

12,849 SFT RETAIL SPACE

FOR LEASE-Prime Retail Space

665 E ANDERSON STREET | IDAHO FALLS 83401



Shane Murphy

Principal/Broker
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434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

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HIGHLIGHTS

- Former Cal Ranch & Farm Supply location on the North Side of Idaho Falls.
- Prominent frontage with large street pylon sign.
- Ample on-site customer parking.
- 1 mile from Costco
- City Fiber
- Double Glass Door Vestibule
- Zoning -General Commercial

AVAILABLE SPACE

Retail Floor D	12,849 SF
Lease Rate:	\$12/SF/YR
	NNN

THE PROPERTY

Located on the North side of town, this Class B retail space offers exceptional visibility and convenience. Positioned less than 2 miles from downtown, just 1 mile from the new Costco, and 1 mile from Highway 20, this site ensures strong traffic flow and accessibility. The property is adjacent to Fred Meyer Superstore and benefits from excellent exposure, a high traffic count, and a large street pylon sign for maximum visibility.



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RETAIL FLOOR PHOTOS



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Demographics

665 E. Anderson St., Idaho Falls, ID 83402

	1 Mile	3 Miles	5 Miles
Population	17.7K	94.3K	118.5K
Household Income	\$53.2K	\$68.9K	\$71.2K
Median Age	31	32	32
Number of Employees	13.8K	69.7K	863K



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