

687 BLUE LAKES BLVD. NORTH

TWIN FALLS, IDAHO 83301



For Lease / Retail - Restaurant Space - Join The New MOD Pizza

WE ARE
THE CENTER
OF RETAIL



YOUR SIGN HERE

YOUR SIGN HERE

687 BLUE LAKES BLVD. N.

TWIN FALLS, IDAHO 83301

AVAILABLE

2,200 SF

LEASE RATE

Dependent on Term & Use

FORMER USE

Chipotle Restaurant

PERMITTED USES

Retail Store, Quick Serve & Full Service Restaurant, Home Improvement, Professional Office & more....

HIGHLIGHTS

- Patio Seating Area & Ample Parking
- Located at one of the Busiest Signalized Intersections in South Central Idaho
- Immediate Availability, Contact Agents for Tours

LISTING FEATURES

- Former Chipotle restaurant, fully built-out and move-in ready, contact agents for details
- Part of a newer retail development located near Costco, WinCo, Fred Meyer, Target, Ford Auto Dealership, GMC Dealership, motels/hotels, C3 Call Center, several fast food & sit-down restaurants and more....
- 130 feet of unobstructed frontage on Blue Lakes Boulevard with monument & building signage and full-turn access from Caswell Avenue - 33,000 cars per day
- Property is in an expanding market for commercial and residential type properties and developments, current demographics show a rise in both
- New MOD Pizza now open in the adjacent building within the development



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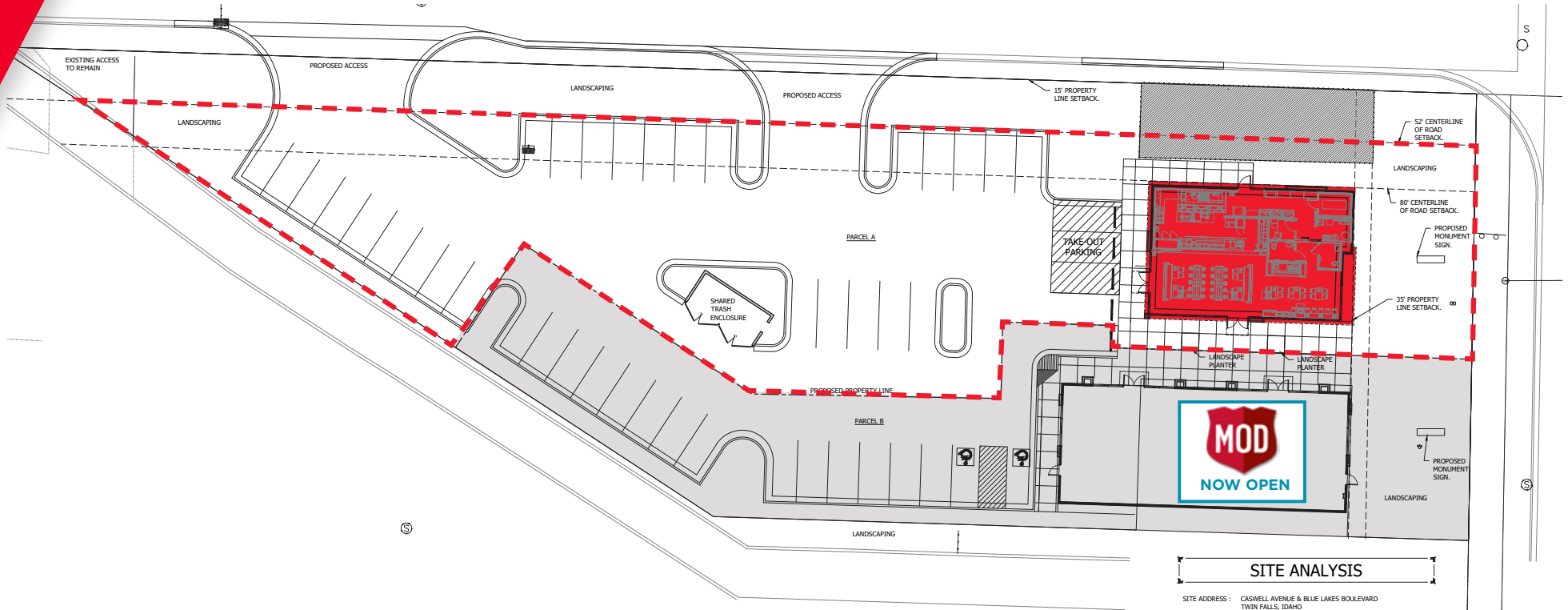
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SITE PLAN
 SCALE: 1"=15'-0"

