

MULTI-TENANT RETAIL CENTER FOR SALE

LINCOLN PLAZA - 23,000 SF ON 5.115 ACRES

1120 South Lincoln Avenue, Jerome, Idaho 83338

PRICE \$1,700,000

INCOME \$63,920

VACANT 16,500 SF

LEASED 6,500 SF



CONTACT

ANDREA NILSON

Executive Director
+1 208 890 4028

andrea@summitcreg.com

LEANN HUME, CCIM, CLS, CRRP

Executive Director
+1 208 890 1089

leann@summitcreg.com

JULIE KISSLER

Senior Associate
+1 208 794 2746

julie@summitcreg.com



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PROPERTY DETAILS

TOTAL BLDG: 23,000 SF

SUITES: 7 TOTAL - CONFIGURED AS 5

3 PARCELS: 5.115 ACRES

PARCEL #'S: RPJ13701610120A, 30A, 40A

ZONING: C2 GENERAL BUSINESS



LISTING HIGHLIGHTS

The Lincoln Plaza is a multi-tenant retail center located on one of the main thoroughfares in Jerome, Idaho

The center is the former home of D&B Supply, which is relocating to their newly constructed building in 2026

The building was constructed in 1975, and originally consisted of 7 individual suites which have been reconfigured to 5 suites

Current tenants include Sonora Tacos, Puff N Stuff, and a Liquor Store - generating \$63,920 in annual rent

With D&B's relocation, and one additional vacant suite, this is a great opportunity for a lease-up investment, an owner-user, or a redevelopment of the property

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LINCOLN PLAZA RENT ROLL

TENANT	SQUARE FEET	LEASE START	LEASE EXPIRATION	BASE RENT	ANNUAL RENT	ANNUAL PSF	LEASE RENEWALS	BASE RENT	ANNUAL RENT	ANNUAL PSF
Sonora Tacos	2,000	8/1/2018	7/31/2023	\$1,810.00	\$21,720.00	\$10.86	8/1/2023 - 7/31/26	\$1,810.00	\$21,720.00	\$10.86
Puff N Stuff	2,000	12/1/2024	11/30/2029	\$1,916.66	\$22,999.92	\$11.50	12/1/2029 - 11/30/2034 12/1/2034 - 11/30/2039	\$2,108.33	\$25,299.96	\$12.64
Vacant	1,500	--	--	--	--	--	--	--	--	--
Idaho State Liquor Store	2,500	7/20/2009	7/31/2026	\$1,600.00	\$19,200.00	\$7.68	--	--	--	--
Vacant Former D&B	15,000	--	--	--	--	--	--	--	--	--
TOTAL	23,000		TOTAL	\$5,326.66	\$63,919.92					

