

# INCOME PRODUCING OWNER/USER OR INVESTMENT OPPORTUNITY FOR SALE OR LEASE

20 NEARING WAY, SMELTERVILLE, ID 83868



**KRIS JACKSON**

801.559.8340 / kris@tokcommercial.com

**TOK** COMMERCIAL  
REAL ESTATE

## FOR LEASE

AVAILABLE	SIZE	LEASE RATE
FORMER GROCERY OUTLET	5,000 - 18,000 SF	NEGOTIABLE

## FOR SALE - FORMER GROCERY OUTLET

AVAILABLE	BLDG SIZE	LOT SIZE	SALE PRICE
FORMER GROCERY OUTLET	18,000 SF	2.14 AC	\$6,480,000

**\$356,400**

**5.5%**

NOI (POTENTIAL)

CAP RATE (POTENTIAL)

## FOR SALE - FORMER GROCERY OUTLET + JITTERZ

AVAILABLE	BLDG SIZE	LOT SIZE	SALE PRICE
FORMER GROCERY OUTLET	18,000 SF	2.14 AC	
JITTERZ (LEASED)	-	0.49 AC	
<b>TOTAL</b>	<b>-</b>	<b>2.63 AC</b>	<b>\$7,500,000</b>

**\$392,400**

**5.50%**

NOI (POTENTIAL)

CAP RATE (POTENTIAL)

# PROPERTY SUMMARY

Submarket	Silver Valley Retail
Zoning	Commercial
Property Type	Retail
Lot Size	2.63 Acres
Year Built	2022
Lease Term	<b>Grocery Outlet - 11 1/2 Years Left</b> <b>Jitterz - 12 1/2 Years Left</b>



## [ 2 ] FORMER GROCERY OUTLET

UPDATED: 5.28.2026

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# FINANCIAL SUMMARY

FULL  
OFFERING  
MEMORANDUM



[CLICK HERE TO ACCESS](#) 







