

NEW CONSTRUCTION RETAIL & OFFICE FOR LEASE OR BTS | PAD SITES AVAILABLE FOR SALE

TOK

ORCHARD PARK RETAIL CENTER

2095 S. HOLMES AVENUE, IDAHO FALLS, ID 83401

COMMERCIAL



MULTIFAMILY DEVELOPMENT

HOLMES AVE

25TH ST

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HIGHLIGHTS

- Prime infill retail development adjacent to Home Depot, Albertsons and Sam's Club.
- Signalized hard corner - pads and shop space available.
- Zoned for retail, hotel or offices - will build-to-suit.
- Strong residential area, surrounded by rooftops and adjacent to new multi-family project.
- High income demographic area.

DETAILS

FOR LEASE

SPACE	SIZE	RATE
Retail	1,200 - 15,000 SF	Contact Agent
Office	5,000 - 60,000 SF	Contact Agent

FOR SALE

Pad Sites	0.5 - 1.5 Acres	Contact Agent
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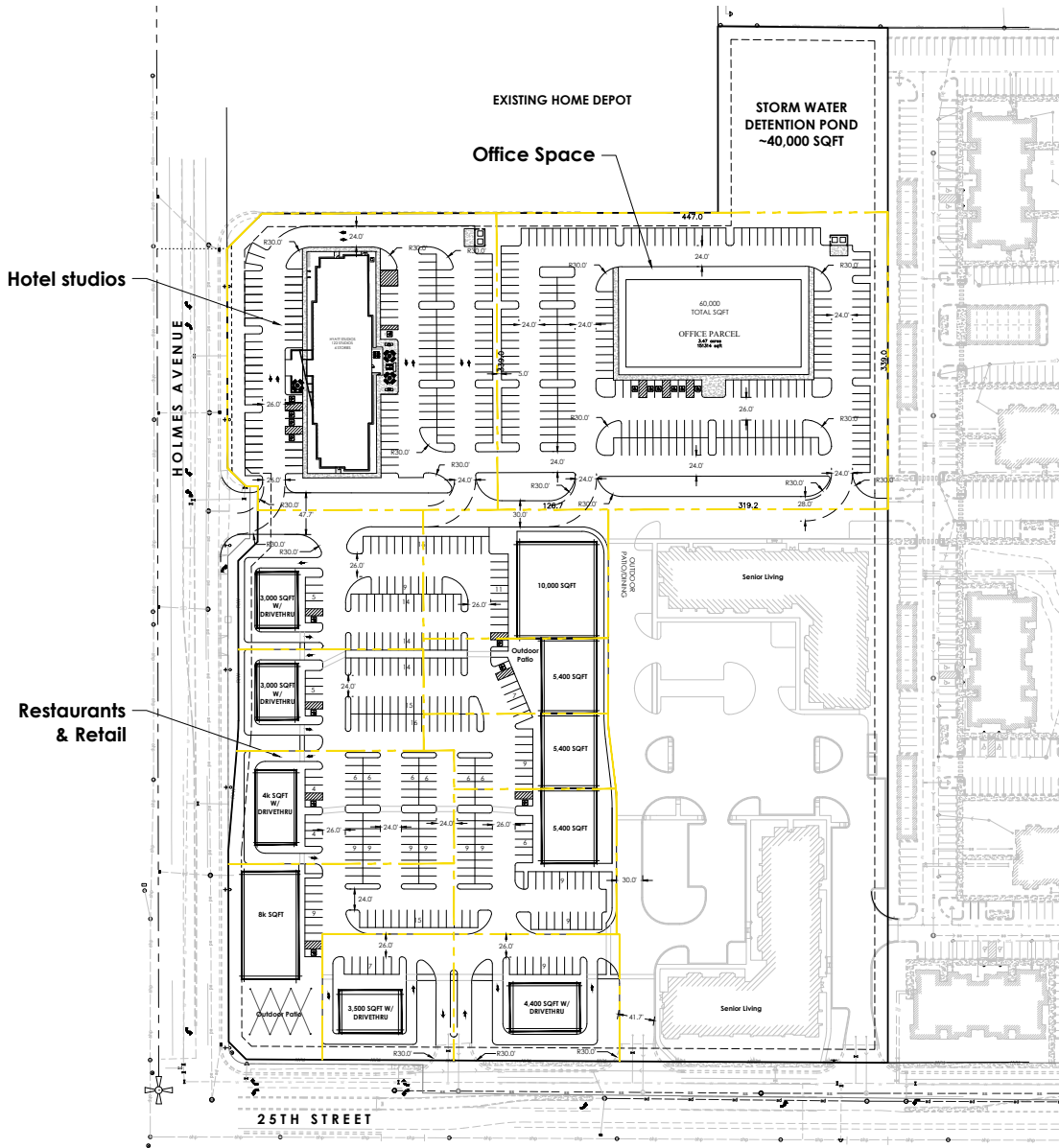
LEASE TYPE: NNN **ZONING:** LC, Limited Commercial