Sonora Tacos Suite 1030 1,000 SF	Sonora Tacos Suite 1034 1,000 SF	Puff N Stuff Suite 1038 1,000 SF	Puff N Stuff Suite 1040 1,000 SF	Vacant Suite 1102 1,500 SF	Idaho State Liquor Store Suite 1104 2,500 SF	Vacant Former D&B Suite 1120 15,000 SF
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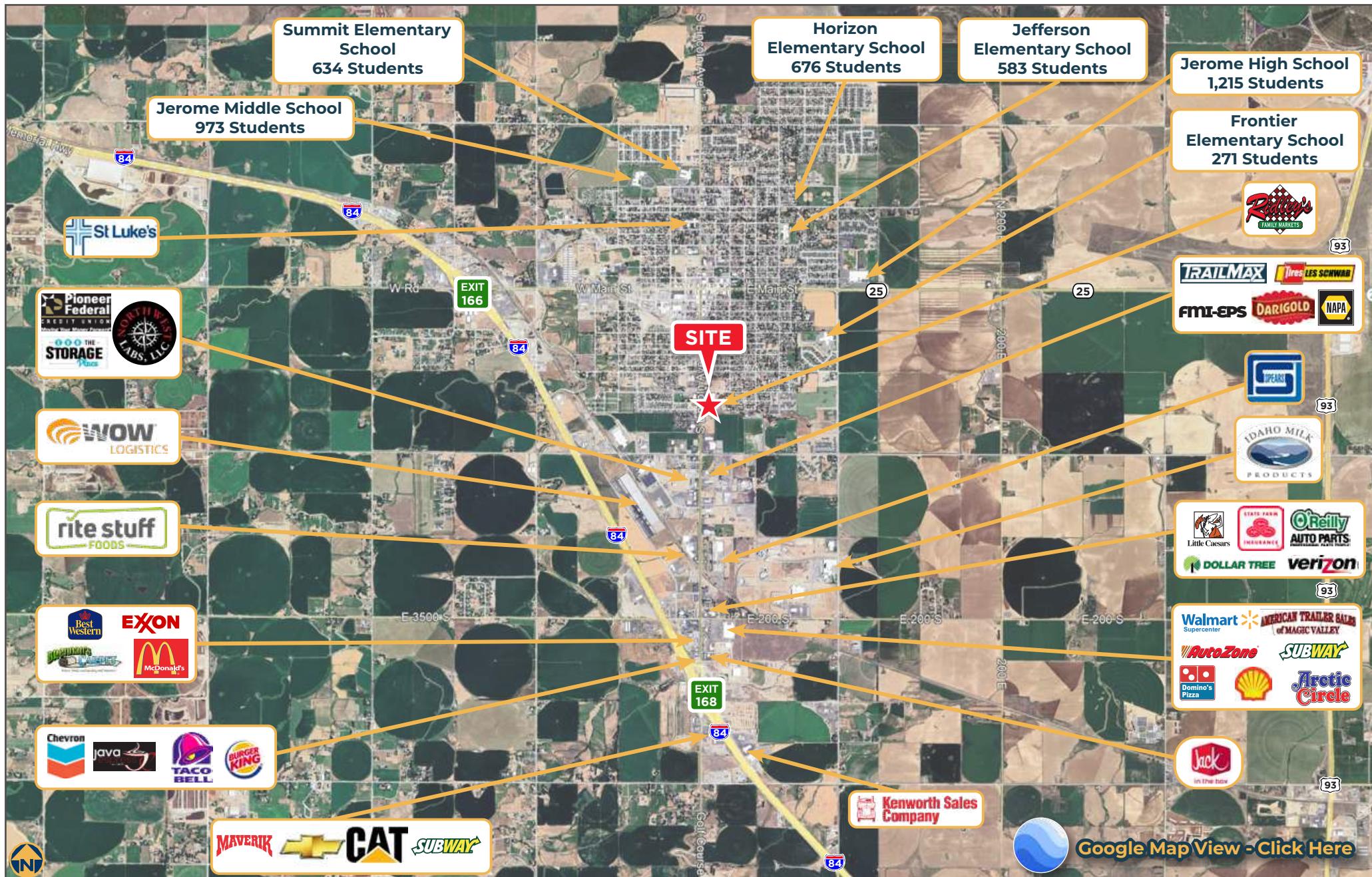
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1, 3 & 5 MILE DEMOGRAPHICS

