

FOR LEASE

Class A Restaurant Space in New Development

200 N Main Street, Ketchum, ID 83340



PAUL KENNY

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COMMERCIAL REAL ESTATE

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Paul Kenny & Matt Bogue Commercial is pleased to exclusively market the property located at 200 N Main Street, Ketchum, ID 83340. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you may be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of purchase price, terms, ability to close the transaction, and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, and does not make any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of any projections contained herein.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

PROPERTY SUMMARY

Paul Kenny & Matt Bogue Commercial is pleased to exclusively market this restaurant opportunity for lease in a Class A Development on the corner of Main Street & 2nd Avenue, next to the historic Casino Bar, and across the street from the Sun Valley Culinary Institute.

The restaurant space will occupy the entire ground floor of the Mountain Modern Style development, with residential units on the upper floors. The restaurant will accommodate 75-80 seats in the conceptual configuration, with lower level space for kitchen storage, prep, and office space.

The proposed delivery of the space will include a vanilla shell, with a flooring and lighting allowance, with power, natural gas, water and sewer plumbed and ready for equipment.



PROPERTY HIGHLIGHTS

- Construction to commence Spring, 2025, with estimated completion of Summer, 2026
- Well-located amongst other Main Street Restaurants
- Unrivaled exposure, on the northeast corner of Main Street & 2nd Avenue
- Covered outdoor patio seating
- Well-configured layout with wine bar
- Opportunity for tenant to design prior to completion

PROPERTY DETAILS

ADDRESS 200 N Main Street, Ketchum, ID 83340

SQUARE FOOTAGE 4,096 Square Feet

Main Restaurant Level 2,979 Square Feet

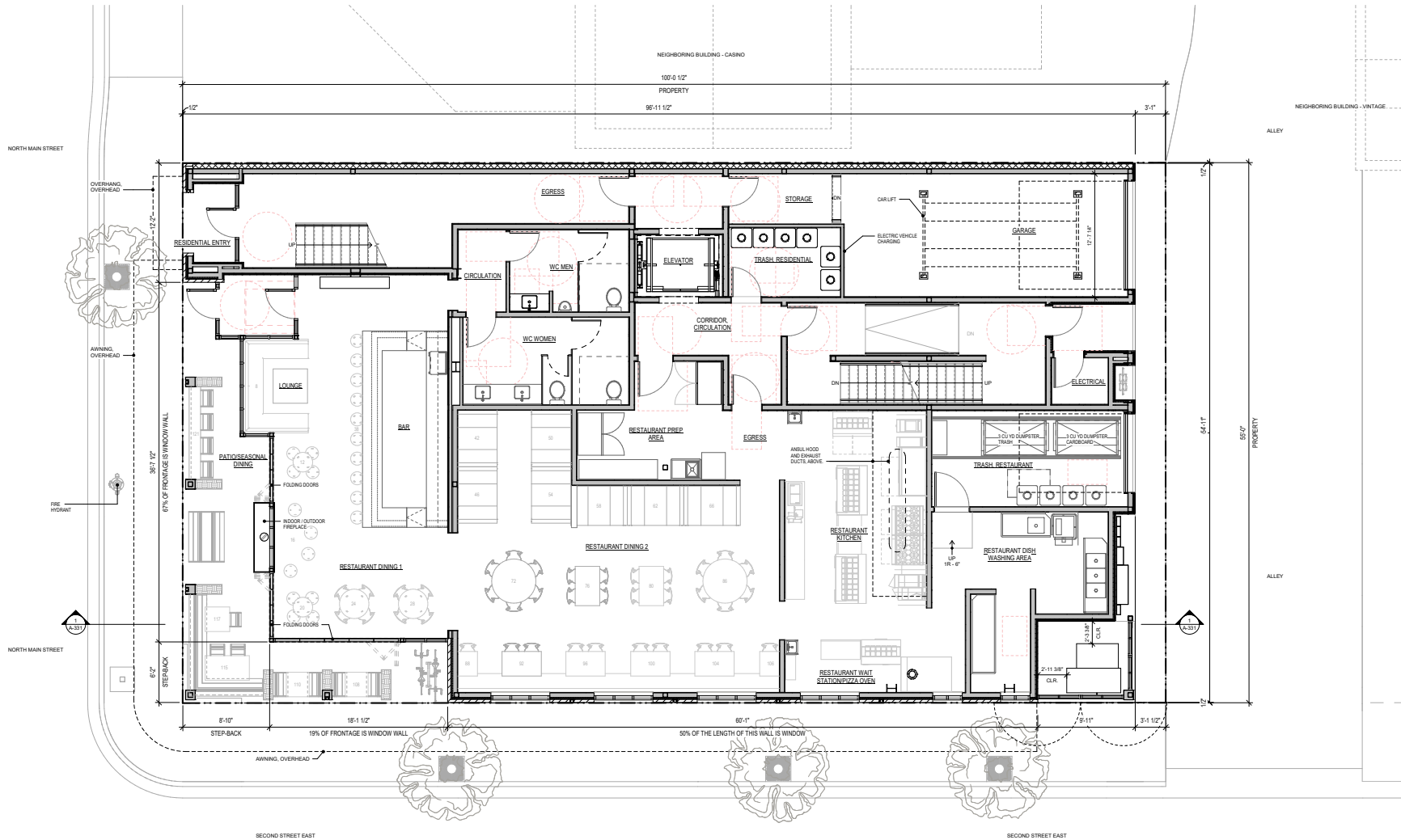
Lower Level Prep/Office 1,117 Square Feet