SITE ANALYSIS

SITE ADDRESS : CASWELL AVENUE & BLUE LAKES BOULEVARD
 TWIN FALLS, IDAHO

JURISDICTION : CITY OF TWIN FALLS

ZONE : C-1 (COMMERCIAL HIGHWAY)
 LAND USE : RESTAURANT (MIXED RETAIL)

SITE AREA : 42,316.19 SQUARE FEET
 .97 ACRES

LANDSCAPING : 10% OF REQUIRED PARKING AREA
 OR
 3% OF TOTAL LAND AREA

PARCEL A:

PARCEL SIZE: 28,986.98 S.F.
 BUILDING AREA : 2,200 SQUARE FEET

PARKING : REQUIRED PROPOSED

RESTAURANT (1/75) 2200/75 = 30 SPACES 30 SPACES

PARCEL B:

PARCEL SIZE: 13,239.21 S.F.
 BUILDING AREA : 2,940 SQUARE FEET

PARKING : REQUIRED PROPOSED

RETAIL (1/250) 2940/250 = 20 SPACES 17 SPACES



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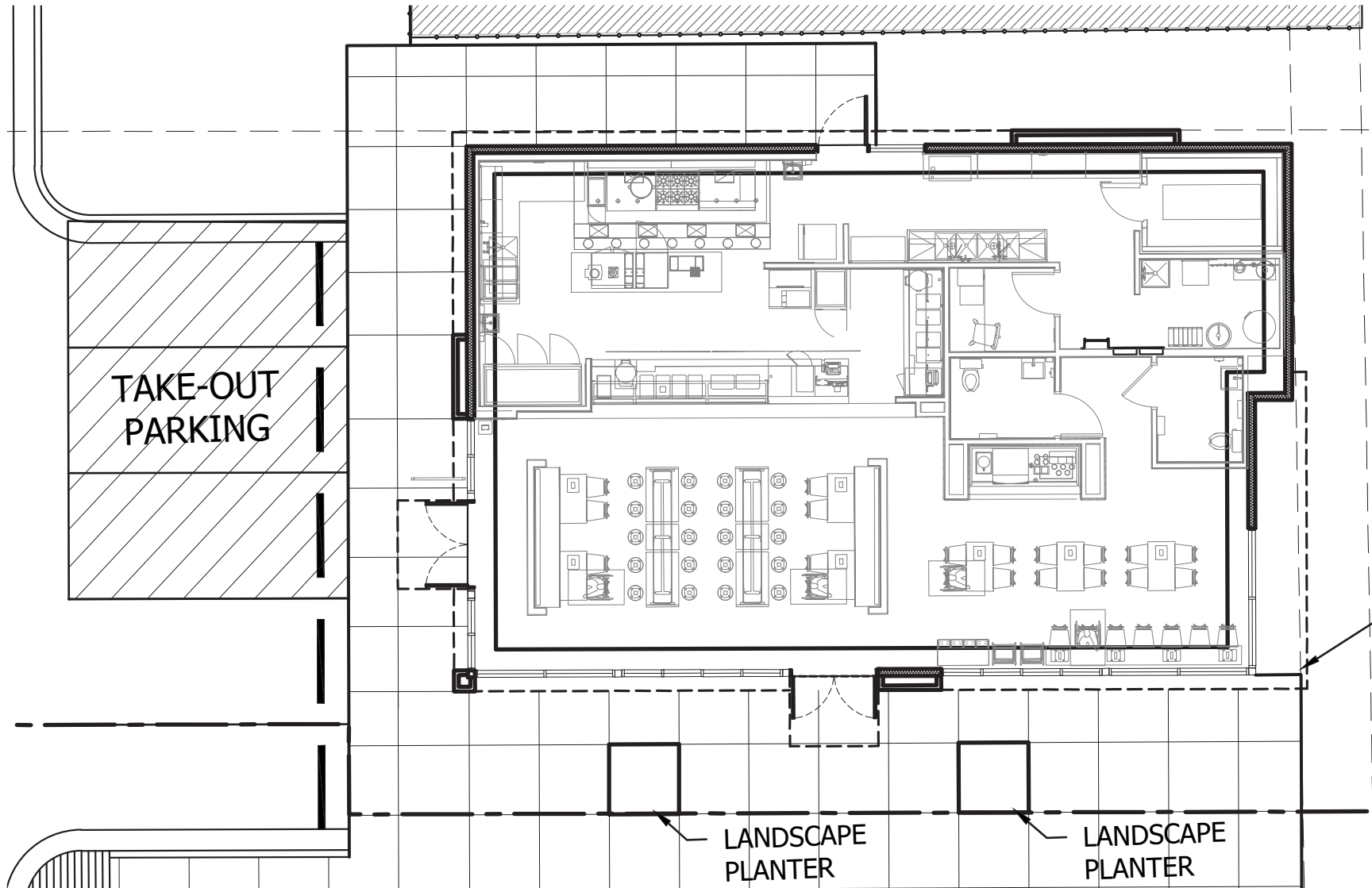
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- LOCATED IN A HIGH GROWTH AREA IN TWIN FALLS -

