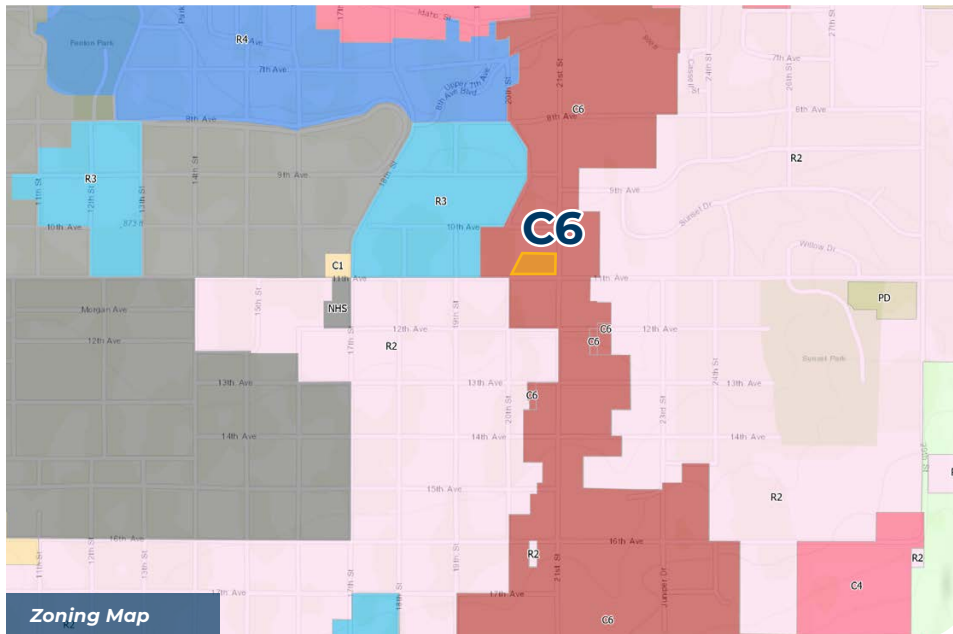




DRIVE TIMES & DEMOGRAPHICS



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Public Laboratory, State of Idaho, U.S. Geological Survey, USDA/FPAC/GEO



Zoning Map

AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	7,077	36,811	57,637
2028 Projected Population	7,751	38,762	60,878
2020 Census Population	6,987	35,146	55,169
2010 Census Population	6,623	33,352	51,984
Projected Annual Growth 2023 to 2028	1.9%	1.1%	1.1%
Historical Annual Growth 2010 to 2023	0.5%	0.8%	0.8%
Households & Income			
2023 Estimated Households	2,939	15,534	24,043
2023 Est. Average HH Income	\$88,682	\$88,005	\$101,115
2023 Est. Median HH Income	\$63,588	\$64,599	\$72,632
2023 Est. Per Capita Income	\$37,041	\$37,443	\$42,399
Businesses			
2023 Est. Total Businesses	465	1,619	2,132
2023 Est. Total Employees	5,488	17,252	21,540

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

Neighborhood Scores



Ratings provided by <https://www.walkscore.com>

KAREN BUSTEED

Senior Vice President | Licensed in OR

503-380-8448 | kbusteed@capacitycommercial.com

KEVIN CREMER

Licensed in CO, MT, WA, & ID

406-281-4925 | kevin.cremer@jll.com



920 21ST STREET, LEWISTON, ID