OFFERING TERMS

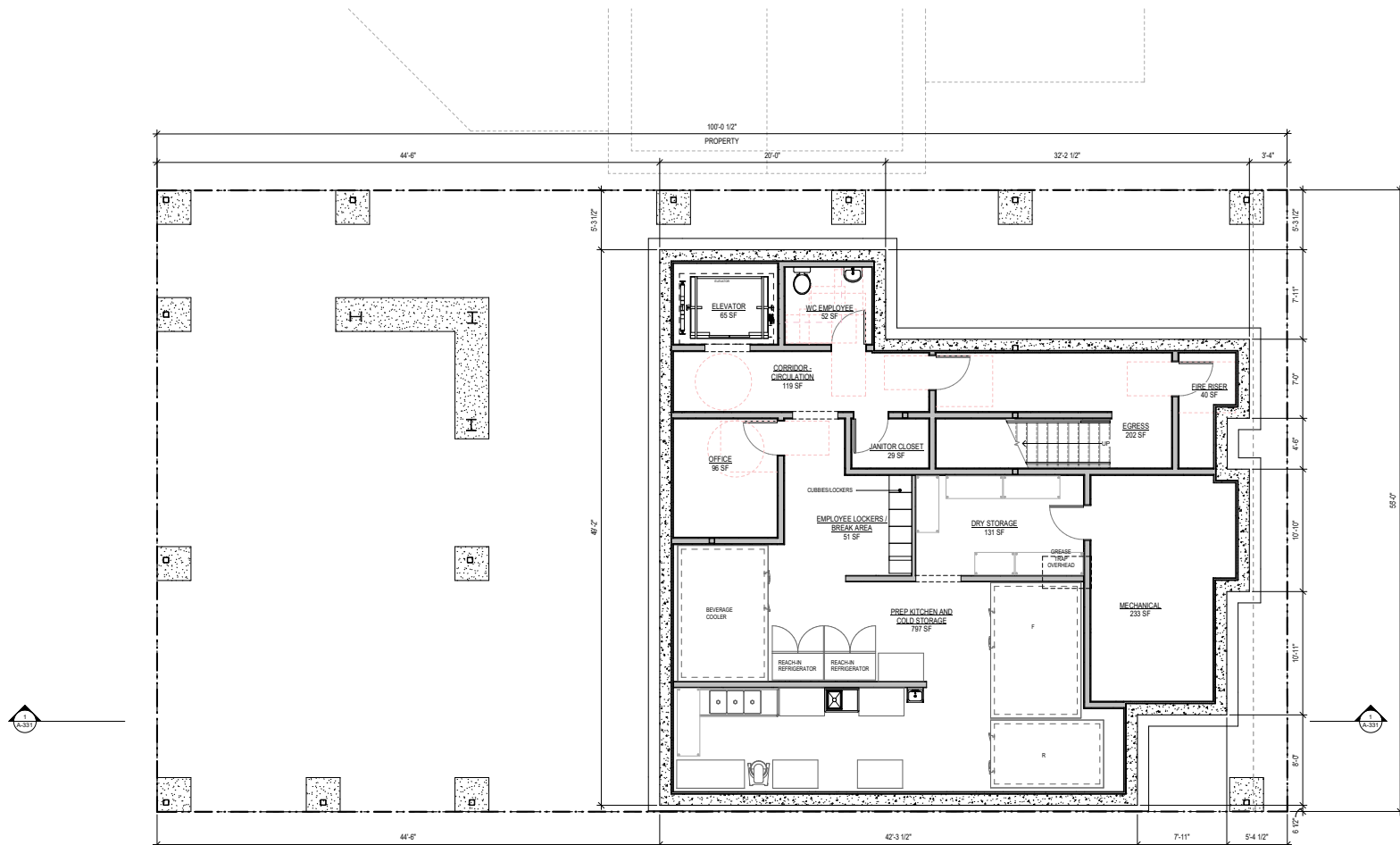
- Base Rent with 8.00% Percentage Rent
- Base Rent: \$8,192/Month (\$2.00 Per Square Foot)
- Percentage Rent: Plus 8.00% of Gross Sales over \$1,228,800
- NNN lease: tenant to reimburse landlord for all operating expenses, and pay directly for utilities, etc.



