

# CARL'S JR. SUBLEASE

FOR SUBLEASE



## PROPERTY DETAILS

2310 EAST 17<sup>th</sup> STREET, IDAHO FALLS, ID 83404

- Freestanding fast food restaurant
- 2,500 SF | 0.61 acres
- 20 parking spaces
- Initial lease expiration date: December 30, 2031
- Four five-year options to extend
- Sublease rate: \$144,000 annually (3/2026)
- 10% rate increase every five years

## 2024 DEMOS



### EST. POPULATION

1 MILE » 13,345  
3 MILE » 77,413  
5 MILE » 113,184



### EST. HOUSEHOLDS

1 MILE » 5,347  
3 MILE » 28,211  
5 MILE » 40,373



### EST. AVERAGE HH INCOME

1 MILE » \$90,976  
3 MILE » \$95,972  
5 MILE » \$104,300



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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.



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