



Available: 2,200 SF

Price Reduced: ~~\$1,760,000~~ \$1,700,000

Property Highlights

Cap Rate	4.91%
NOI	\$83,600.00
Lease Terms	10 Year Primary Term
Renewal Options	2 - 5 Year Options
Rent Increases	10% Every 5 Years
Lease Expiration	2027
Corporate Lease	Chipotle Mexican Grill of Kansas, LLC
Location	Caswell Ave. & Blue Lakes - a Main Thoroughfare in Twin Falls
Construction Status	Opening August 2017

Listing Features

- Investment Opportunity Located at one of the Busiest Signalized Intersections in South Central Idaho, Blue Lakes and Caswell in Downtown Twin Falls
- Chipotle - Blue Lakes Provides the Opportunity for an Investor to Acquire a Newly Constructed Building while Achieving Stable Cash-Flow Backed by a 10 Year Corporate Lease
- Property is Located to the South of Pole Line Road and has Great Visibility and High Traffic Counts - 36,000 Average Daily Traffic
- Retail Near Site Includes Costco, WinCo, Fred Meyer, Target, Ford Auto Dealership, GMC Dealership, Motels/ Hotels, C3 Call Center, Several Fast Food & Sit-Down Restaurants and more....

[CLICK HERE DOWNLOAD, EXECUTE & RETURN CONFIDENTIALITY AGREEMENT TO RECEIVE OFFERING MEMORANDUM](#)

LeAnn Hume, CCIM, CLS
Senior Director
Retail / Investment Specialist
+1 208 287 8436
leann.hume@paccra.com

Andrea Nilson
Senior Director
Retail / Investment Specialist
+1 208 287 8439
andrea.nilson@paccra.com

Sara Shropshire
Senior Associate
Retail / Investment Specialist
+1 208 287 9494
sara.shropshire@paccra.com

398 South 9th Street, Ste 260
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
paccra.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Opening August 2017



Demographics

	1 Mile	3 Mile	5 Mile
Population	12,247	46,837	55,763
AVG. HH Income	\$51,369	\$55,242	\$56,151
Daytime Population	8,489	34,156	36,152

Traffic Counts

Blue Lakes Boulevard North	36,000 ADT
Falls Avenue	15,000 ADT



LeAnn Hume, CCIM, CLS
Senior Director
Retail / Investment Specialist
+1 208 287 8436
leann.hume@paccra.com

Andrea Nilson
Senior Director
Retail / Investment Specialist
+1 208 287 8439
andrea.nilson@paccra.com

Sara Shropshire
Senior Associate
Retail / Investment Specialist
+1 208 287 9494
sara.shropshire@paccra.com

398 South 9th Street, Ste 260
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
paccra.com


Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

New Chipotle Restaurant

687 Blue Lakes Blvd. North, Twin Falls, Idaho 83301



 Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

LeAnn Hume, CCIM, CLS
Senior Director
Retail / Investment Specialist
+1 208 287 8436
leann.hume@paccra.com

Andrea Nilson
Senior Director
Retail / Investment Specialist
+1 208 287 8439
andrea.nilson@paccra.com

Sara Shropshire
Senior Associate
Retail / Investment Specialist
+1 208 287 9494
sara.shropshire@paccra.com

398 South 9th Street, Ste 260
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
paccra.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.