

Long-Term NNN • Credit Tenant • Strong Cash Flow

68,350 SFT. GOVERNMENT SINGLE TENANT INVESTMENT PROPERTY

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402



See 360° Aerial



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

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Shane Murphy
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P.O. Box 2363
Idaho Falls, ID 83403

PROPERTY OVERVIEW

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OFFERING SUMMARY

Sale Price:	\$10,900,000
Land:	4.88 Acres
Building(s) Size:	68,350 SF
Cap Rate:	6.75%
NOI:	\$732,865
Current Lease:	10 Years
Year Renovated:	2022
Zoning:	HC-1

PROPERTY HIGHLIGHTS

- Climate Controlled Data Room
- City Fiber
- Building meets all Government Specifications
- 200 parking stalls
- Large outside Compound Area
- Adjacent to Hotels, Restaurants, City Center and River Walk Greenbelt
- Directly off Interstate I-15 in the INL Campus District

PROPERTY OVERVIEW

765 Lindsay Blvd.- 32,350 SQ. FT.

- 9,000 sft Two Story Office
- 23,350 sft R&D Center w/31' ceiling height

775 Lindsay Blvd. - 36,000 SQ. FT.

- 6,589 sft Common Area
- 29,411 sft Professional Office Space

Tenant-

- Battelle Energy Alliance
- 8 of the 10 year lease remaining
- Over 4 million dollars of TI's made in 2022, paid by Tenant



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AREA INFORMATION

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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, characterized by impressive Class A office buildings. 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.

TENANT

As one of 17 national labs in the U.S. Department of Energy complex, Idaho National Laboratory is home to more than 5,900 researchers and support staff focused on innovations in nuclear research, renewable energy systems and security solutions that are changing the world. Battelle is the largest independent nonprofit applied science and technology organization in the world.



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From discoveries in advanced nuclear energy to carbon-free energy options and to protecting our nation's most critical infrastructure assets, our talented team at INL is constantly pushing the limits to redefine what's possible.



Battelle oversees approximately 45,000 employees at nine national laboratories. These U.S. Department of Energy and Department of Homeland Security labs deliver unmatched capabilities that drive scientific discovery, inspire innovation and solve what matters most.

As a contract manager of National Laboratories under the Government-Owned Contractor-Operated (GOCO) governance model, Battelle emphasizes the value and relevance of these laboratories. We're successful in our role of lab management because we apply the Battelle philosophy of Simultaneous Excellence™.



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LOCATION OVERVIEW

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PROPERTYPLAT

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SITE AERIAL

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INTERSTATE 15

HIGHWAY 20

LINDSAY BLVD.



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PROPERTYAERIAL

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Idaho Falls
Regional
Airport



Dr

Grandview Dr



Shilo Inn
"Affordable Excellence"



