

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

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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	\$2,108.33	\$25,299.96	\$12.64
							12/1/2034 - 11/30/2039	\$2,424.58	\$29,094.96	\$14.54
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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SONORA TACOS
2 COMBINED SUITES
2,000 SF TOTAL

PUFF N STUFF
2 COMBINED SUITES
2,000 SF TOTAL

VACANT SUITE
1,500 SF

**IDAHO STATE
LIQUOR STORE**
2,500 SF

VACANT
FORMER D&B SUPPLY
15,000 SF

STORAGE YARDS
FORMER D&B SUPPLY
1.4 & 1.665 ACRES

1,000 SF
1,000 SF
1,000 SF
1,000 SF

1,500 SF

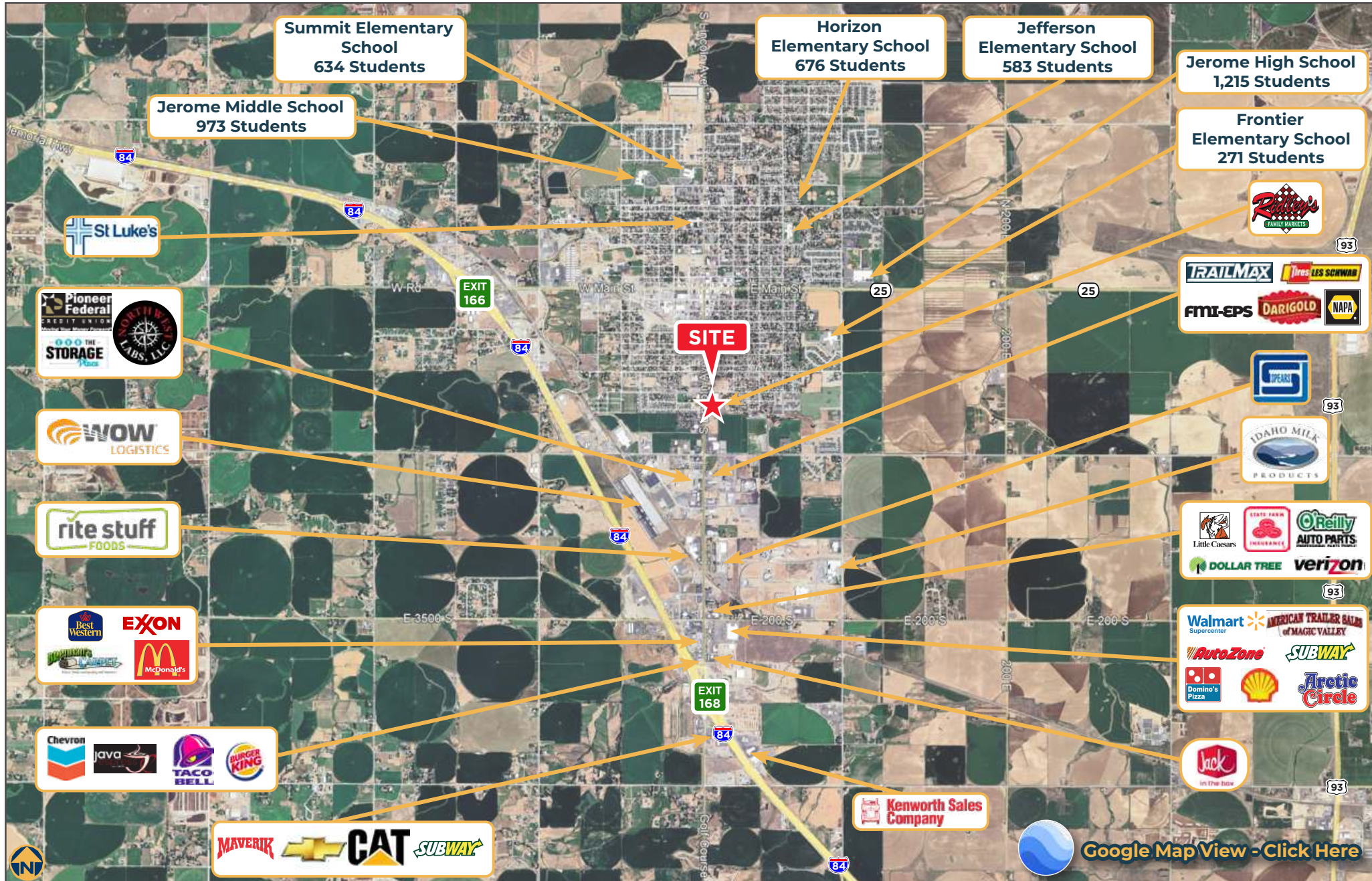
2,500 SF

15,000 SF



MULTI-TENANT RETAIL CENTER FOR SALE

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Summit Elementary School
634 Students

