

# TETON SPECTRUM



**3015-3047 S 25TH E  
IDAHO FALLS**

**NAISelect**



**RALLENS  
REALTY**

## CONFIDENTIAL OFFERING MEMORANDUM

## FOR SALE



## OFFERING SUMMARY

<b>GLA</b>	33,802 SF
<b>PARCEL SIZE</b>	4.21 acres
<b>OCCUPANCY</b>	100%
<b>SALE PRICE</b>	<b>\$9,950,000</b>
<b>CURRENT NOI</b>	\$681,089
<b>CAP RATE</b>	<b>6.85%</b>

## HIGHLIGHTS

- The Shops at Teton Spectrum feature 7 shop tenants securely anchored by Sportmans Warehouse, TJ Maxx, and Kohl's (shadowed).
- The property was built in 2007 with modern architecture, excellent traffic circulation, extensive glass-line storefronts.
- Significant markers include traffic counts in excess of 42,000 vehicles per day, easy access and from 3 major streets, and high visibility from 25th St East, the primary throughfare running north to south.
- Demographic highlights include a rapid growth in population density, high daytime population, and strong average household incomes.
- Close proximity to Grand Teton Mall and both Sandcreek Middle School (1,000 students) and Hillcrest High School (1,624 students).

## TETON SPECTRUM

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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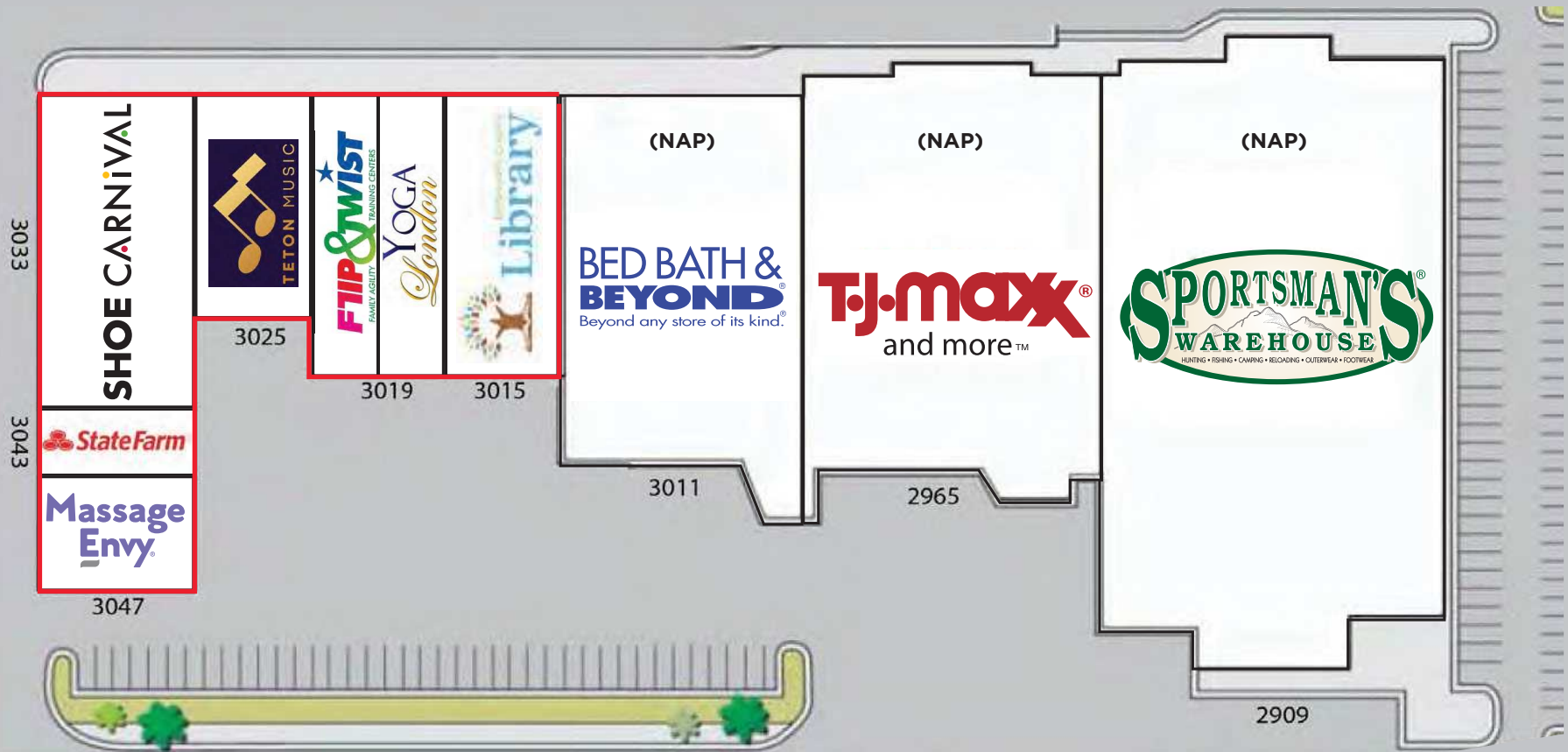
### PROPERTY OVERVIEW

