

FOR SALE | PEPSICO-AFFILIATED TENANT | FRITO LAY FOODS | BRAND NEW 5 YEAR LEASE

2582 14TH N, IDAHO FALLS, ID 83401



Subject Site

N Hitt Rd

14th N

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REAL ESTATE INVESTMENT SERVICES

Executive Summary

This offering presents the opportunity to acquire a single-tenant, net-leased industrial property leased to Rolling Frito-Lay Sales, LP, a wholly owned operating subsidiary of PepsiCo, one of the largest and most creditworthy food and beverage companies globally. The asset provides investors with a secure, passive income stream supported by a nationally recognized tenant. PepsiCo has demonstrated a strong commitment to the location by executing a new five-year lease renewal, extending occupancy through March 31, 2030, and converting the lease structure to a NNN format, materially reducing landlord expense exposure. The lease includes 3.0% annual rent increases, providing built-in income growth and an effective hedge against inflation.

\$ SALE PRICE: \$2,346,600



OFFERING SUMMARY

ADDRESS	2582 14th N, Idaho Falls, ID 83401
TENANT:	Rolling Frito-Lay Sales, LP (PepsiCo subsidiary)
NET OPERATING INCOME:	\$146,664
CAP RATE:	6.25%
LEASE TYPE:	Triple Net (NNN)
RENEWAL TERM:	5 Years
RENT COMMENCEMENT:	April 1, 2025
RENT EXPIRATION:	March 31, 2030
ANNUAL INCREASES:	3.0%
RENEWAL OPTION:	One additional 5-year option at prevailing market rate
BUILDING SIZE:	Approximately 9,700 SF
BUILDING TYPE:	Industrial warehouse / distribution facility
LOT SIZE:	1 acre
PARKING:	Exclusive use for tenant, including loading and service areas



Property Highlights

- ◆ Corporate-backed tenant with national scale.
- ◆ Fresh 5-year lease renewal signaling long-term commitment.
- ◆ NNN structure with 3% annual rent growth.
- ◆ Functional industrial building with excess yard space.
- ◆ Passive, inflation-hedged income stream.
- ◆ Strategically located within the Idaho Falls regional industrial corridor.
- ◆ Strong access to major arterials serving Bonneville County.
- ◆ Established industrial node supporting distribution and service users.
- ◆ Growing regional economy with stable employment drivers.
- ◆ Secure investment, perfect the out of town investor.
- ◆ Idaho Falls was ranked the No. 2 Best-Performing Small City in the nation in the 2026 Milken Institute Best-Performing Cities Report.





