

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

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

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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

UPDATED: 7.29.2025

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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, Dillards, JCPenny and many more. Nearby hotels include Holiday Inn Express, Hampton Inn, and La Quinta Inn.



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



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

44,796 VPD

S25TH E

S17TH E

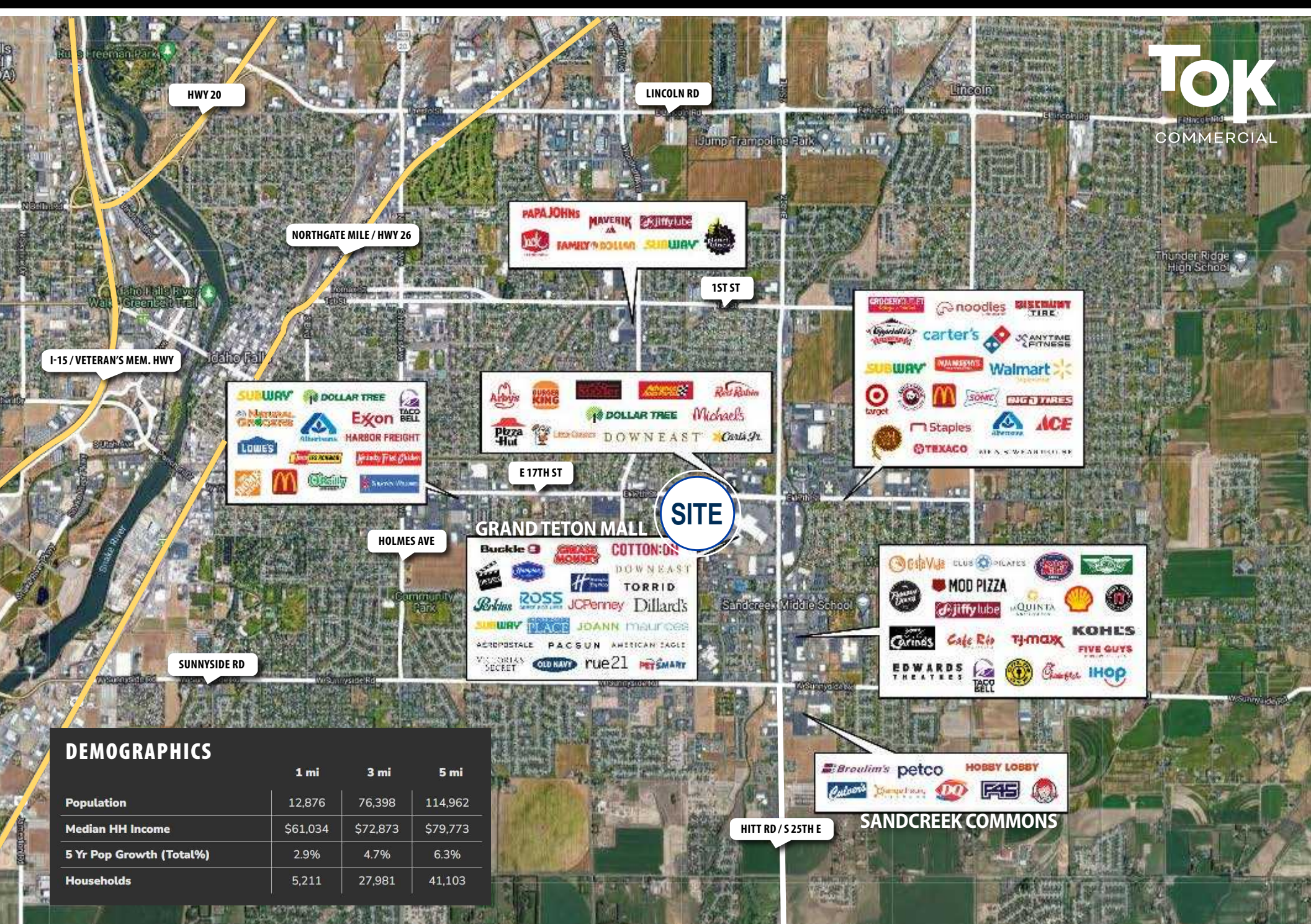
GRAND TETON MALL

GameStop BOX LUNCH Buckle B LENS CRAFTERS
DICK'S COTTON ON HOT TOPIC Pizza Hut TORRID
zumiez jamba GNC noodles OLD NAVY
SHOE DEPT. Foot Locker JCPenney Dillard's
S22CE Red Robin Carlo Jr. PLACE T true21
PACSUN maurices BARNES & NOBLE
AMERICAN EAGLE VICTORIA'S SECRET DOWNEAST

CHANNING WAY

SITE

GROCERY OUTLET
ROSS
BEST BUY
JOANN
PETSMART



DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	12,876	76,398	114,962
Median HH Income	\$61,034	\$72,873	\$79,773
5 Yr Pop Growth (Total%)	2.9%	4.7%	6.3%
Households	5,211	27,981	41,103

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