[ 3 ] **FORMER GROCERY OUTLET**

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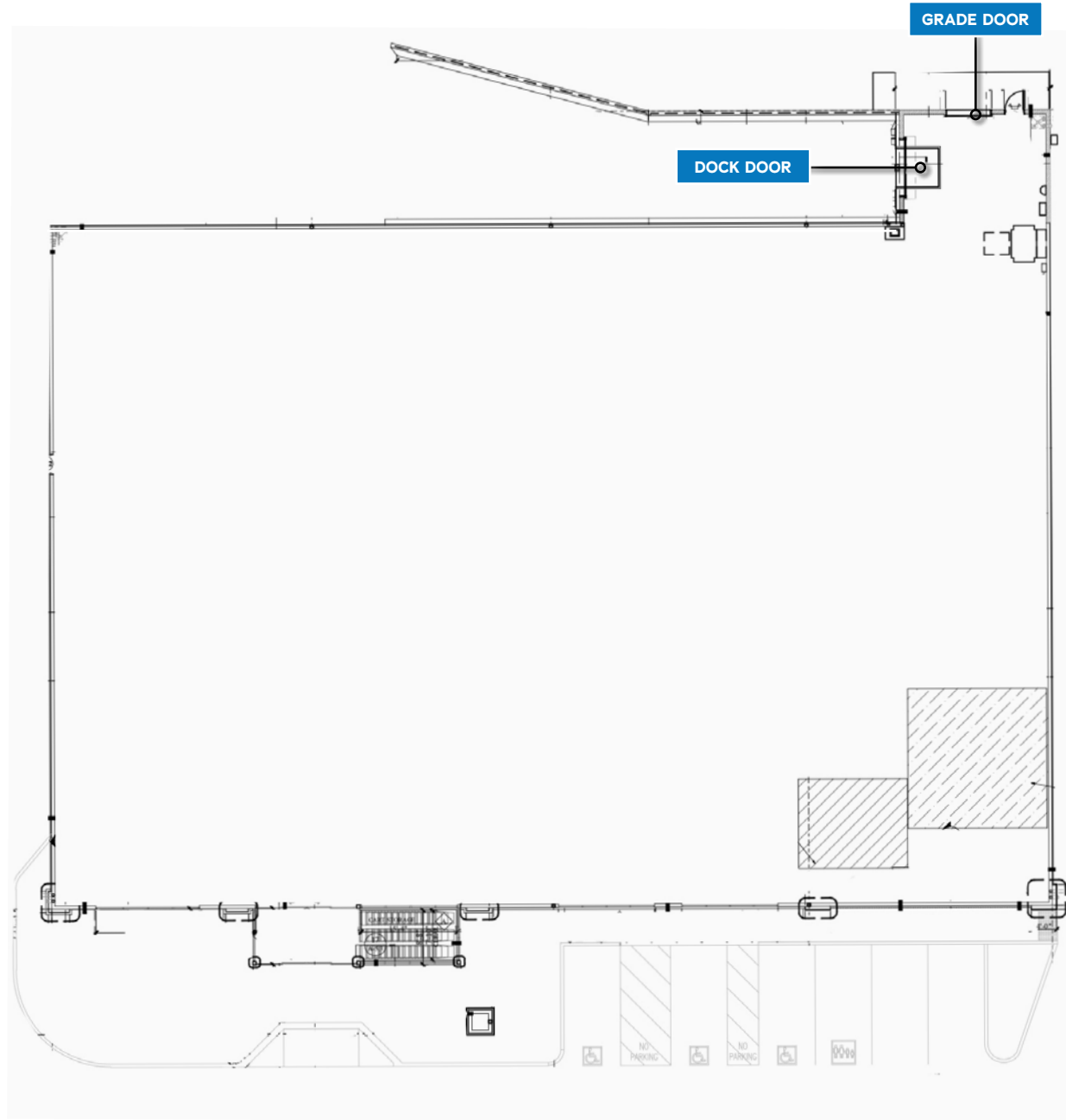
# THE HIGHLIGHTS

-  Available for sale or lease, providing flexibility for both investors and owner-users seeking a strategic retail opportunity
-  Former Grocery Outlet featuring an efficient 18,000 SF retail layout on 2.14 acres designed to support high customer traffic and operational flow, with flexible demising potential for 2–3 spaces, including suites as small as 5,000 SF.
-  Grocery Outlet has approximately 11.5 years remaining on its lease, providing long-term tenancy stability for the center. Jitterz features approximately 12.5 years remaining on its lease, offering additional long-term income security and consistent daily traffic generation.
-  Property includes both dock-high and grade-level loading doors, allowing flexibility for retail, distribution, inventory management, and service-oriented uses
-  Site includes an existing drive-thru coffee component and offers strong potential for a future anchor tenant to drive additional customer traffic.
-  Prime location with excellent visibility and direct access from I-90 at Exit 48, positioned within Silver Valley's established regional retail corridor alongside national retailers

