

W 3rd S St

51

Airbase Road - 13,500 ADT

51

1

2

3

4

5

6

S 5th W St

W 7th S St

FOR SALE & LEASE - STOREFRONT RETAIL & INDUSTRIAL SHOPS

MULTIPLE PARCELS AND USES
2 RETAIL & 4 INDUSTRIAL SERVICE
515 AIRBASE ROAD, MOUNTAIN HOME, IDAHO



CUSHMAN & WAKEFIELD

MULTIPLE PARCELS AND USES 2 RETAIL & 4 INDUSTRIAL SERVICE

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Retail Property Highlights & Income

TENANT	SQ. FT.	ANNUAL RENT
Vacant Former D&B	12,200 SF	<i>For Lease \$10.00/SF</i>
Vacant Shop Space	1,060 SF	<i>For Lease \$14.00/SF</i>
Subway	1,202 SF	\$37,730.78
Hair Secrets	850 SF	\$8,993.00
Wireless Revolution	850 SF	\$10,455.00
H&R Block	2,300 SF	\$23,529.00
Total	18,462 SF	\$80,707.78
Two Parcels 3.076 Ac RPA3S06E350340A & 20A		

Industrial Service Property Highlights

Map #	BLDG SF	SQ. FT./ACRES	CURRENT USE
1	None	1.00 Acre	Lay-Down Yard
2	None	0.367 Acres	Access Road
3	7,200 SF	0.275 Acres	Shop & Storage Units
4	2,400 SF	0.289 Acres	Storage Units
<ul style="list-style-type: none">• Month-to-Month Tenancy at Below Market Rates• Available For Lease - Contact Agents for Rates & Terms• Can be Leased Separately or as Individual Units• Potential Income from Storage Unit Leasing			

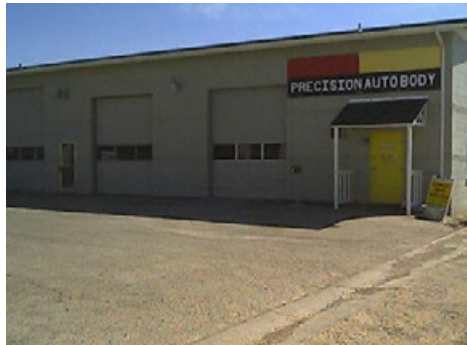
Listing Features

Cushman & Wakefield has been retained as the exclusive agent in the sale of 4 buildings totaling 28,062 SF square feet on 4.69 Acres located Airbase Rd on the main corridor into downtown Mountain Home, Idaho from the Mountain Home Air Force Base. The property is located adjacent to D&B Supply, McDonald's, and several other retailers, restaurants and professional service providers. The site is the previous location of D&B Supply, which relocated directly across the street to a larger location. [Google 360 View](#)

This Value Add Property provides the opportunity for an investor to acquire 4.69 acres of centrally located land, on which sits a partially occupied retail building, a standalone Subway, and two vacant industrial buildings. There is opportunity to fill vacancies and add density to the site while achieving stable cash-flow from the current tenants. Parcels 1-4 and 5 & 6 can be purchased together or separately and make up the retail and industrial components of this offering.

