



COMPREHENSIVE CARE CLINIC / BINGHAM MEMORIAL

3302 VALENCIA DRIVE
IDAHO FALLS, ID 83404

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Property Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	27,500 SF
Available SF:	1,200 - 2,500 SF
Year Built:	2017
Zoning:	R3A
Market:	Southeast Idaho
Submarket:	Idaho Falls

PROPERTY OVERVIEW

Two Class-A medical office suites for lease that could be the new home of many types of business from insurance to health care. The main floor suite is approximately 1,200 sq. ft. and ready for tenant build-out with great access and visibility from the main lobby. The 2nd floor suite is completed and ready to move in with approximately 2,500 sq. ft of reception and 7 rooms and great corner office views. The entire center has great visibility from Sunnyside Road and ample of off-street parking for clients and staff.

PROPERTY HIGHLIGHTS

- Two Class-A Suites
- Medical Hub of east Idaho
- 1,200 and 2,500 sq. ft. Private Suites
- Highly Visible from Sunnyside Road
- Ample Off-Street Parking

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



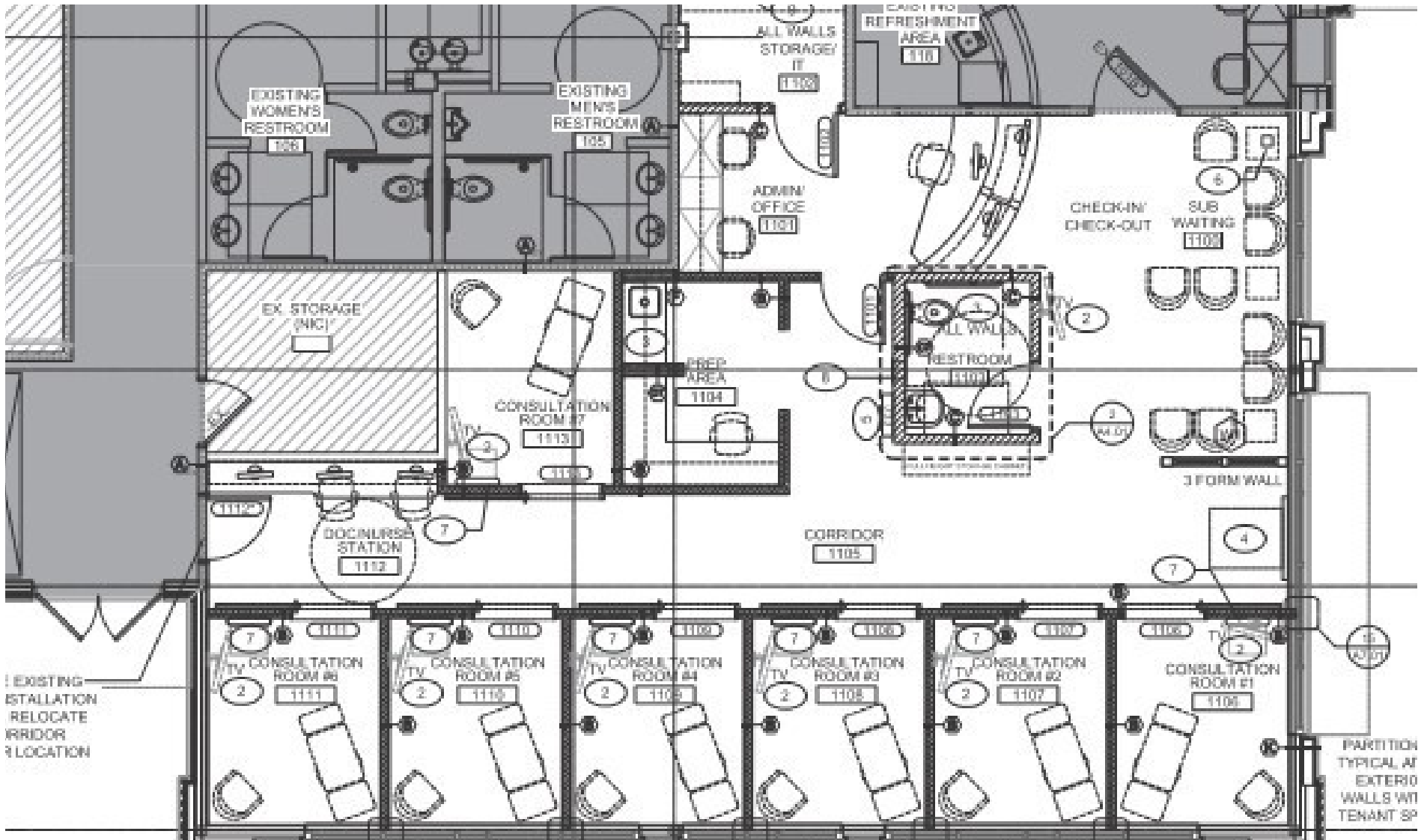
Business Map



2nd Floor Plan [As-Built]



