

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



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AVAILABLE

2,200 SF

LEASE RATE

Dependent on Term & Use

FORMER USE

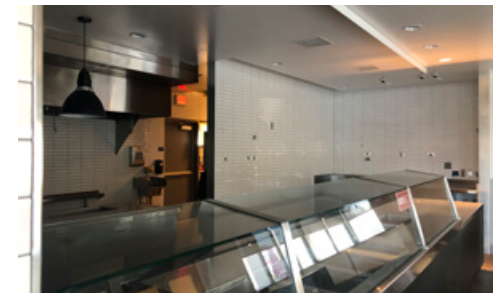
Chipotle Restaurant

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

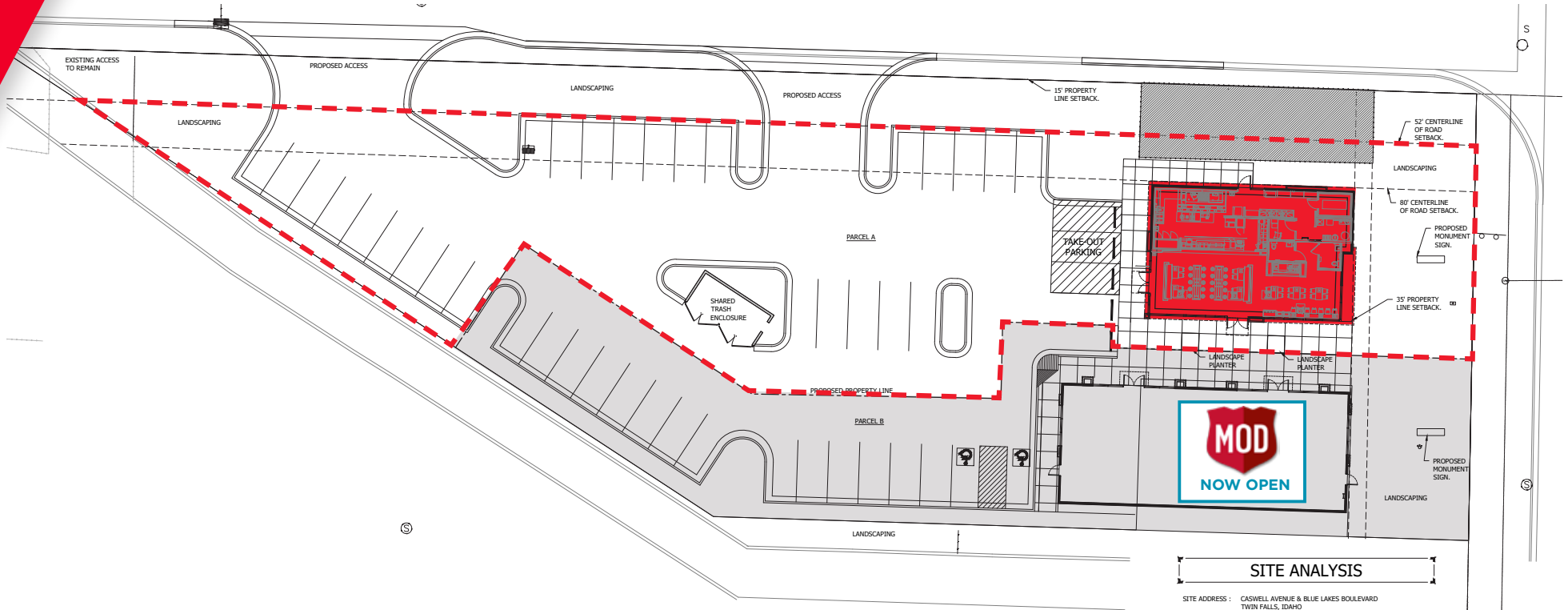


LISTING FEATURES

- 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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