Horizon Elementary School
676 Students

Jefferson Elementary School
583 Students

Jerome High School
1,215 Students

Frontier Elementary School
271 Students

Jerome Middle School
973 Students

St Luke's

Pioneer Federal Credit Union
THE STORAGE Place
NORTH WEST LABS, LLC

WOW LOGISTICS

rite stuff FOODS

Exxon
McDonald's

Chevron
java
TACO BELL
BURGER KING

MAVERIK
CHEVROLET
CAT
SUBWAY

TRAILMAX
FMI-EPS
DARIGOLD
NAPA

UPPER
IDAHO MILK PRODUCTS

Little Caesars
STAT FARM INSURANCE
O'Reilly AUTO PARTS
DOLLAR TREE
verizon

Walmart Supercenter
AutoZone
SUBWAY
Domino's Pizza
Shell
Arctic Circle

Jack in the Box

Kenworth Sales Company



Google Map View - Click Here

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1, 3 & 5 MILE DEMOGRAPHICS

5 MILE SNAPSHOT

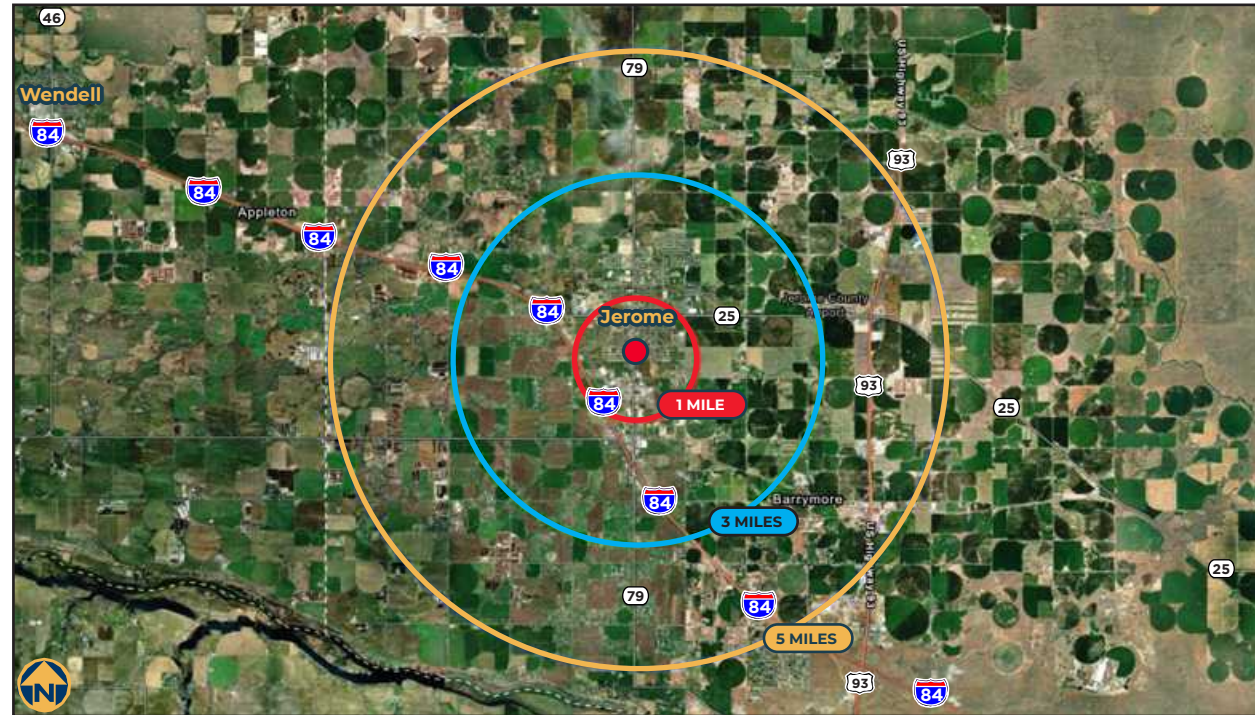
19,262
GROWING POPULATION

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

RETAIL DEMAND OUTLOOK
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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5, 10 & 15 MINUTE DEMOS