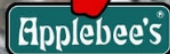
Snake River

N Skyline Dr

N Holmes Ave



SUBJECT
PROPERTY



15



1st St

S Blvd

S Holmes Ave



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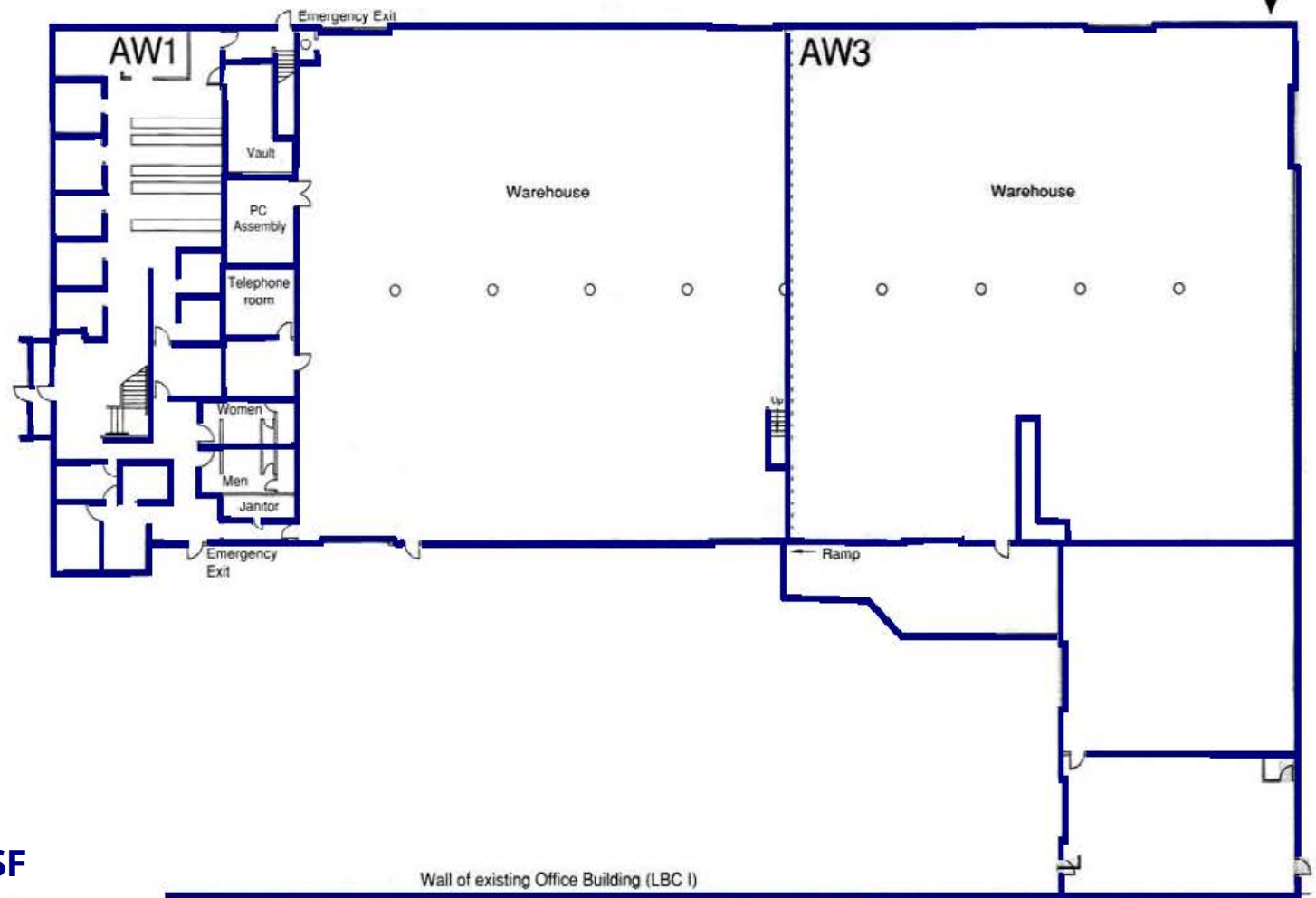
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FLOOR PLAN