COSTCO
WHOLESALE

COSTCO
FUEL

Lincoln
Park

smithrv

N Hitt Rd

Majestic
Auto Body

ACDelco

Revolution Auto
Group

14th N

Subject
Site

Idaho Elite
Gymnastics
- Idaho Falls

G | R



Carpet Mart of Idaho Falls

Carpet Mart of Idaho Falls

ACDelco

Kids' Town

Majestic Auto Body

Dance Tech Academy

Furniture Medic by Knotty Wood Restoration

14th N

Subject Site

Classic Auto Collision Center

Henderson Restoration & Remodeling

Idaho Elite Gymnastics - Idaho Falls

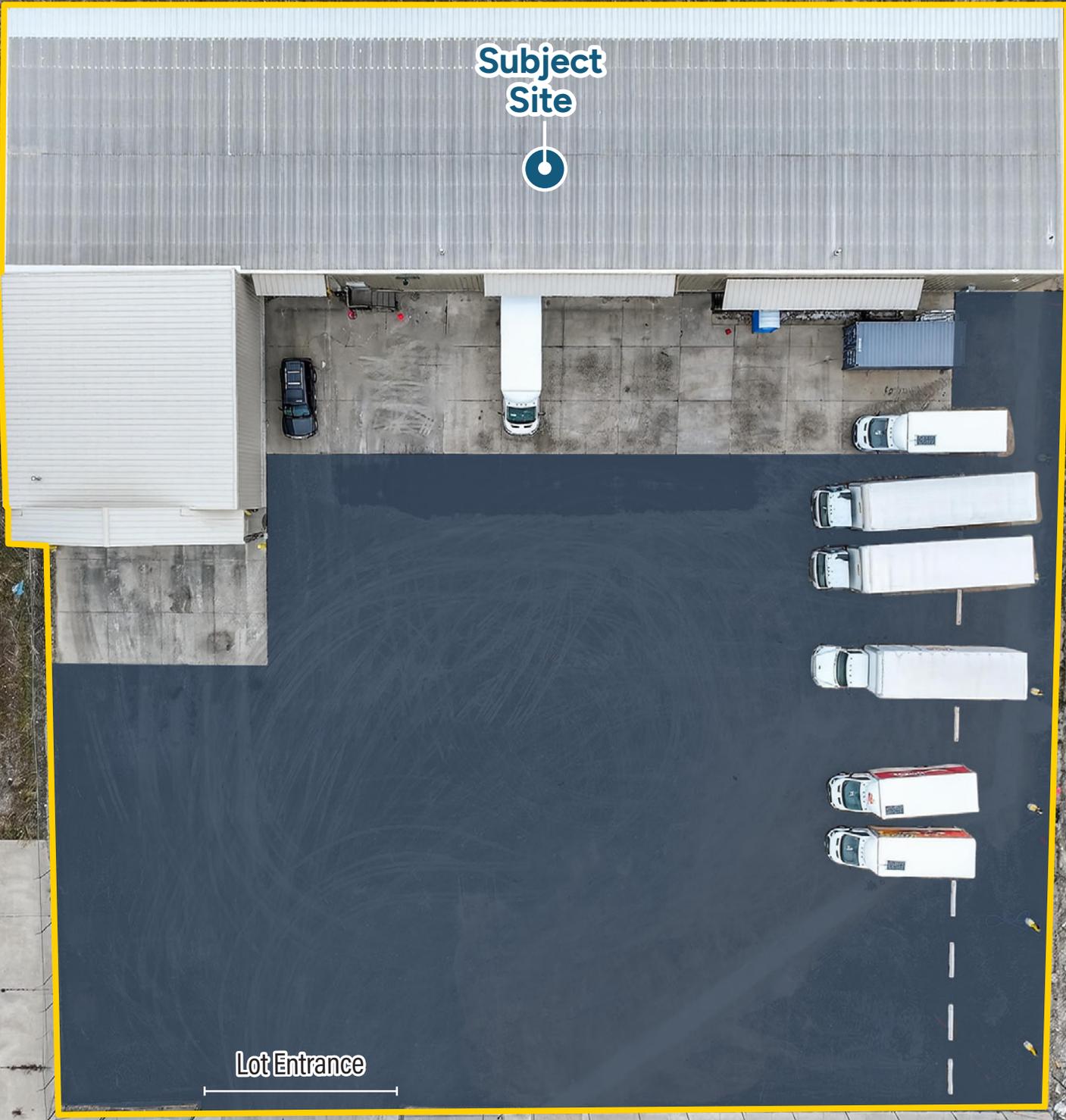
Twin Peaks RV Storage

Powerhouse Coach

Herc Rentals

iJump Trampoline Park

Majestic Service & Repair



Subject Site



Lot Entrance





Subject Site



N Hitt Rd



NEARBY TENANTS

S 2582 14th N (Subject Site)

- 1 Idaho Elite Gymnastics - Idaho Falls
- 2 iJump Trampoline Park
- 3 Ralph Gracie Brazilian jiu-jitsu
- 4 Athlete Project
- 5 Eagle Rock Dance
- 6 The Edge Climbing & Fitness
- 7 Snake River Truss & Components LLC
- 8 Powerhouse Coach
- 9 Zumba With Ashley

- 10 The Dance Bar
- 11 Psychotic Addictions Gym
- 12 Twin Peaks RV Storage
- 13 Beaverdick Defense
- 14 Herc Rentals
- 15 Intermountain Erectors Inc.
- 16 Furniture Medic by Knotty Wood Restoration
- 17 Direct Automotive Distributing
- 18 Courageous Cubs Childcare
- 19 Dance Tech Academy
- 20 Simmons Benefit Group Inc.