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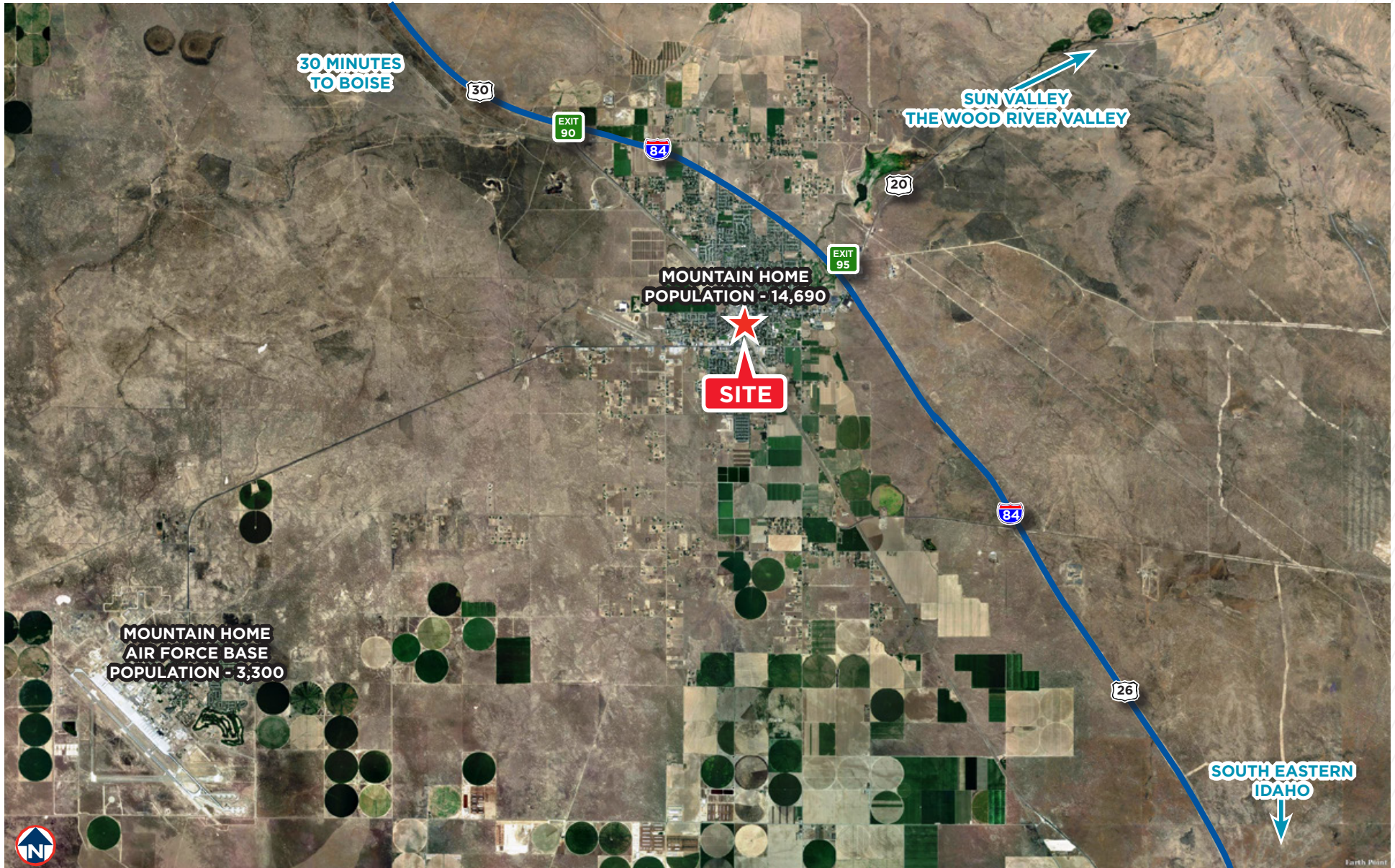
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- The property is available for lease, for sale, and can be purchased together or separately (the industrial and Retail components)
- Some flexibility in that pricing if one buyer would take it all. Includes the free standing subway in front
- The property is shadow anchored by regional and national retailers and restaurants and on the main corridor which connects Downtown to the Mountain Home Air Force Base
- The site is well designed and offers easy accessibility to and from Interstate 84. The surrounding retail and professional services create a strong synergy that directly benefit the landlord and tenant
- Quality low maintenance construction and a corporate NNN lease on the stand alone Subway provides a buyer the opportunity to purchase an investment that is backed by a strong operator and will require little oversight
- Retail component on parcels 5 & 6 have mostly unobstructed visibility and signage and benefit from high traffic counts exceeding 13,500 cars per day
- Industrial component on parcels 1-4 have two partially unoccupied buildings totaling $\pm 9,600$ SF and room to add density

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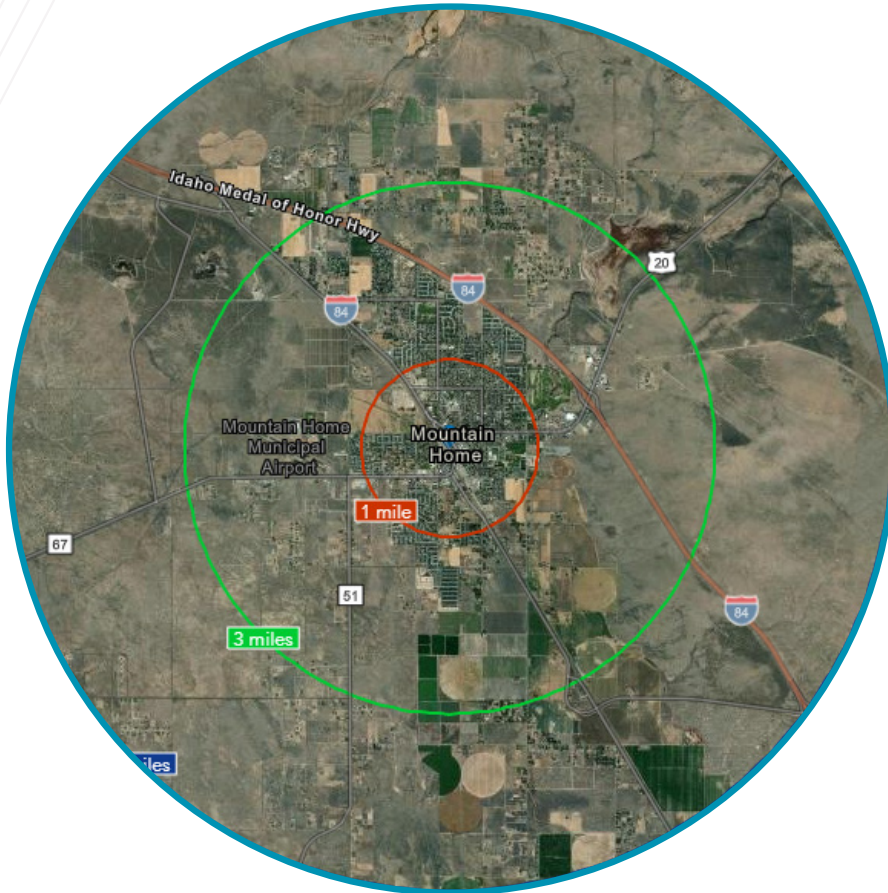
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- LOCATED IN A HIGH GROWTH AREA IN MOUNTAIN HOME -