UPDATED: 6.21.2024

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RETAIL | OFFICE | COMMERCIAL PADS



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Logos for various businesses: The Home Depot, gendall, Taco Bell, McDonald's, Albertsons, Starbucks, O'Reilly Auto Parts, Sam's Club, GNC Live Well, Kentucky Fried Chicken, Exxon, Les Schwab Tires, and Dutch Bros.

MULTIFAMILY DEVELOPMENT

SITE

COMMUNITY PARK

E 17TH ST

HOLMES AVE

37,999 VPD



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I-15 / VETERAN'S MEM. HWY

HWY 20

NORTHGATE MILE / HWY 26

LINCOLN RD

1ST ST

E 17TH ST

SITE

HOLMES AVE

SUNNYSIDE RD

HITT RD / S25TH E

SANDCREEK COMMONS

SUBWAY **DOLLAR TREE** **TACO BELL**
NATURAL GROCES **Exxon** **HARBOR FREIGHT**
LOWE'S **ALBERTSON'S** **McKee's Fine Oils**
McDonald's **Costa** **Aspen Wholes**

Arby's **BURGER KING** **Wendy's** **Autogen** **Red Robin**
Pizza Hut **Libco Caseros** **DOLLAR TREE** **Michaels** **Carls Jr.**
DOWNEAST

GRAND TETON MALL
Buckle **GREASE MONKEY** **COTTON ON**
ROSS **DOWNEAST** **TORRID**
Perkins **JCPenney** **Dillard's**
SUBWAY **PLACE** **JOANN** **maurices**
AERPOSTALE **PAC SUN** **AMERICAN EAGLE**
VICTORIA'S SECRET **OLD NAVY** **rue21** **PETSMART**

PAPA JOHN'S **MAVERIK** **Jiffy Lube**
FAMILY DOLLAR **SUBWAY**

GROCERY 24/7 **noodles** **DISCOUNT TIRE**
Walmart **WALMART SUPERCENTERS** **ANYTIME FITNESS**
SUBWAY **WALMART** **Walmart**
target **McDonald's** **Sonic Drive In** **BIG O TIRES**
Staples **ABRAMS** **ACE**
TEXACO **PIA'S WEARHOUSE**

CostaVita **CLUB PILATES** **MOD PIZZA**
MOD PIZZA **Jiffy Lube** **LAQUINTA**
Carina's **Cafe Rio** **TJ-MAXX** **KOHL'S**
EDWARDS THEATRES **TACO BELL** **Champion** **IHOP**

Broulim's **petco** **HOBBY LOBBY**
Carlson's **QUICK COPY** **DO** **FAB**

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DEMOGRAPHICS | 3-5-10 MIN. DRIVE TIMES

POPULATION	3 MIN	5 MIN	10 MIN
2024 Est. Population	15,185	31,012	69,363
2029 Projected Population	16,130	33,320	74,618
Historic 10 Year Growth	0.5%	1.0%	1.1%

HOUSEHOLDS	3 MIN	5 MIN	10 MIN
2024 Est. Households	5,729	11,910	26,511
2029 Projected Households	6,266	13,135	29,299
Historic 13 Year Growth	1.1%	1.4%	1.8%

INCOME	3 MIN	5 MIN	10 MIN
2024 Average HH Income	\$115,274	\$99,485	\$93,569
2029 Per Capita Income	\$110,221	\$94,349	\$88,594
Historic Annual Change (12 Yr)	3.5%	3.0%	3.4%

WORK FORCE	3 MIN	5 MIN	10 MIN
2024 Total Businesses	441	1,214	3,779
2024 Total Employees	3,462	10,659	36,112
2024 Labor Pool Age >16	7,665	19,155	54,910

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