- 21 Bonneville Customs
- 22 Drink Factory- Hitt Road Location
- 23 Kids' Town
- 24 Soma Jiu-Jitsu Academy of Idaho Falls
- 25 Majestic Auto Body
- 26 Smith RV
- 27 Costco Gas Station
- 28 Lincoln Park
- 29 Lindsay Truck & Towing
- 30 Costco Wholesale
- 31 Bridgewater Elementary School
- 32 Real Steel

- 33 Fairway 54 Idaho Falls
- 34 Cherry Glass & Aluminum
- 35 Teton Steel
- 36 Grand Peaks Pharmacy
- 37 TMC Contractors Inc
- 38 Lincoln Alternative High School
- 39 McDonald's
- 40 Fit 1
- 41 Elevate Academy East Idaho
- 42 Tobin Restoration Services
- 43 A Pro Plumbing Inc.
- 44 Valley View Granite - Idaho Falls

About Idaho Falls

For the third time in four years, the City of Idaho Falls is once again America's Best-Performing Small City, according to an independent study. The 2024 Milken Institute Best-Performing Cities Index objectively ranks cities on their economic performance. According to the study, Idaho Falls' strong job and wage growth pushed the city to the top of the list in 2021 and 2023. "It's a tremendous honor for Idaho Falls to top the Milken list yet again. This prestigious recognition reflects hard work from talented citizens all throughout our city that has allowed Idaho Falls to continue to be a top location for economic opportunity," said Idaho Falls Mayor Rebecca Casper. "This community has made great strides when it comes to supporting technology and all types of innovation in a cyber-secure environment primarily because we have visionary leaders across all business sectors who look for opportunities to grow, transform and adapt their businesses and services to compete in the 21st century marketplace." The annually published index reflects Idaho Falls' ability to leverage our resources to promote economic growth and provide residents access to essential services and infrastructure needed for success. The index looks closely at job creation, wage growth, and the high-tech sector's output growth.



Idaho Falls, situated in Bonneville County, Idaho, stands as a dynamic and thriving city, proudly serving as the county seat. As the largest city in the state outside of the Boise Metropolitan Area, it has experienced remarkable population growth, boasting a staggering 26% increase between 2010 and 2023. The city's current population of nearly 117,000 within a 5-mile radius of the property underscores its significance and appeal.

Functioning as a crucial transportation gateway to the Northwest, Idaho Falls plays a pivotal role in connecting various regions. The upcoming \$45 million expansion project at the Idaho Falls Regional Airport, located conveniently within 15 minutes from the property, is a testament to the city's commitment to enhancing its infrastructure. This project is poised to further elevate the city's status as a transportation hub, fostering increased connectivity and accessibility.



Idaho Falls holds the esteemed position of being the principal city in the Idaho Falls Metropolitan Statistical Area, contributing significantly to the broader Idaho Falls-Blackfoot-Rexburg region. The city's influence extends beyond its boundaries, supported by robust surrounding demographics, a business-friendly leadership ethos, and a high quality of life that makes it an attractive destination for both residents and businesses alike.



FOR SALE | PEPSICO GUARANTEED TENANT | FRITO LAY FOODS | BRAND NEW 5 YEAR LEASE

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CREDIT TENANT | SECURE INVESTMENT | STNL INDUSTRIAL BUILDING

FOR MORE INFORMATION, PLEASE CONTACT:



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