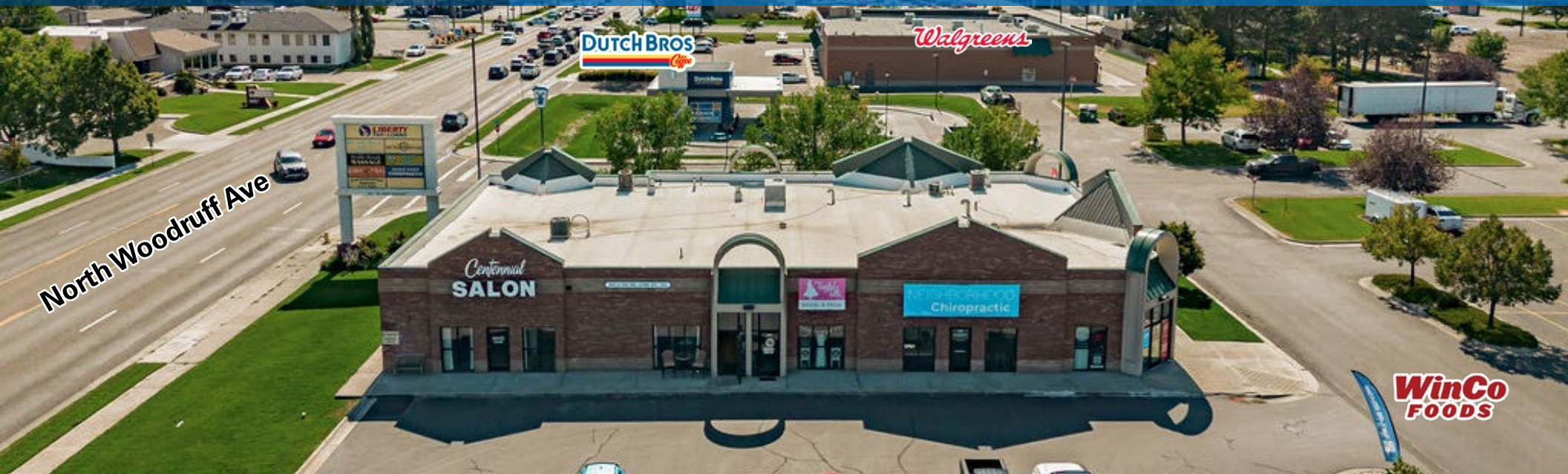


FOR LEASE

THE SHOPPES AT WINCO



PROPERTY DETAILS

263 N Woodruff Ave, Idaho Falls, ID 83401

- High Volume Anchor: This WinCo is reported to rank among the chain's top-performing stores by sales volume
- Prominent Pylon Sign: A large roadside monument sign reinforces visibility along N Woodruff Avenue
- Standout Retail Corridor: One of Idaho Falls' top retail corridors in a highly desirable market.
- Flexible Spaces: Ideal for Restaurants, Retail, Medical Office and Service Retail.

SPACE	RSF	RATE
Suite 273	1400sf	Contact Agent
Suite 277	1400sf	Contact Agent
Suite 263	700sf	Contact Agent
Suite 281	700sf	Contact Agent
Lease Type:	Estimated NNN's:	Availability:
NNN	\$4.50psf	Immediately



DUSTIN MORTIMER
dmortimer@newmarkmw.com
direct 208.874.0230
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**FULL SERVICE
COMMERCIAL REAL ESTATE**
482 Constitution Way, Suite 211
Idaho Falls, ID 83402
Office 208.874.0230
www.newmarkmw.com