In the identified area, the current year population is 21,178. In 2020, the Census count in the area was 20,941. The rate of change since 2020 was 0.50% annually. The five-year projection for the population in the area is 21,409 representing a change of 0.22% annually from 2022 to 2027.



	1 mile	3 miles	5 miles
Population			
2010 Population	8,812	17,885	19,406
2020 Population	9,406	19,321	20,941
2022 Population	9,462	19,481	21,178
2027 Population	9,573	19,623	21,409
2010-2020 Annual Rate	0.65%	0.78%	0.76%
2020-2022 Annual Rate	0.26%	0.37%	0.50%
2022-2027 Annual Rate	0.23%	0.15%	0.22%
2022 Male Population	51.6%	51.6%	51.5%
2022 Female Population	48.4%	48.4%	48.5%
2022 Median Age	33.5	33.9	34.1

	1 mile	3 miles	5 miles
Households			
2022 Wealth Index	40	46	47
2010 Households	3,674	6,991	7,574
2020 Households	3,862	7,502	8,108
2022 Households	3,933	7,610	8,244
2027 Households	3,996	7,687	8,356
2010-2020 Annual Rate	0.50%	0.71%	0.68%
2020-2022 Annual Rate	0.81%	0.64%	0.74%
2022-2027 Annual Rate	0.32%	0.20%	0.27%
2022 Average Household Size	2.34	2.52	2.53

	1 mile	3 miles	5 miles
Median Household Income			
2022 Median Household Income	\$51,696	\$56,869	\$56,821
2027 Median Household Income	\$58,373	\$63,437	\$63,517
2022-2027 Annual Rate	2.46%	2.21%	2.25%

	1 mile	3 miles	5 miles
Average Household Income			
2022 Average Household Income	\$63,400	\$70,555	\$71,152
2027 Average Household Income	\$71,806	\$79,619	\$80,892
2022-2027 Annual Rate	2.52%	2.45%	2.60%

	1 mile	3 miles	5 miles
Per Capita Income			
2022 Per Capita Income	\$25,742	\$27,661	\$27,602
2027 Per Capita Income	\$29,259	\$31,301	\$31,424
2022-2027 Annual Rate	2.59%	2.50%	2.63%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	425	604	635
Total Daytime Population:	3,794	5,707	6,056



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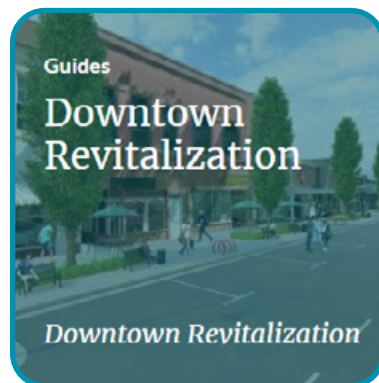
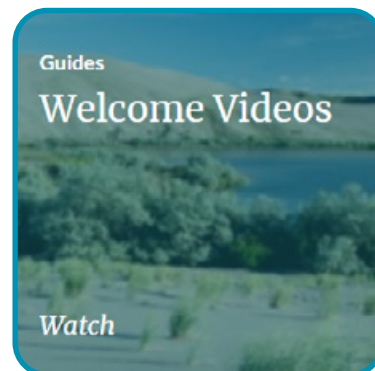


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THE CITY OF MOUNTAIN HOME - ONE TOWN, ONE TEAM

In Mountain Home, a vibrant rural community of 15,000, you can find big-city conveniences concentrated in a small-town, friendly atmosphere. Visitors and residents alike enjoy a wide variety of local recreational activities offered by our surroundings. Our city has a strong sense of family values and community that you can experience firsthand at our many local events. Experience events like Air Force Appreciation Day - one of Idaho's largest parades, the Mountain Home Country Music Festival, and a celebration of summer with the Endless Summer Festival of Beer. For those who are ready to explore the great outdoors, the opportunities are limitless. Venture to the top of the sand dunes or hike along mountain-side back trails, cast a line at one of the many fishing destinations, or set up camp and enjoy the remarkable scenic views. From day trips, to weekend stays, the City of Mountain Home has an experience that is right for you. Start planning your next adventure today.

EXPLORE MOUNTAIN HOME WITH THEIR ONLINE GUIDES AND INFORMATION





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