5 MILE SNAPSHOT

19,262

GROWING POPULATION

6,420

HOUSEHOLDS

\$65,770

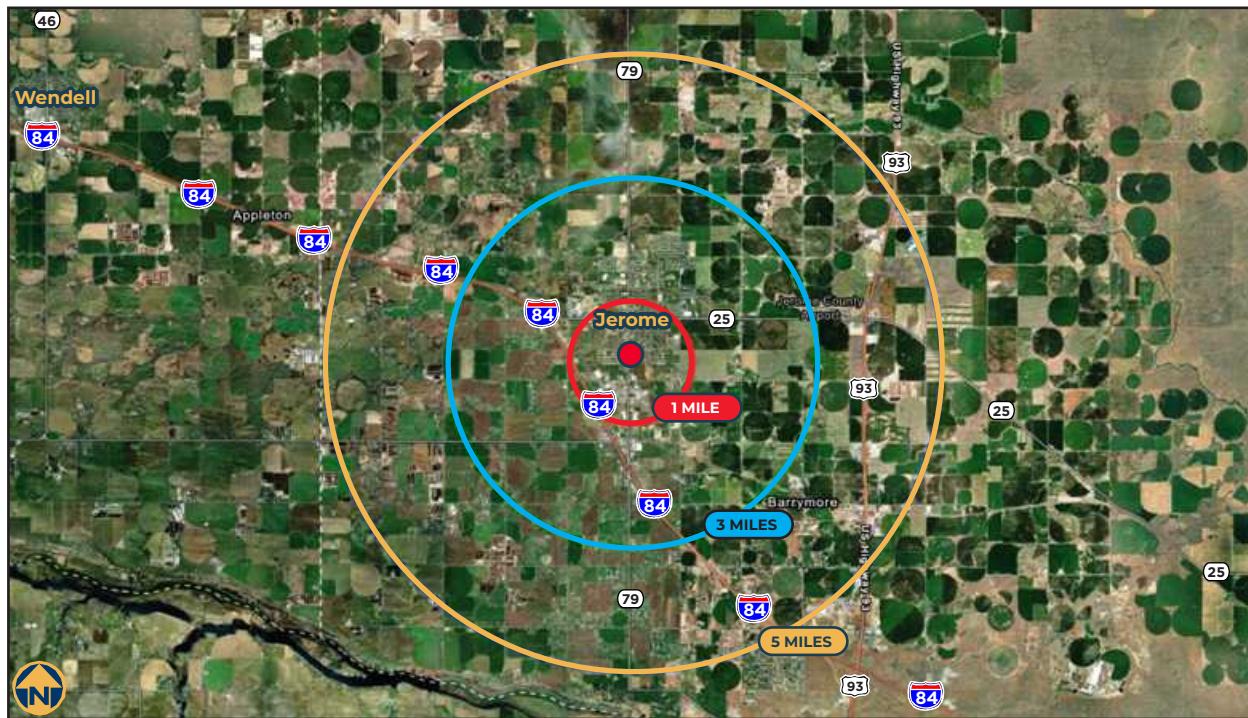
MEDIAN HH INCOME

\$86,822

HIGH AVERAGE HH INCOME

33

MEDIAN AGE



1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography & Census 2020 data.

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW



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5, 10 & 15 MINUTE DEMOS

15 MINUTE SNAPSHOT

25,787

GROWING POPULATION

8,682

HOUSEHOLDS

\$68,322

MEDIAN HH INCOME

\$88,496

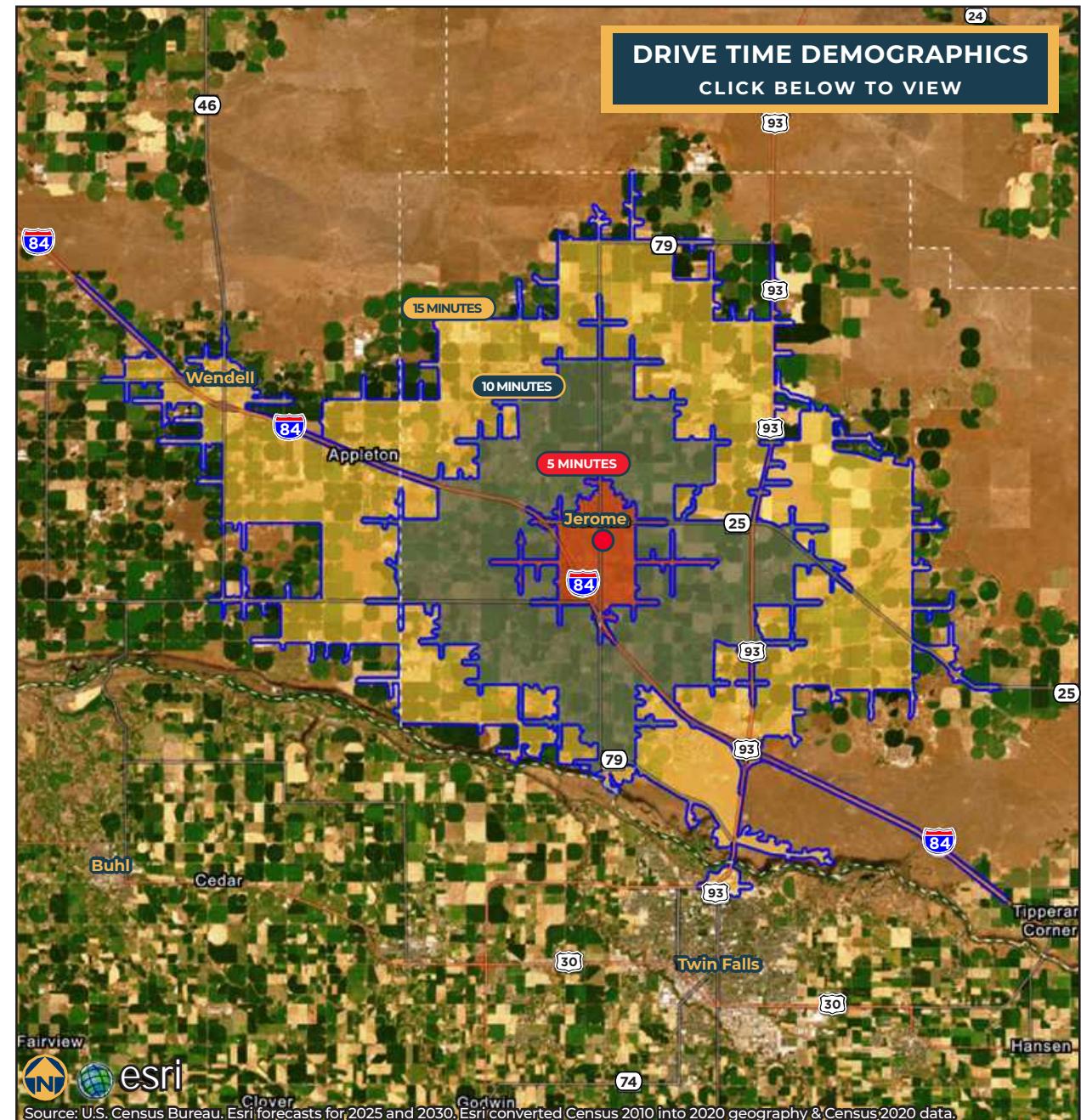
HIGH AVERAGE HH INCOME

12,378

DAYTIME POPULATION

DRIVE TIME DEMOGRAPHICS

CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography & Census 2020 data.

