

FOR LEASE



## PROPERTY DETAILS

498 East 13th Street, Idaho Falls, ID 83404

- ±1,800 SF retail/office space with a versatile open layout
- Expansive main floor area ideal for a variety of uses
- Centrally located with convenient access for clients and employees
- Adaptable space suitable for retail, office, studio, or service users
- Lease Rate: \$1,200/month NNN

## 2025 DEMOS



### EST. POPULATION

1 MILE » **14,843**  
3 MILE » **74,261**  
5 MILE » **114,036**



### EST. HOUSEHOLDS

1 MILE » **5,977**  
3 MILE » **28,456**  
5 MILE » **40,905**



### EST. AVERAGE HH INCOME

1 MILE » **\$87,936**  
3 MILE » **\$97,088**  
5 MILE » **\$103,743**

**NEWMARK**



**MOUNTAIN WEST**

**DUSTIN MORTIMER**

[dmortimer@newmarkmw.com](mailto:dmortimer@newmarkmw.com)

direct 208.874.0230

[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
482 Constitution Way, Suite 211  
Idaho Falls, ID 83402  
Office 208.874.0230  
[www.newmarkmw.com](http://www.newmarkmw.com)



South Holmes Ave

21,500 ADT



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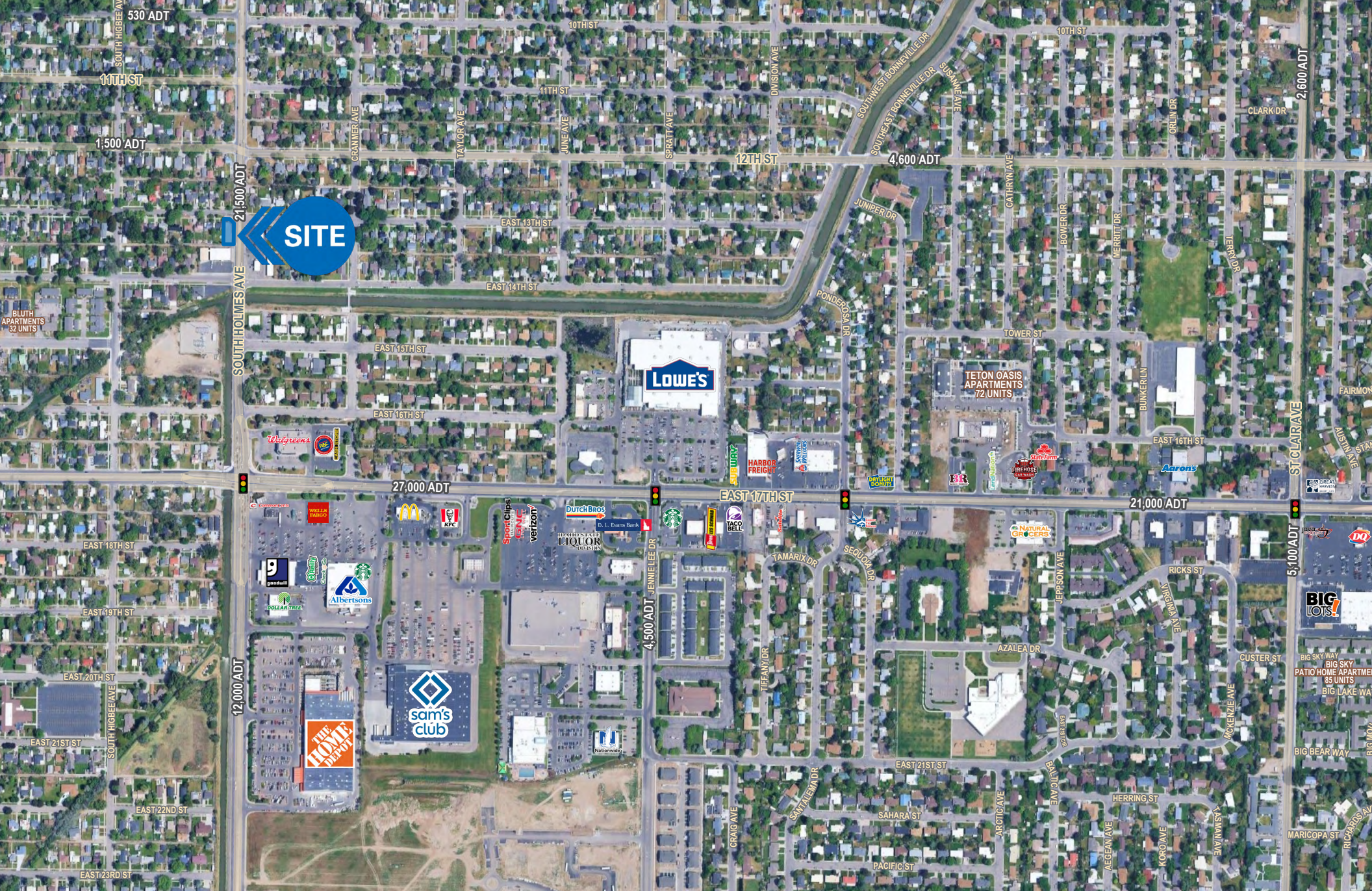
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