



TWIN FALLS OFFICE / RETAIL SPACE FOR LEASE



CENTRE POINTE PLAZA OFFICE / RETAIL SUITES

1111 Blue Lakes Boulevard North
Twin Falls, Idaho 83301

**PRIME FRONTAGE ON BLUE LAKES
UNIT C - 2,100 SF**

PROPERTY HIGHLIGHTS

Lease Rate	\$17.50/SF NNN
Unit C Available	2,100 SF
T.I. Allowance	Negotiable, Contact Agents
Total Building	15,000 SF (7 Suites)
Lot Size	2 Acres
Year Built	2001
Parcel #	RPT00107047291A
Parking	5.83 Stalls/1,000 SF
Availability	Immediate
LockBox	No, Contact Agents

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CENTRE POINTE PLAZA

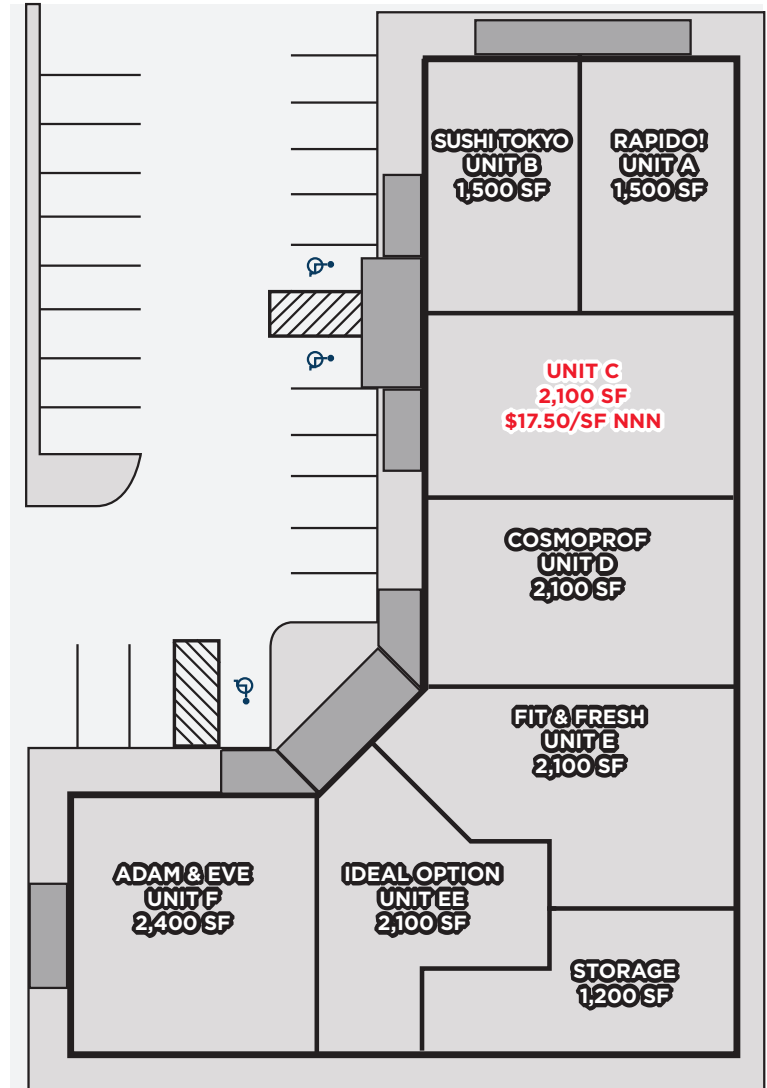
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UNIT C - 2,100 SF - \$17.50/SF NNN



LISTING FEATURES

- Last remaining suite available in a well-established retail center
- Suite has potential for office or retail use
- Space includes open showroom areas with rest rooms, and highly visible building and monument signage
- Negotiable tenant improvement allowance for long-term lessees, contact agents for details
- Located on the main retail corridor near downtown Twin Falls, south of the Magic Valley Mall - [Google 360 View](#)
- 140 Feet of unobstructed frontage on Blue Lakes with car counts exceeding 32,000 per day
- Surrounded by local, regional and national tenants



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PRIME LOCATION ON BLUE LAKES

 [Google Earth 360 View - Click Here to View](#)



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- LOCATED IN A GROWING AREA IN TWIN FALLS -

In the identified area, the current year population is 56,757. In 2010, the Census count in the area was 50,949. The rate of change since 2010 was 1.32% annually. The five-year projection for the population in the area is 60,864 representing a change of 1.41% annually from 2018 to 2023.



	1 mile	3 miles	5 miles
Population			
2000 Population	6,336	34,848	40,537
2010 Population	6,966	42,005	50,949
2018 Population	7,455	46,481	56,757
2023 Population	7,868	49,654	60,864
2000-2010 Annual Rate	0.95%	1.89%	2.31%
2010-2018 Annual Rate	0.83%	1.23%	1.32%
2018-2023 Annual Rate	1.08%	1.33%	1.41%
2018 Male Population	47.8%	48.9%	49.1%
2018 Female Population	52.2%	51.1%	50.9%
2018 Median Age	37.9	34.2	33.9

Households			
2000 Households	2,401	13,361	15,420
2010 Households	2,710	16,061	19,225
2018 Total Households	2,899	17,672	21,249
2023 Total Households	3,062	18,833	22,717
2000-2010 Annual Rate	1.22%	1.86%	2.23%
2010-2018 Annual Rate	0.82%	1.17%	1.22%
2018-2023 Annual Rate	1.10%	1.28%	1.35%
2018 Average Household Size	2.46	2.58	2.63

Average Household Income			
2018 Average Household Income	\$64,164	\$59,782	\$60,335
2023 Average Household Income	\$68,798	\$65,447	\$66,153
2018-2023 Annual Rate	1.40%	1.83%	1.86%

Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	719	2,434	2,770
Total Employees:	10,305	29,945	34,452

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