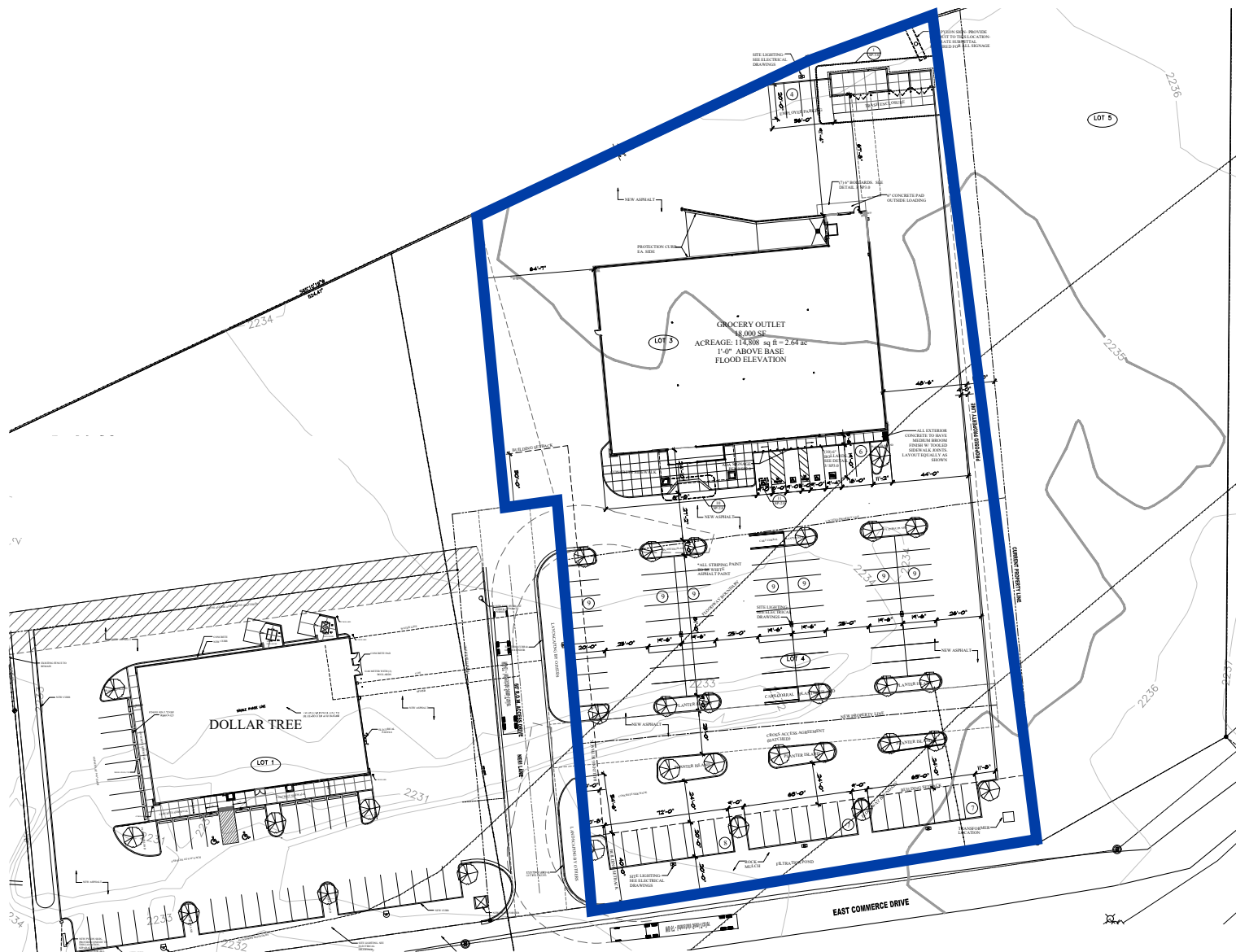


# FLOOR PLAN

## FORMER GROCERY OUTLET



# SITE PLAN





[ 7 ] **FORMER GROCERY OUTLET**

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[ 8 ] **FORMER GROCERY OUTLET**

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5 MILE RADIUS



POPULATION  
**6,973**  
1 MI. RADIUS



HOUSEHOLDS  
**2,968**  
1 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$72,959**  
1 MI. RADIUS

10 MILE RADIUS



POPULATION  
**10,439**  
3 MI. RADIUS



HOUSEHOLDS  
**4,503**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$70,775**  
3 MI. RADIUS

15 MILE RADIUS



POPULATION  
**13,600**  
5 MI. RADIUS



HOUSEHOLDS  
**5,887**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$73,566**  
5 MI. RADIUS

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← **COEUR D'ALENE**  
34.1 MILES / 38 MIN

← **SILVER MOUNTAIN RESORT**  
2.8 MILES / 5 MIN

**SITE**

[ 9 ] **FORMER GROCERY OUTLET**

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