

UNIVERSITY BLVD & 12TH WEST

BUILD TO SUIT



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER

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PROPERTY DETAILS

SEC UNIVERSITY BLVD & 1200 WEST
REXBURG, ID 83440

- Suitable for retail, restaurant, or office
- Great location for hotels or other hospitality
- SW corner of University and Hwy 20
- Build to Suit or Ground Lease opportunities available
- Anchor, Pads, Shop space available
- 18,500 daily traffic count on University Blvd frontage and 31,500 daily traffic count on Highway 20

SURROUNDING TENANTS:



2025 DEMOS

EST. POPULATION



5 MILE » 6,103

15 MINUTE » 42,300

30 MINUTE » 50,064

EST. HOUSEHOLDS



5 MILE » 2,257

15 MINUTE » 9,432

30 MINUTE » 11,666

EST. AVERAGE HH INCOME



5 MILE » \$89,671

15 MINUTE » \$92,804

30 MINUTE » \$94,871

**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple

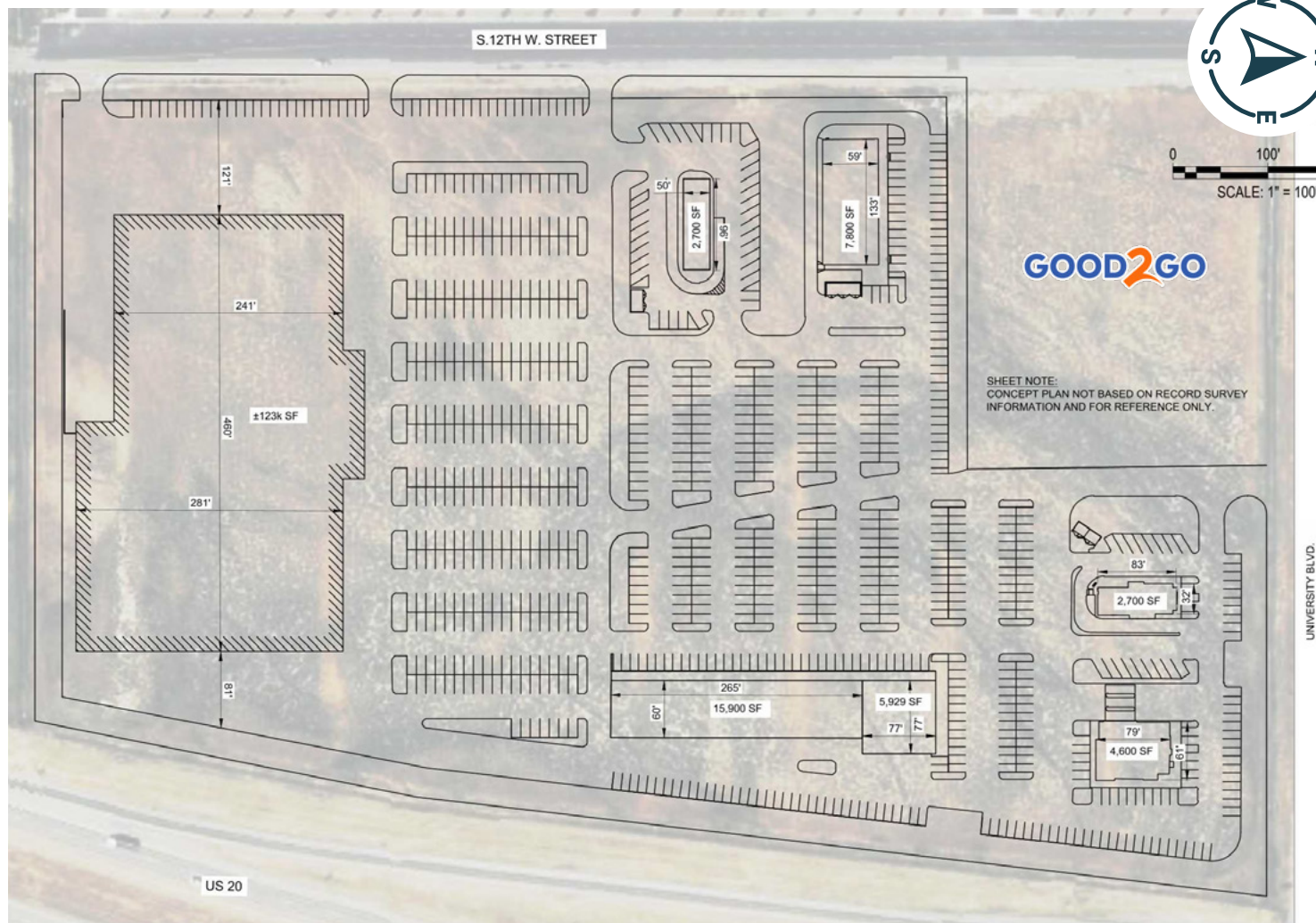
Salt Lake City, UT 84111

Office 801.456.8800

www.mwcre.com

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