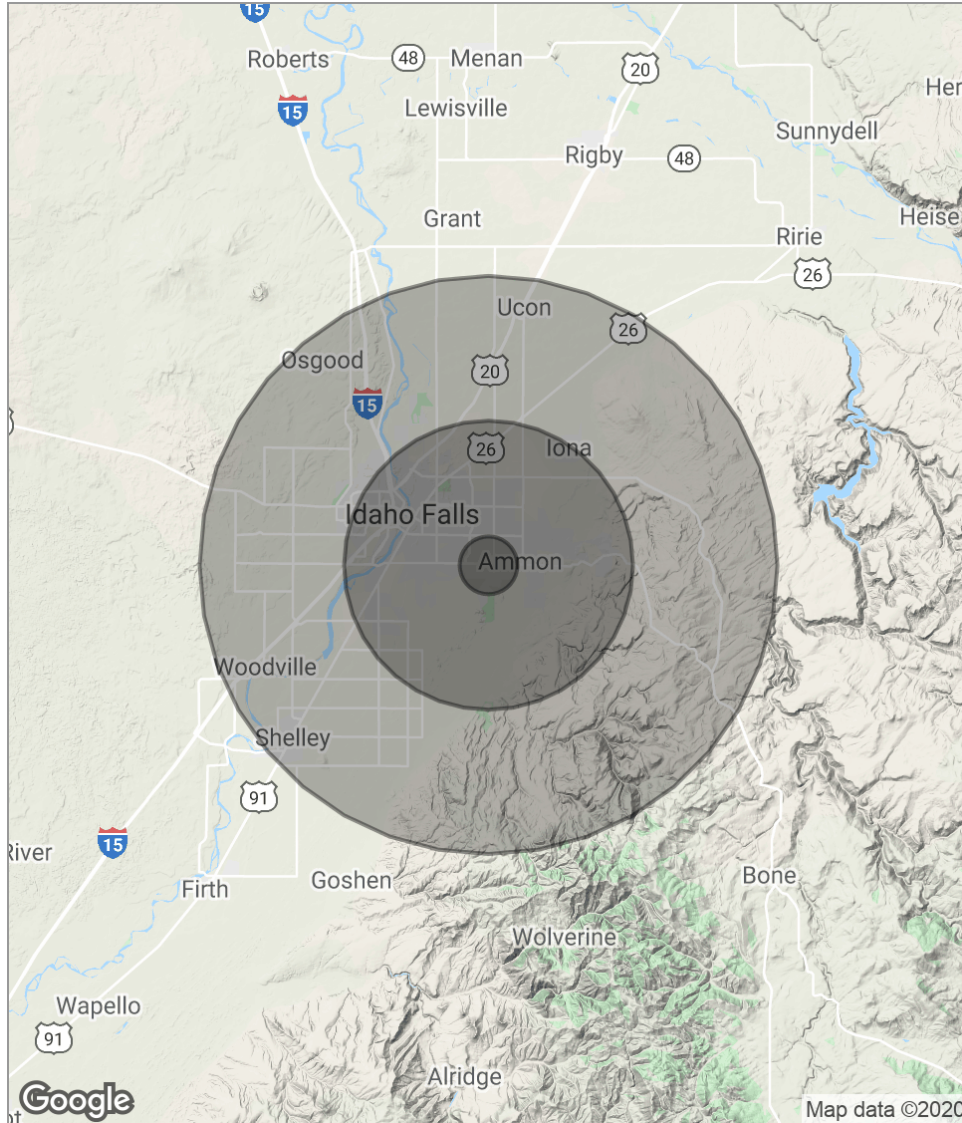
Main Floor Plan [Proposed]



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,684	86,331	129,057
Median age	39.5	31.4	32.1
Median age [Male]	33.8	30.2	31.1
Median age [Female]	42.2	32.9	33.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,329	30,909	45,675
# of persons per HH	2.8	2.8	2.8
Average HH income	\$85,263	\$59,390	\$62,654
Average house value	\$187,165	\$150,090	\$161,641

* Demographic data derived from 2010 US Census