1ST FLOOR



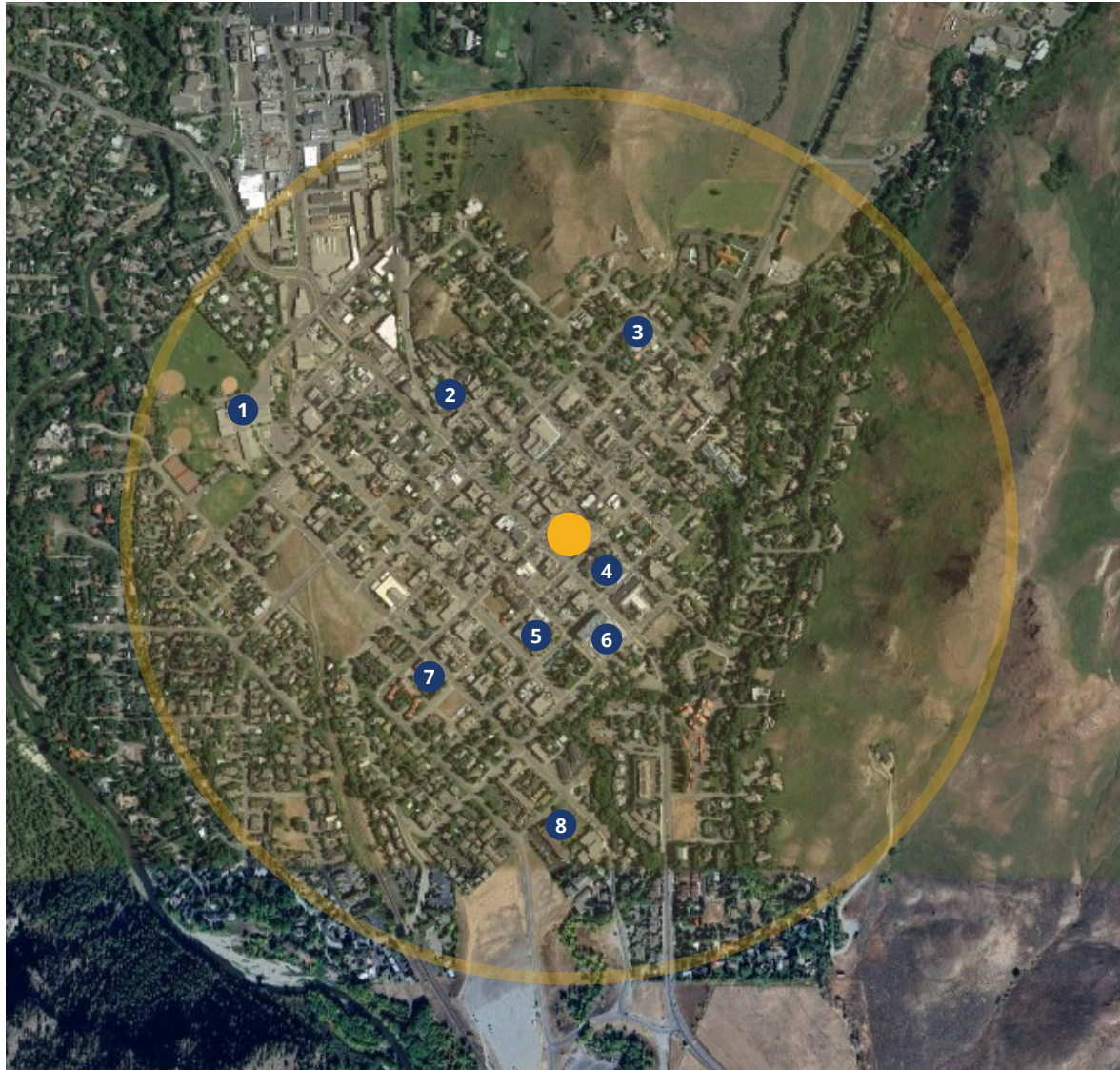
BASEMENT



AERIAL MAP



VICINITY MAP



Nearby Amenities

(±0.5 - MILE RADIUS)

- 1 Ernest Hemingway STEAM School
- 2 Hotel Ketchum
- 3 The Community Library
- 4 Village Market
- 5 Magic Lantern Cinema
- 6 Limelight Hotel
- 7 Pioneer Montessori School
- 8 Best Western Tyrolean Lodge

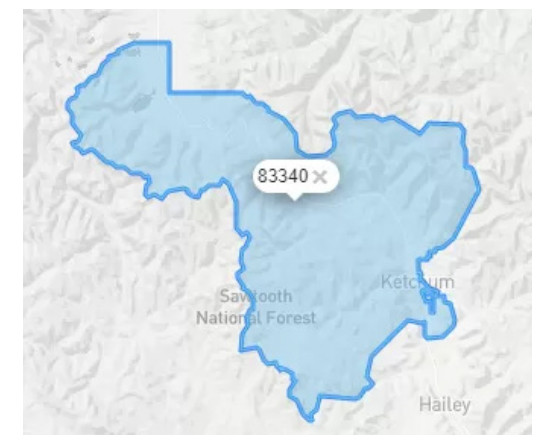


KETCHUM, ID



Established in the late 1800's resulting from a mining boom, the area transitioned into a sheep-shipping center, with Union Pacific Railroad connecting Ketchum to the rest of the US. In the 1930's Sun Valley opened the first chairlift in the world, and the resort became popular with A-list celebrities from Hollywood. Recreation has been the main draw ever since, with world class skiing, fly fishing, golf, and many more activities for residents and visitors alike.

	1 MILE	5 MILES	10 MILES
Population (2010)	1,990	5,589	7,672
Population (2020)	2,440	6,813	9,013
Population (2023)	2,597	7,191	9,457
Population (2028)	2,681	7,418	9,749
Median Age (2023)	46.4	51.3	51.2
Median Household Income (2023)	\$83,756	\$85,753	\$91,515
Median Household Income (2028)	\$89,557	\$93,994	\$101,797
Average Household Income (2023)	\$109,862	\$126,498	\$138,237
Average Household Income (2028)	\$123,578	\$145,723	\$156,942
Total Housing Units (2023)	2,562	7,407	8,779



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We represent clients in all aspects of commercial brokerage, including commercial real estate sales, commercial investment sales, commercial leasing, tenant representation, landlord representation, site selection, retail, office, industrial, land, development, and business brokerage.

We work as a team on every project and assignment, sharing responsibilities and utilizing our complimentary skills to maximize service for every client. This team approach ensures professional attention to detail and ready response to the needs of the client. We take great pride in the high level of dedication and customer service established over the past 25 years.

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