

BTS RETAIL/EVENT/EXECUTIVE OFFICE SPACE FOR LEASE

DOWNTOWN IDAHO FALLS

330 SHOUP AVE, MAIN FLOOR | IDAHO FALLS, ID | 83402



Principal/Broker
208.542.7979 Office
208.521.4564 Cell
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Shane Murphy
434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

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HIGHLIGHTS

- Main floor, formerly US Bank
- Perfect location for a downtown event center with rare, private parking available on the east and west side of the building.
- Large foyer area with windows all along the south and west side of the building.
- 18 Foot ceilings
- On a hard lighted, prime corner downtown Idaho Falls. Great exposure, perfect for any retail opportunity.
- One block away from the Snake River Greenbelt.

AVAILABLE SPACE

Main Level

Retail/Lobby/Common Area	8,369 SF
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Lease Rate	Contact Agent For Pricing
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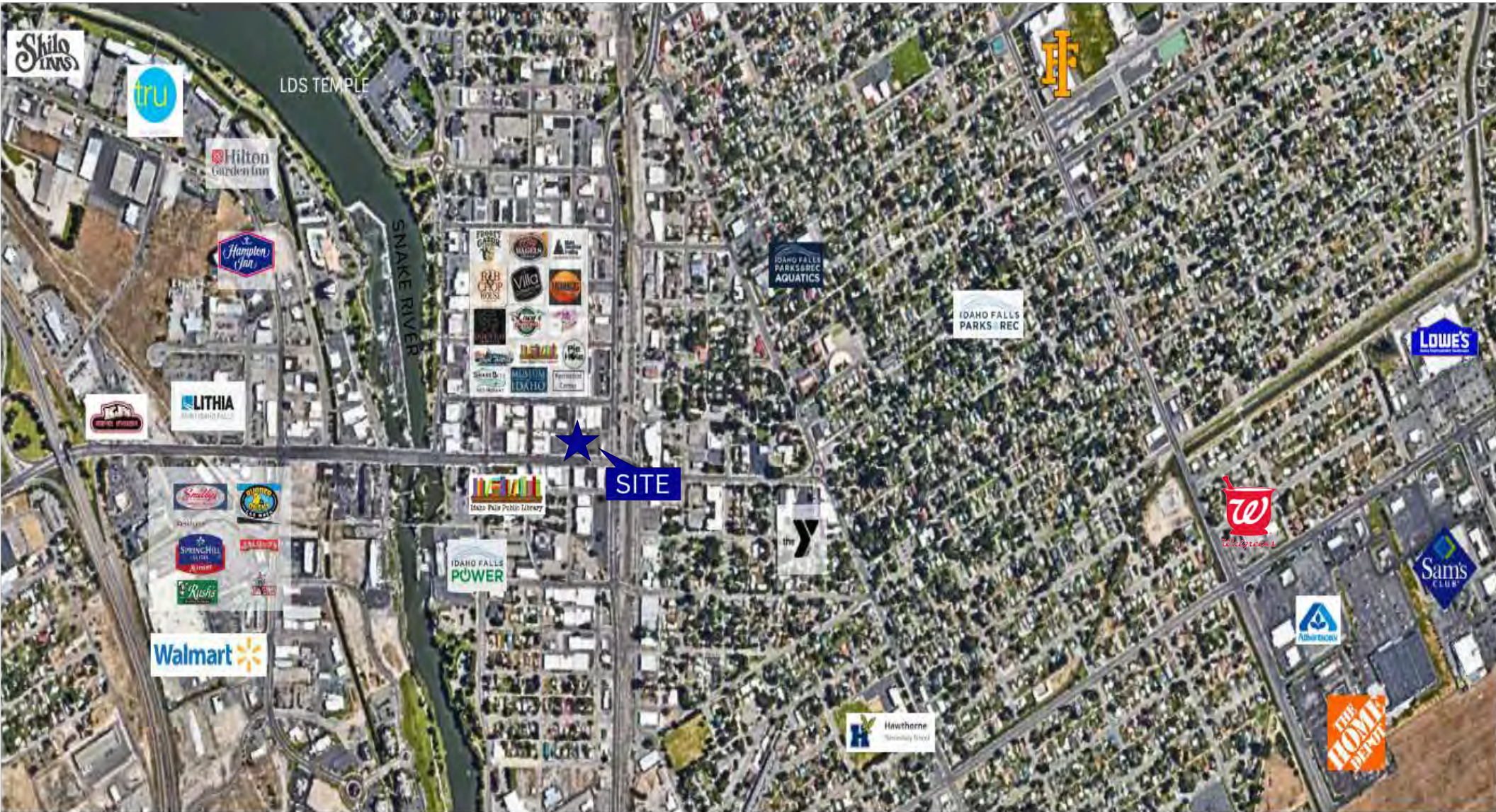
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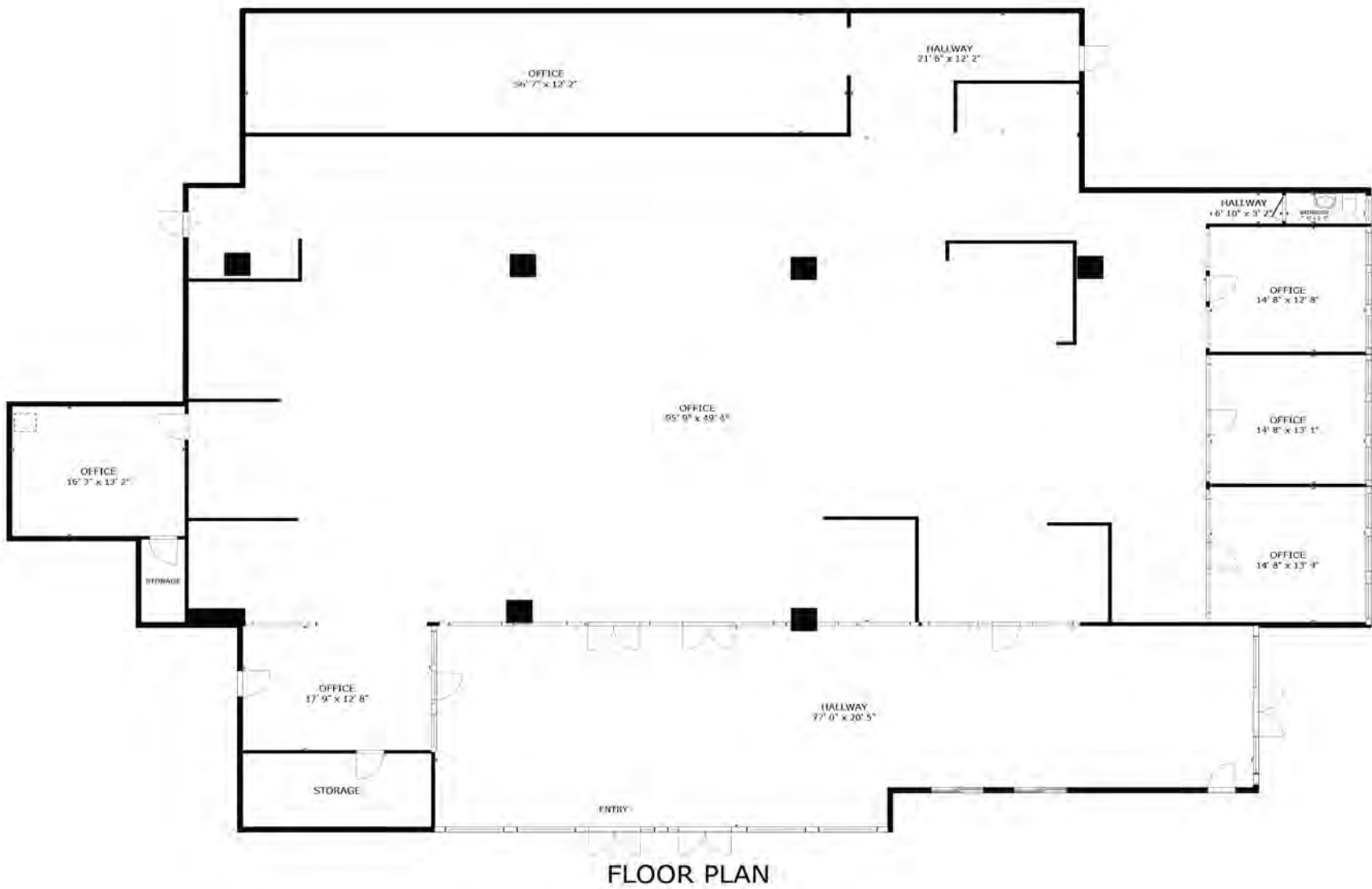
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MAIN LEVEL