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402



2nd Floor Plan



Building Total = 32,350 SF



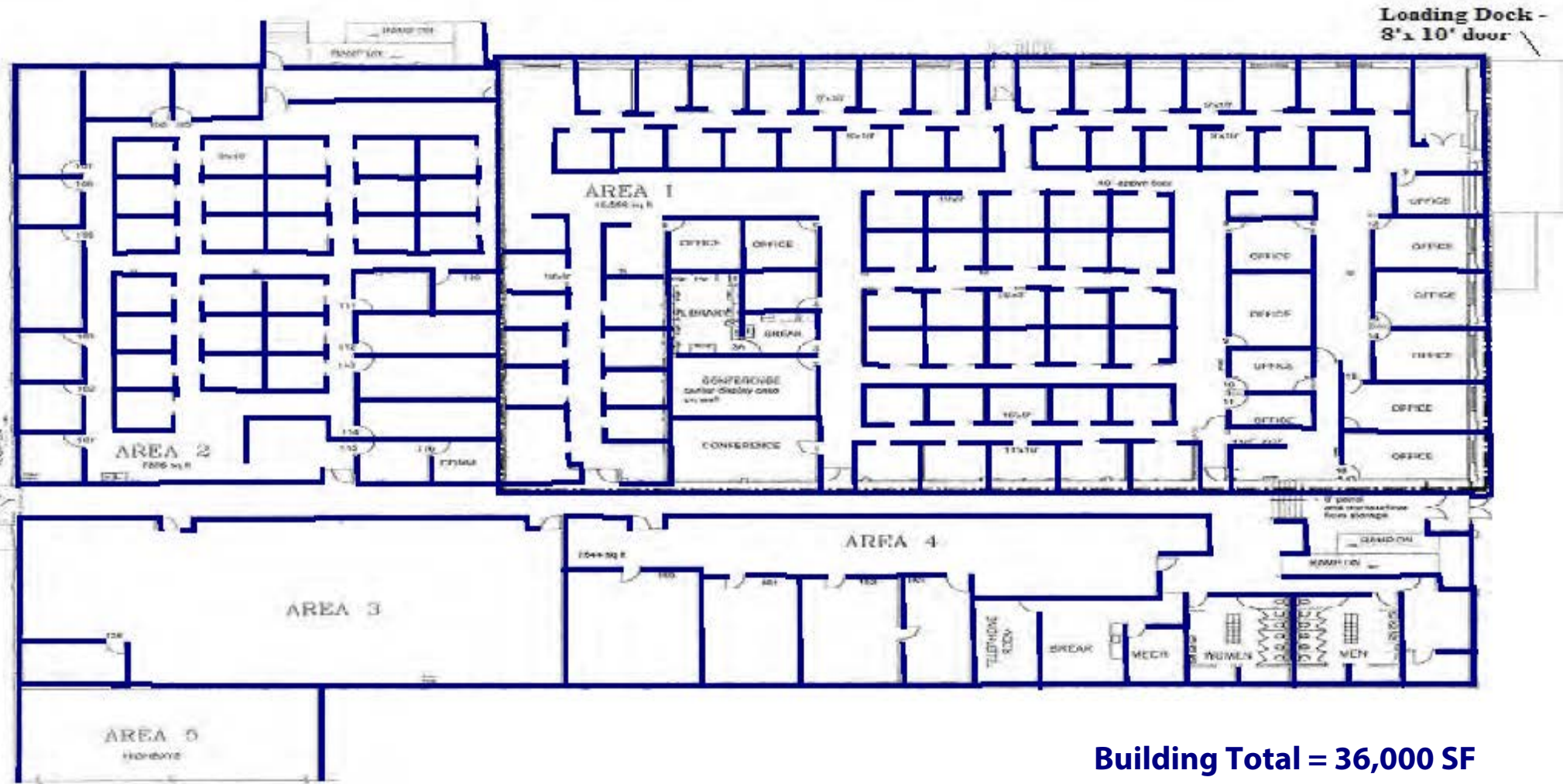
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Building Total = 36,000 SF



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PROPERTY PHOTOS

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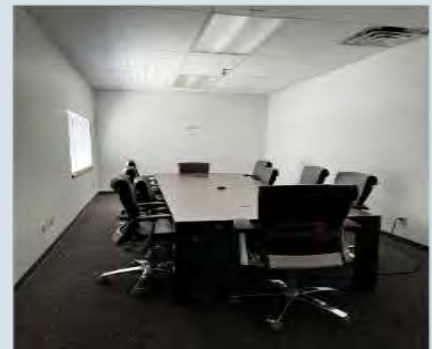
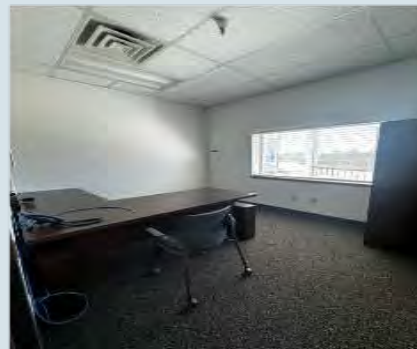
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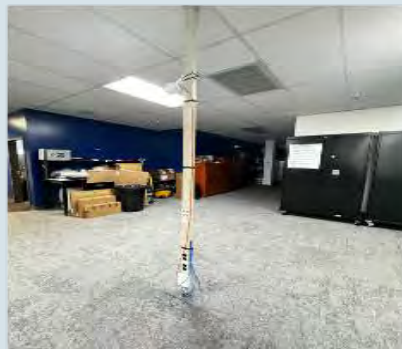
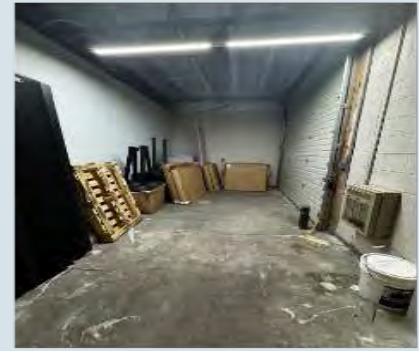
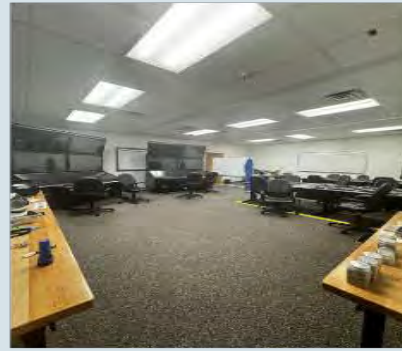
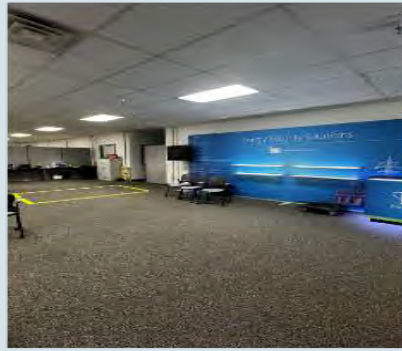