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RECENT GROWTH IN JEROME, IDAHO (2023–2025)

POPULATION & DEMOGRAPHICS

- In 2023, Jerome, ID's population was **12,689**
- That represented about a **1.66% increase** from 2022
- According to demographic projections, Jerome's population is estimated at **13,481 in 2024 and 13,794 in 2025**
- Median age is quite young: **31 years**
- Ethnic composition: a large share of residents are Hispanic (about **48.5%**) as per recent demographic estimates

LABOR FORCE & ECONOMY

- As of March 2025, Jerome County had a **civilian labor force of ~12,949 people**
- Unemployment rate (March 2025) in the county: **3.5%**
- Median household income for Jerome County (2023) is **\$69,338**
- Per capita personal income (2023): **\$46,359**
- Employment in the city of Jerome grew: in 2023, the employed population was **5,953** — up ~2.83% from the prior year
- Top industries in Jerome: **Manufacturing, Agriculture, and Retail Trade**
- Key economic drivers:
 - **Dairy processing** (e.g., Idaho Milk Products) remains central
 - **Industrial parks** are being developed: Crossroads Point Business Center and 93 Technology Park

MAJOR INVESTMENTS & DEVELOPMENT PROJECTS

- A **\$190 million ice cream facility** by Idaho Milk Products was announced, expected to bring **70+ new jobs**
- Housing development: in one recent year, **89 single-family homes were built**
- City is expanding higher education infrastructure: the **College of Southern Idaho (CSI)** is growing in Jerome, including new soccer fields and a collegiate soccer program
- Infrastructure: the city is investing in urban renewal, redevelopment, and utility improvements
- According to Crossroads Point data, there was a **\$35.8 million wastewater infrastructure investment**

HOUSING MARKET TRENDS

- As of October 2025, the **median sale price** for a home in Jerome was **\$287,500**, according to Redfin
- However, other data from PropertyFocus (also recent) puts the median **home price closer to \$344,470** for single-family homes
- According to Data USA, in 2023 the **median property value was \$214,900**
- Home ownership rate (2023): **72.2%**

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RECENT GROWTH IN JEROME, IDAHO (2023–2025)

STRATEGIC OUTLOOK & CHALLENGES

- Jerome's growth is strongly supported by its **location** — near I-84 and major highways — which is attractive for commercial developers
- The **Jerome Urban Renewal Agency** is very active, helping redevelop blighted areas and push for business and residential expansion
- With business growth (especially in dairy processing), there's increasing **demand for housing**, which the city is trying to address with new subdivisions
- However, **housing affordability** could become a tension point: strong development, rising property values, and demand may challenge lower- to moderate-income residents

BIG PICTURE (2023–2025): WHAT'S DRIVING GROWTH

- **Economic diversification:** While agriculture (especially dairy) remains foundational, Jerome is leveraging manufacturing, processing, and renewable energy to broaden its base
- **Population momentum:** Steady population gains support more labor supply and help justify further business investment
- **Infrastructure and planning:** The city is proactively investing in infrastructure (utilities, renewal, education) to support growth

KEY DRIVERS BEHIND CRE GROWTH

- **Agriculture & Processing Economy:** The dairy and meat processing industries (like Idaho Milk Products and True West Beef) are central to Jerome's economy
- **Transportation Accessibility:** Interstate access, available rail, and highway infrastructure make Jerome attractive for distribution and manufacturing
- **Economic Development Strategy:** Through Jerome 20/20, the city is proactively attracting businesses, investing in infrastructure, and planning for future growth
- **Labor Force:** Jerome promotes a "booming economy" and claims to have a growing, capable labor pool
- **Risk Mitigation via Urban Renewal:** The city's urban renewal efforts help de-risk development by cleaning up areas and making infrastructure more accessible, which is useful for commercial developers

BOTTOM LINE / OUTLOOK

- **Very positive trajectory:** Jerome's commercial real estate market is growing in industrial and other commercial segments
- **Infrastructure ready:** Thanks to shovel-ready development land and city support, new large-scale projects are very viable
- **Balanced risk:** Vacancy isn't zero, but absorption is healthy; the city's planning and zoning efforts are proactive, which helps mitigate some of the risk

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Senior Associate
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