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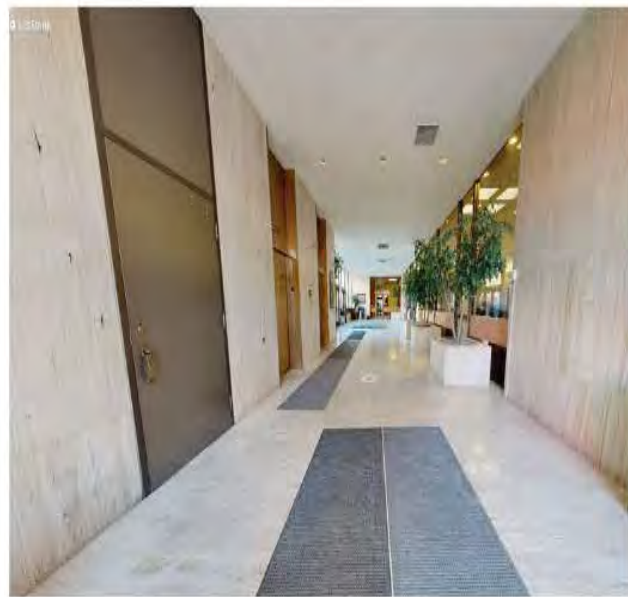
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PHOTOS



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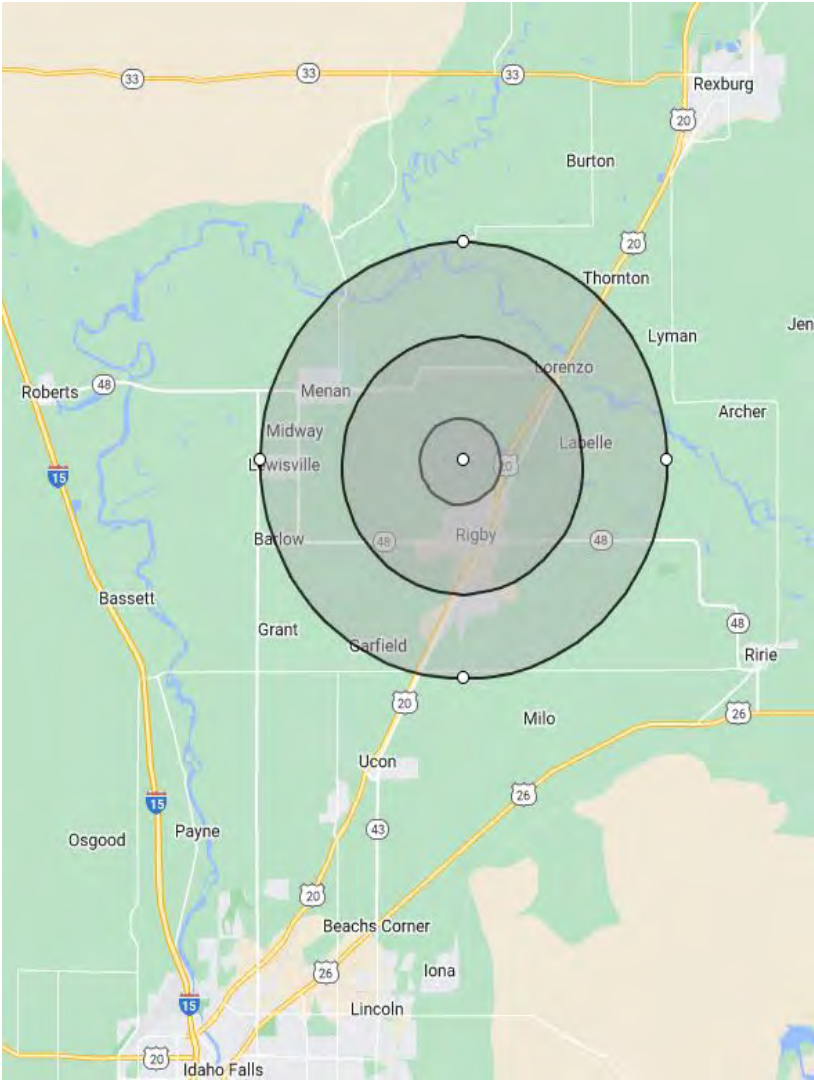
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	541	4,821	19,919
AVERAGE AGE	38.7	32.9	30.5
HOUSEHOLD & INCOME	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS	175	1,497	6,092
AVERAGE INCOME	\$93,374	\$87,548	\$71,082
AVERAGE HOUSE VALUE	\$227,678	\$232,794	\$224,568



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AREA INFORMATION

EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.



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