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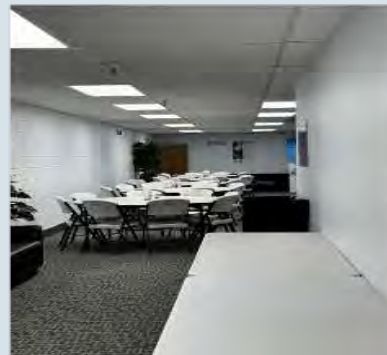


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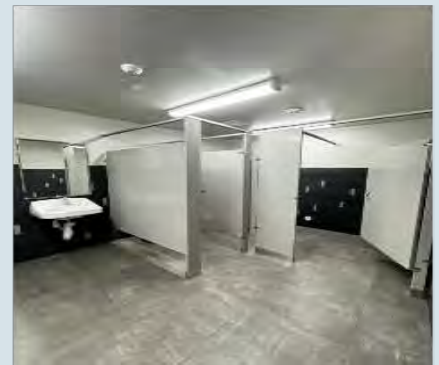
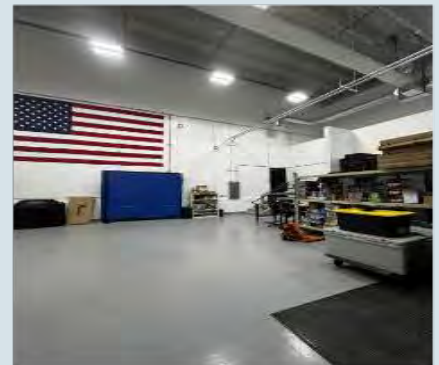


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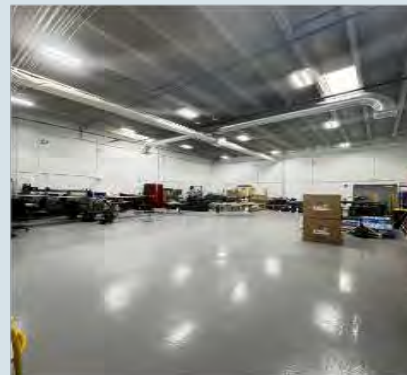


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DEMOGRAPHICS

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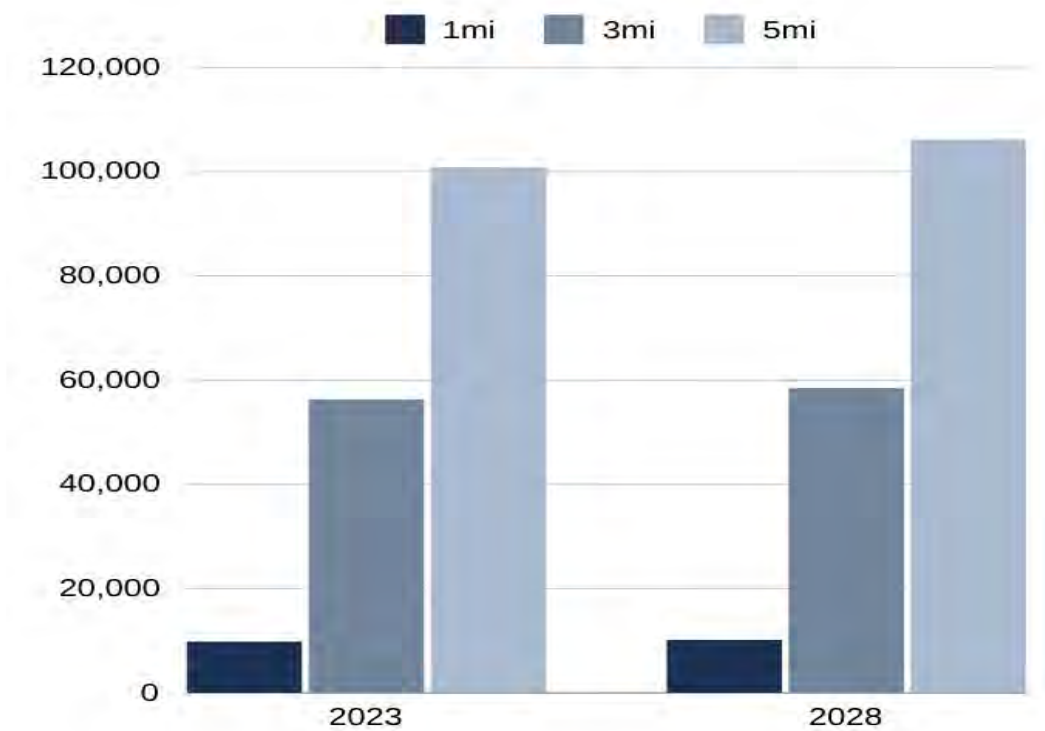
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POPULATION