In the identified area, the current year population is 57,839. In 2010, the Census count in the area was 51,689. The rate of change since 2010 was 1.37% annually. The five-year projection for the population in the area is 62,050 representing a change of 1.42% annually from 2018 to 2023.



| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 11,502 | 35,949 | 41,245 |
| 2010 Population | 11,939 | 43,659 | 51,689 |
| 2018 Population | 12,856 | 48,400 | 57,839 |
| 2023 Population | 13,587 | 51,714 | 62,050 |
| 2000-2010 Annual Rate | 0.37% | 1.96% | 2.28% |
| 2010-2018 Annual Rate | 0.90% | 1.26% | 1.37% |
| 2018-2023 Annual Rate | 1.11% | 1.33% | 1.42% |
| 2018 Male Population | 49.3% | 49.0% | 49.1% |
| 2018 Female Population | 50.7% | 51.0% | 50.9% |
| 2018 Median Age | 34.7 | 34.0 | 34.0 |

| | 1 mile | 3 miles | 5 miles |
|----------------------------|--------|---------|---------|
| Households | | | |
| 2000 Households | 4,508 | 13,739 | 15,648 |
| 2010 Households | 4,680 | 16,599 | 19,469 |
| 2018 Total Households | 5,010 | 18,287 | 21,588 |
| 2023 Total Households | 5,281 | 19,491 | 23,086 |
| 2000-2010 Annual Rate | 0.38% | 1.91% | 2.21% |
| 2010-2018 Annual Rate | 0.83% | 1.18% | 1.26% |
| 2018-2023 Annual Rate | 1.06% | 1.28% | 1.35% |
| 2018 Average Household Siz | 2.51 | 2.60 | 2.64 |

| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|----------|----------|
| Average Household Income | | | |
| 2018 Average Household Income | \$54,971 | \$59,398 | \$60,282 |
| 2023 Average Household Income | \$59,571 | \$65,022 | \$66,048 |
| 2018-2023 Annual Rate | 1.62% | 1.83% | 1.84% |

| Data for all businesses in area | 1 mile | 3 miles | 5 miles |
|--|---------------|----------------|----------------|
| Total Businesses: | 709 | 2,593 | 2,772 |
| Total Employees: | 7,911 | 32,164 | 34,541 |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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