The Property is located in the heart of the primary retail corridor of Idaho Falls/Ammon. The location is supported by traffic counts of nearly 42,000 vehicles per day with excellent access and visibility. The center is comprised of a strong tenant mix including TJ Maxx, Edward's 21 Cinema, Sportsman's Warehouse, Bed Bath and Beyond, Teton Music, the Bonneville Library, Shoe Carnival, Massage Envy and Kohl's. It is surrounded by several major retailers and restaurants including Grand Teton Mall, Target, Ross, Best Buy Petsmart, Cabela's, Hobby Lobby, Broulim's Grocery Store, Wendy's, Mountain America Credit Union, Kneaders, Café Rio, 5 Guys, Mod Pizza Washington Federal and Zions Bank.

There is a strong surrounding daytime population generated by Eastern Idaho Medical Center containing 334 beds, 195 doctors, 1,400 employees and caring for an average of 53,576 patients per year as well as Mountain View Hospital with 43 beds, 275 providers, 35 specialties and more than 250 employees. The location is adjacent to both Sandcreek Middle School and Hillcrest High School.



## SITE PLAN



## TENANT PROFILES



**SHOE CARNIVAL INC.** is an American retailer of family footwear. The company operates 377 stores throughout the midwest, south, and southeast regions. It was founded by David Russell in 1978 and is headquartered in Evansville, Indiana. Publicly traded, Shoe Carnival has 5,443 employees and a revenue of \$1.27 billion (2021).



At **FLIP & TWIST** we have a strong desire to improve the community and world we live in by creating an environment of health and well-being. A place where we have invested in amazing coaches who encourage, educate, nurture and mentor children while also creating an environment of safety. Our goal is to create an atmosphere where parents and children can learn, exercise, have fun and grow together in a wholesome recreational atmosphere.



**STATE FARM.** Like a good neighbor, customers and communities rely on us to help them face life's uncertainties. They come to us for guidance with insurance needs, financial planning, and strengthening the community.



## TETON MUSIC

**TETON MUSIC** is Idaho Falls' music specialists! Our piano gallery in Idaho Falls features the best selling pianos in the world! We serve all of East Idaho and as well as schools and families across the state. Live out of the area? No problem! We also ship to customers in all 50 states. Come to our Ammon store and browse our piano gallery, string instruments, classroom percussion, ukuleles, print music and much more. Our instruments are high quality yet an affordable price and range from student instruments to professional grade. Our print sheet music collection includes piano method, piano solo, violin, viola, cello sheet music, voice and guitar/voice/piano books.



At **YOGA LONDON** we are building a community of people helping each other reach their full potential. We provide the space and support for Every Body on their yoga journey to peace and power.



**THE BONNEVILLE COUNTY LIBRARY** is growing to serve the needs of our community as we provide resources to expand knowledge, experiences to enrich lives, and offer a place of community gathering.



**MASSAGE ENVY.** National leader of professional, affordable & convenient therapeutic massage, skincare and stretch.

**SHADOW ANCHORS: SPORTSMANS WAREHOUSE, TJMAXX & KOHL'S**



**TJ·maxx**<sup>®</sup>  
and more™

**KOHL'S**

**SPORTSMAN'S**<sup>®</sup>  
**WAREHOUSE**  
HUNTING • FISHING • CAMPING • RELOADING • OUTERWEAR • FOOTWEAR

## MSA SNAPSHOT: IDAHO FALLS IS A GROWING MARKET

In the identified MSA, the current year population is 164,358. In 2020, the Census count in the area was 157,429. The rate of change since 2020 was 1.93% annually. The five-year projection for the population in the area is 174,715 representing a change of 1.23% annually from 2022 to 2027.

### POPULATION

164,358

### MEDIAN HH INCOME

\$71,830

### AVERAGE HH INCOME

\$93,876

### BUSINESS

5,860

### EMPLOYEES

67,007