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Population - 2023



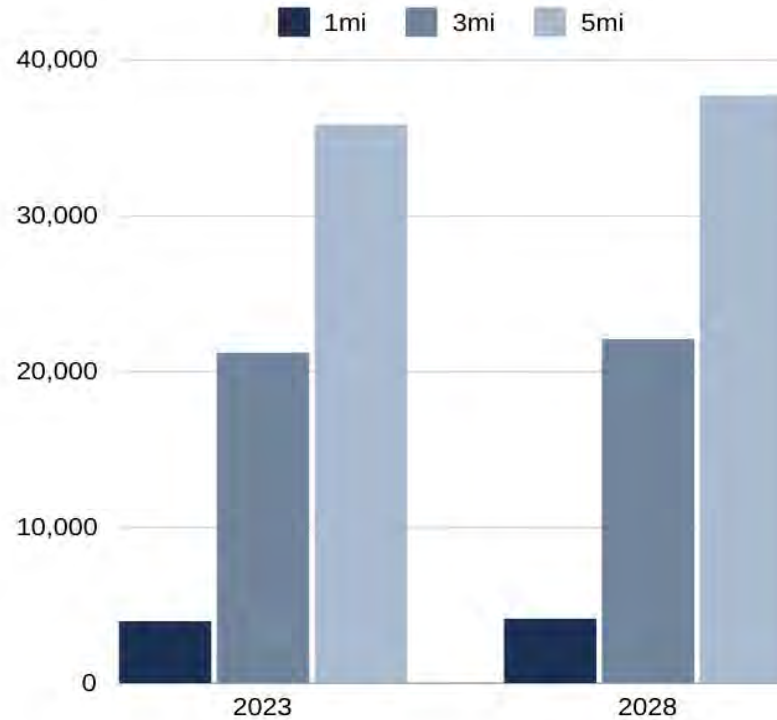
Population - 2023

	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Population	9,875	10,200	56,366	58,554	100,850	106,141
Workday Population	14,847	--	59,434	--	96,335	--
Population Growth: Current to 5YR	--	3.291%	--	3.882%	--	5.246%

HOUSEHOLDS

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402

Households - 2023



Households - 2023

1 miles

3 miles

5 miles

Current

5 Yr Forecast

Current

5 Yr Forecast

Current

5 Yr Forecast

Total Households

4,002

4,154

21,233

22,086

35,869

37,720

Nonfamily Households

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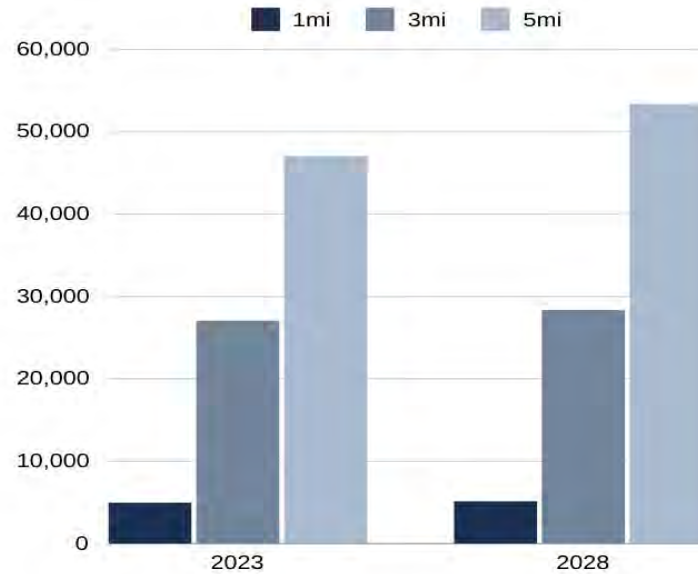
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LABOR FORCE

