PREMIER NEW RETAIL DEVELOPMENT

FOR LEASE

PROPERTY DETAILS

5th Street & Minidoka Avenue NWC
Burley, ID 83318

- New Development Parcel Available
- Proposed Mid-Box Retail Opportunity
  - » 16,050 SF Available
- Estimated Delivery Q2 2026
- Available for Mid Box or Could Consider a Ground Lease
- Adjacent to the Ross Anchored Rivergate Crossing Shopping Center

SURROUNDING TENANTS

Walmart, ROSS DRESS FOR LESS, DOLLAR TREE, ULTA, SHOE DEPT. ENCORE, maurices, Aaron's, BIG DEAL OUTLET, Wilson-Bates

2025 DEMOS

EST. POPULATION
BURLEY CITY » **12,566**
BURLEY MSA » **48,941**

EST. HOUSEHOLDS
BURLEY CITY » **4,368**
BURLEY MSA » **16,932**

EST. AVERAGE HH INCOME
BURLEY CITY » **$91,346**
BURLEY MSA » **$95,498**

NEWMARK MOUNTAIN WEST

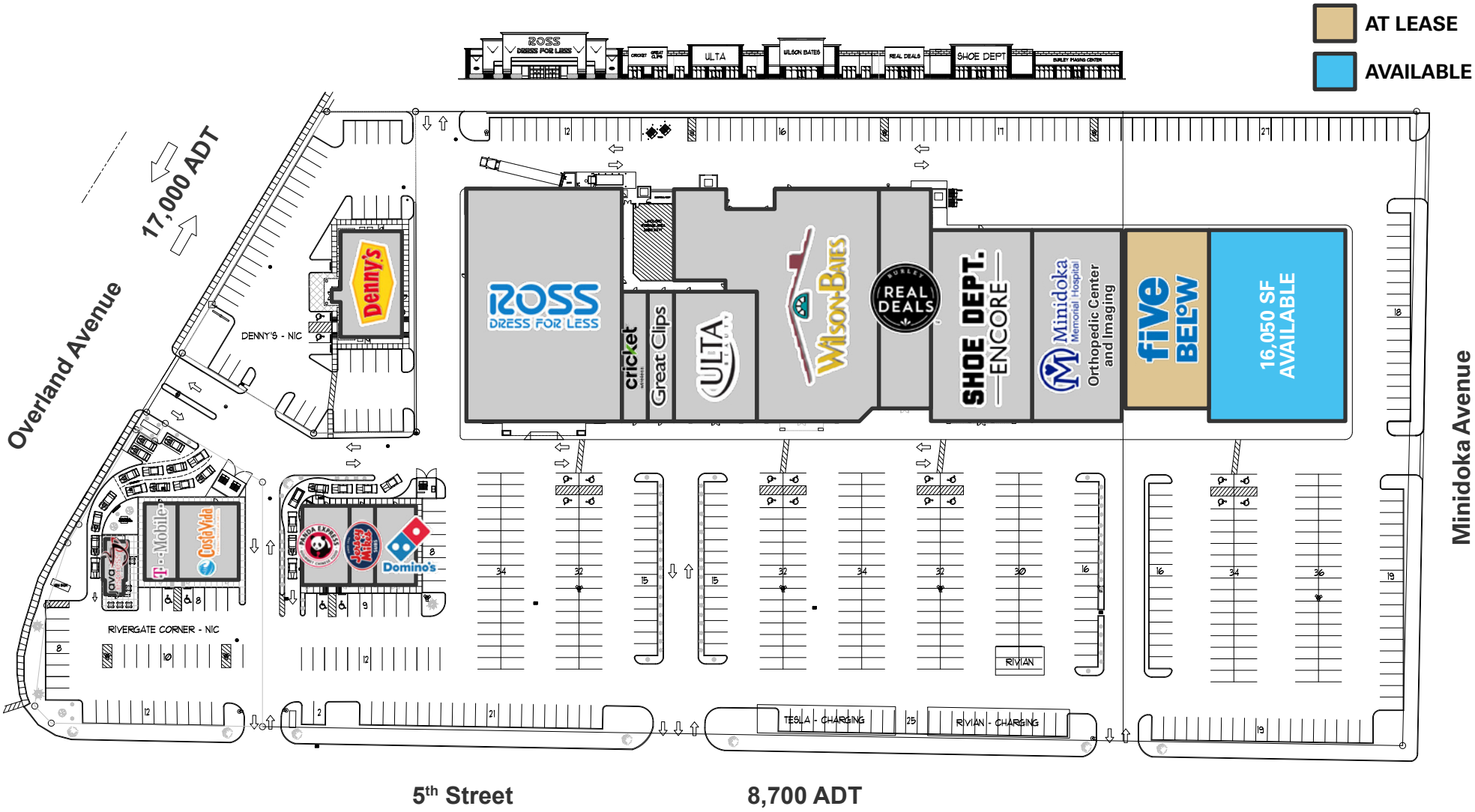
ANDY MOFFITT
amoffitt@newmarkmw.com
direct 801.456.8811
View Profile

JOE COOLEY
jcooley@newmarkmw.com
direct 801.456.8803
View Profile

FULL SERVICE COMMERCIAL REAL ESTATE
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

PROPOSED NEW MID BOX SITE PLAN



NEWMARK MOUNTAIN WEST

ANDY MOFFITT
amoffitt@newmarkmw.com
direct 801.456.8811
View Profile

JOE COOLEY
jcooley@newmarkmw.com
direct 801.456.8803
View Profile

FULL SERVICE COMMERCIAL REAL ESTATE
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

NEWMARK
MOUNTAIN WEST

ANDY MOFFITT
amoffitt@newmarkmw.com
direct 801.456.8811
View Profile

JOE COOLEY
jcooley@newmarkmw.com
direct 801.456.8803
View Profile

FULL SERVICE
COMMERCIAL REAL ESTATE
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

NEWMARK
MOUNTAIN WEST

ANDY MOFFITT
amoffitt@newmarkmw.com
direct 801.456.8811
View Profile

JOE COOLEY
jcooley@newmarkmw.com
direct 801.456.8803
View Profile

FULL SERVICE
COMMERCIAL REAL ESTATE
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.