

ABSOLUTE NET LEASED, FREESTANDING RESTAURANT INVESTMENT SALE

— PERKINS INVESTMENT SALE WITH NEW LONG-TERM LEASE —

2000 CHANNING WAY | IDAHO FALLS, IDAHO 83404

DIRECTLY ACROSS FROM THE
GRAND TETON MALL!



TOK
COMMERCIAL

BLAKE PHIPPEN
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OFFERING PRICE / **CAP RATE**
— \$2,250,000 / — 7.32%

DARREN PUETZ
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PROPERTY INFORMATION

Property Address

2000 Channing Way
 Idaho Falls, ID 83404

Property Type

Freestanding Retail / Restaurant

Building Size

5,830 SF Total

Year Built

1992

Lot Size

1.26 Acres

OFFERING DETAILS

Sale Price

\$2,250,000

Cap Rate

7.32%

Net Operating Income

\$164,593

Occupancy

100%

Tenant

20+ Year Perkins Franchise Operator

Lease Terms

10 Year Term

Lease Type

Absolute Net Lease

PROPERTY HIGHLIGHTS



- 100% absolute net leased retail/restaurant investment property with a newly signed 10 year term.
- Ideal retail location, situated directly across from the Grand Teton Mall — a regional traffic driver.
- Long-standing national brand franchise operator with over 20+ years of operating sales history.
- Ample off-street parking and easily accessible from Idaho Falls' primary arterials for retail and services, E 17th St. and E 25th St.
- Close proximity to the College of Eastern Idaho (21,000+ students), Mountain View Hospital, and Eastern Idaho Regional Medical Center.
- Surrounded by major retailers including Target, Barnes & Noble, Michael's, Best Buy, Ross, PetSmart, Grocery Outlet, Old Navy, Dillard's, JCPenney and many more. Nearby hotels include Holiday Inn Express, Hampton Inn, and La Quinta Inn.



UPDATED: 7.29.2025

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Eastern Idaho Regional Medical Center (EIRMC)

HIGHLY VISIBLE LOCATION IDEALLY POSITIONED
IN THE AREA'S MOST PROMINENT RETAIL HUB!

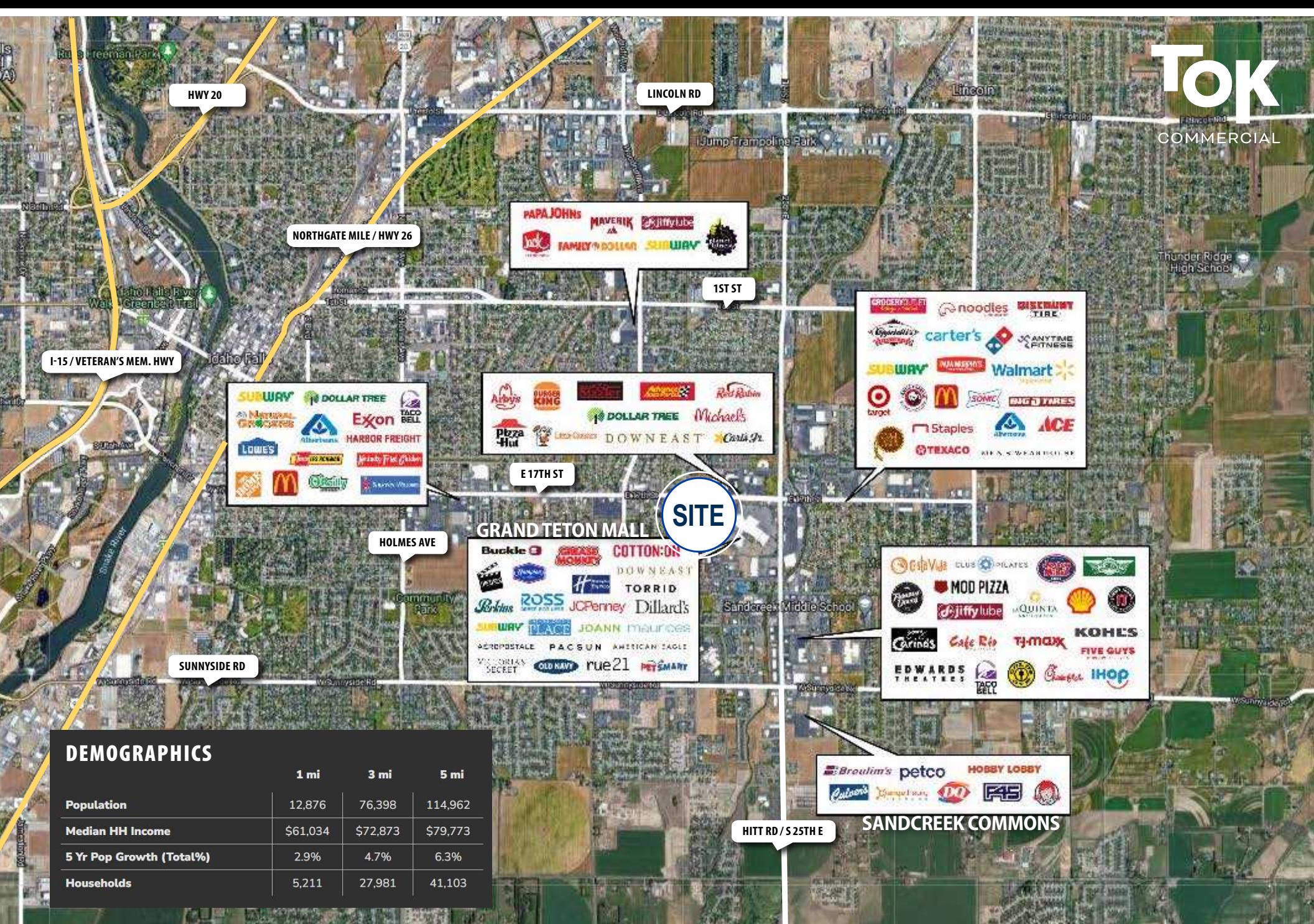


GRAND TETON MALL

GameStop	BOXLUNCH	Buckle	LensCrafters	
DICK'S	COTTON:ON	HOTTOPIC	Pizza Hut	TORRID
ZUMIEZ	Jamba	GNC	noodles	OLD NAVY
SHOE DEPT.	Foot Locker	JCPenney	Dillard's	
SPINNERS	Red Robin	Carl's Jr.	PLACE	True 21
PAC SUN	maurices	BARNES & NOBLE		
AMERICAN EAGLE	VICTORIA'S SECRET			
DOWNEAST				

HIGH TRAFFIC VOLUME LOCATION WITH MORE THAN
256,047 STORE VISITS PER YEAR!





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