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Labor Force - 2023



Labor Force - 2023

1 miles

3 miles

5 miles

	Current	5 Yr Forecast
Civilian Labor Force- Employed	4,977	5,156
Civilian Labor Force- Unemployed	212	224
Armed Forces	2	2
Not In Labor Force	2,462	2,569
% Civilian Labor Force Unemployed	4%	4%

	Current	5 Yr Forecast
Civilian Labor Force- Employed	27,090	28,385
Civilian Labor Force- Unemployed	1,032	1,093
Armed Forces	14	16
Not In Labor Force	15,026	15,811
% Civilian Labor Force Unemployed	4%	4%

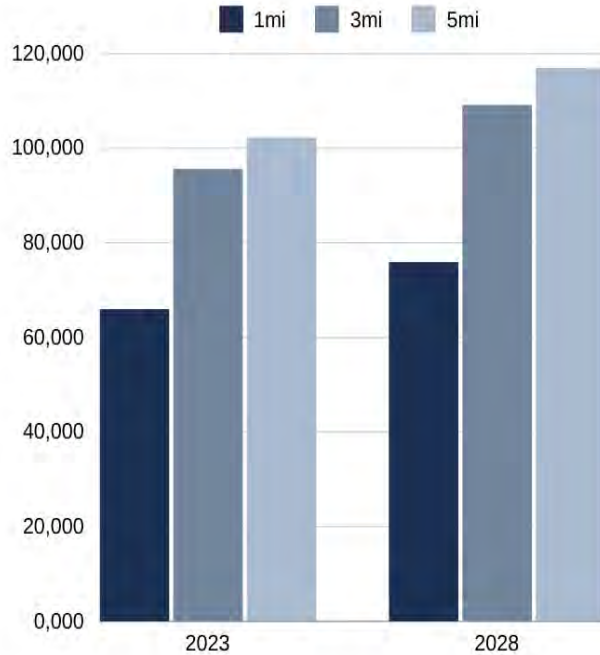
	Current	5 Yr Forecast
Civilian Labor Force- Employed	47,075	50,372
Civilian Labor Force- Unemployed	1,822	1,969
Armed Forces	14	16
Not In Labor Force	26,544	28,435
% Civilian Labor Force Unemployed	4%	4%

	Current	5 Yr Forecast
Civilian Labor Force- Employed	47,075	50,372
Civilian Labor Force- Unemployed	1,822	1,969
Armed Forces	14	16
Not In Labor Force	26,544	28,435
% Civilian Labor Force Unemployed	4%	4%

HOUSEHOLD INCOME

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Household Income - 2023



Household Income - 2023

<\$15,000
\$15,000-\$24,999
\$25,000-\$34,999
\$35,000-\$44,999
\$50,000-\$74,999
\$75,000-\$99,999
\$100,000-\$124,999
\$125,000-\$149,999
\$150,000-\$199,999
\$200,000-\$249,999
\$250,000-\$499,999
\$500,000+
Median Household Income
Average Household Income

1 miles

Current	5 Yr Forecast
451	396
449	395
540	505
496	527
835	805
558	560
258	376
142	198
166	201
61	107
34	64
12	21
\$53.6k	\$60k
\$66k	\$76k

3 miles

Current	5 Yr Forecast
1,597	1,404
1,556	1,376
1,895	1,691
2,884	2,554
4,008	4,043
2,836	2,915
1,925	2,216
1,399	1,615
1,384	1,793
678	965
684	950
378	563
\$73.1k	\$82.8
\$95.7k	\$109.2k

5 miles

Current	5 Yr Forecast
2,464	2,199
2,348	2,091
2,811	2,572
4,439	3,900
6,607	6,534
5,112	5,169
3,511	4,053
2,466	2,940
2,667	3,318
1,396	1,927
1,344	1,945
703	1,072
\$79.5k	\$90.2k
\$102.3k	\$117k



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