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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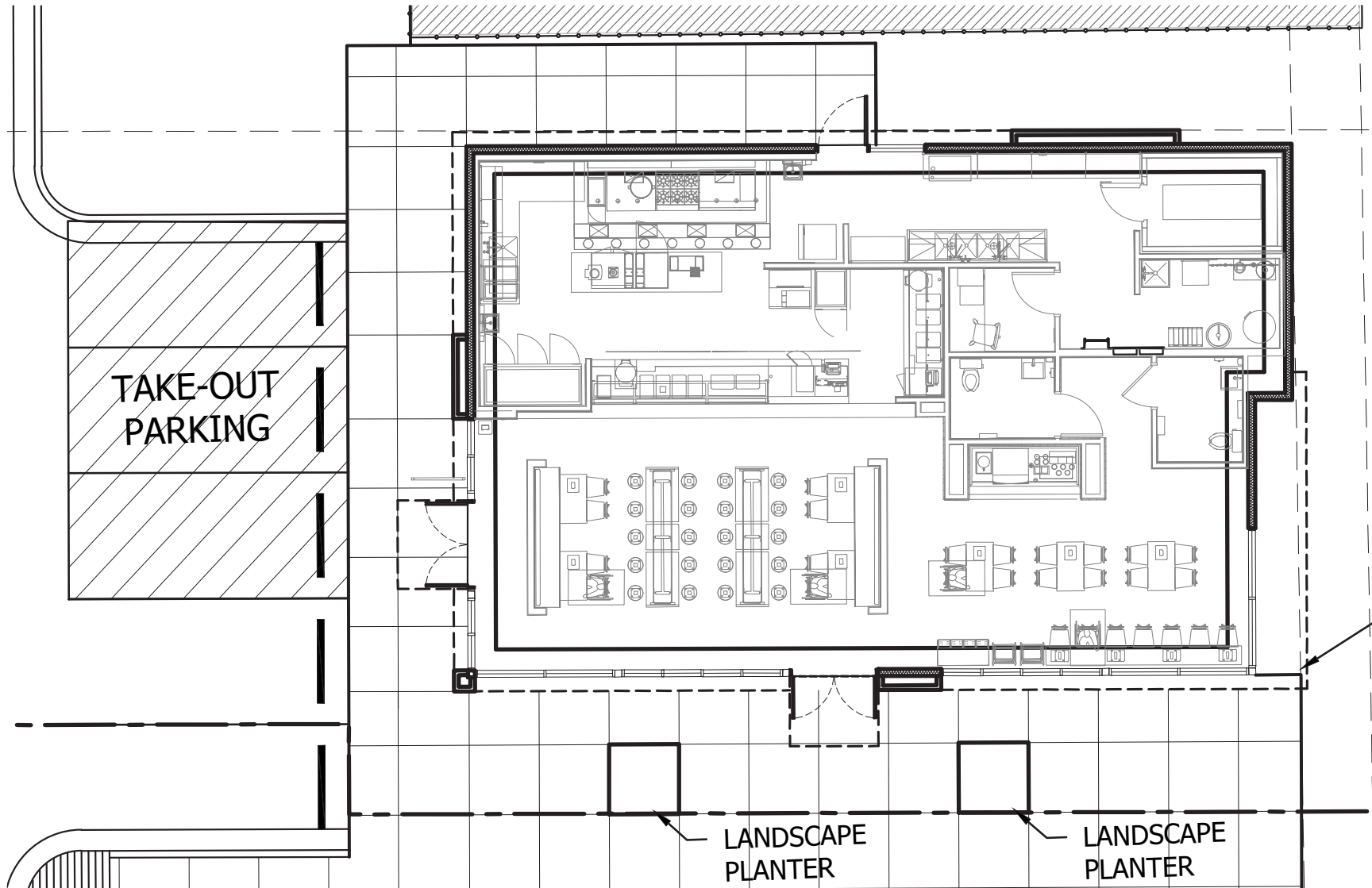
FOODSIGHT BY ALC ARCHITECTURE

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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

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

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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