15 MINUTE SNAPSHOT

25,787

GROWING POPULATION

8,682

HOUSEHOLDS

\$68,322

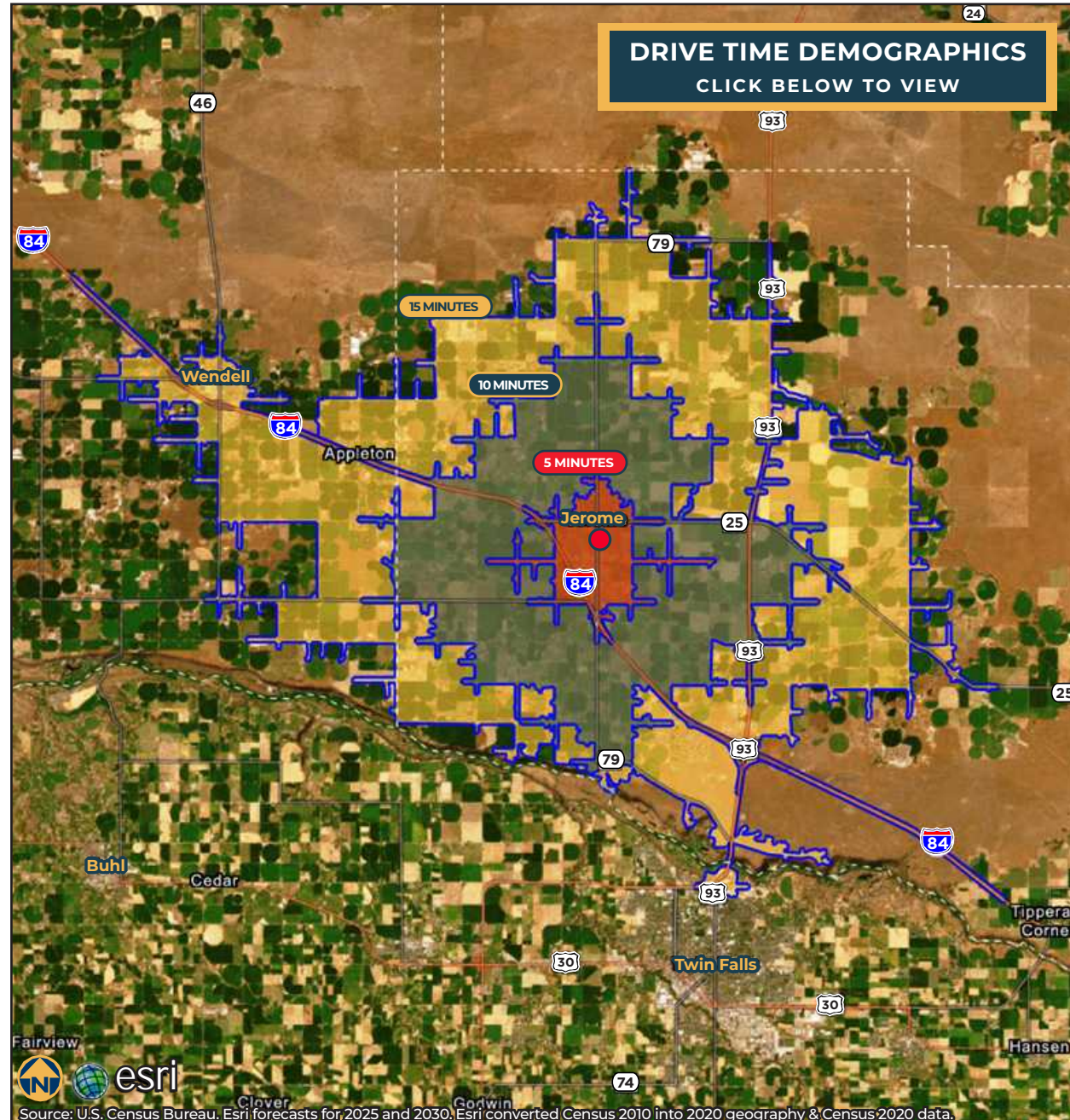
MEDIAN HH INCOME

\$88,496

HIGH AVERAGE HH INCOME

12,378

DAYTIME POPULATION



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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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