Pylon Signage

North Woodruff Ave

Suite 263:
700 SF

Suite 281:
700 SF

Suite 277:
1400 SF

Suite 273:
1400 SF

SITE

NEWMARK
MOUNTAIN WEST

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KidZone



WinCo
FOODS

Walgreens

DUTCH BROS
Coffee

SITE

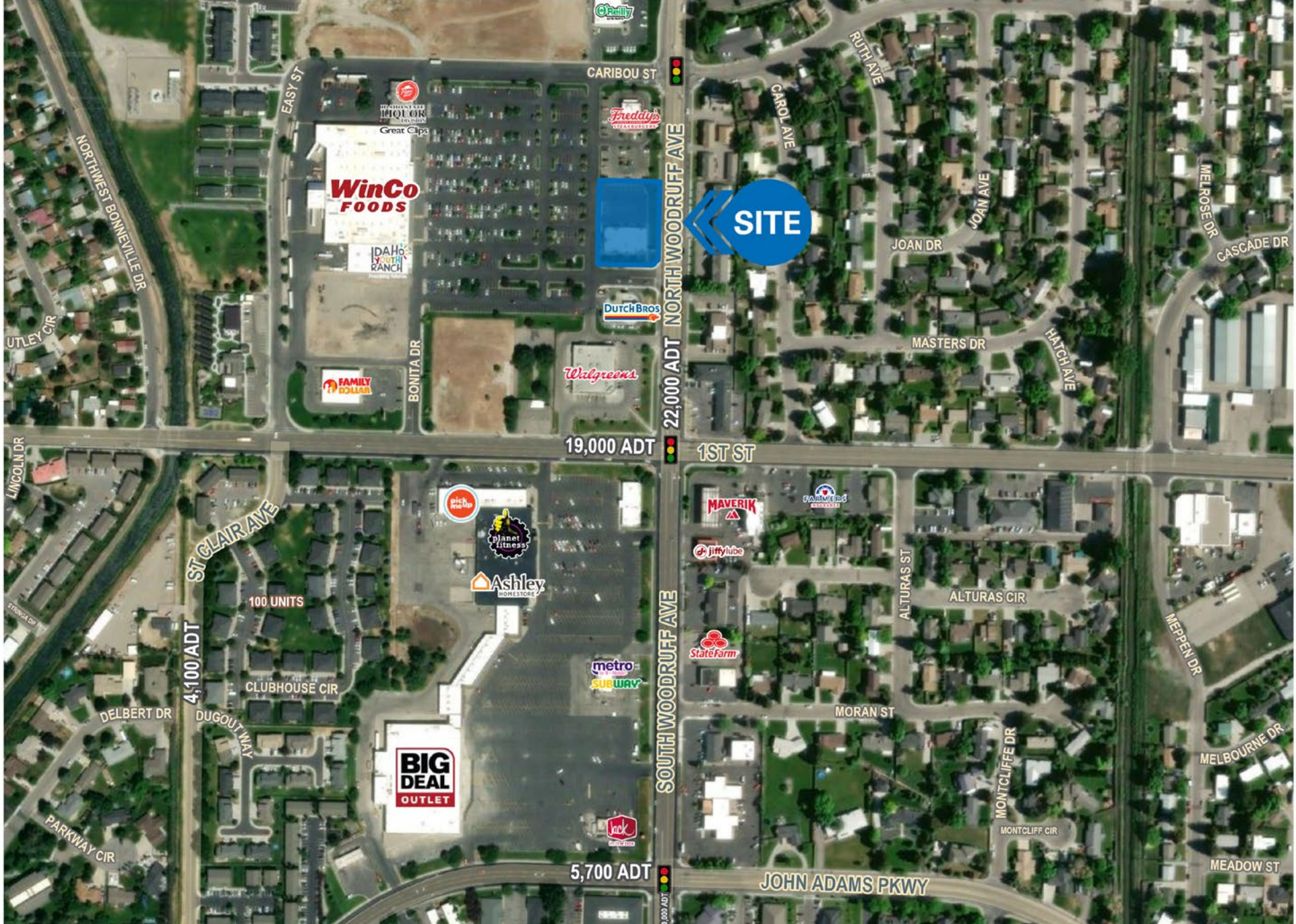
Pylon Signage

North Woodruff Ave

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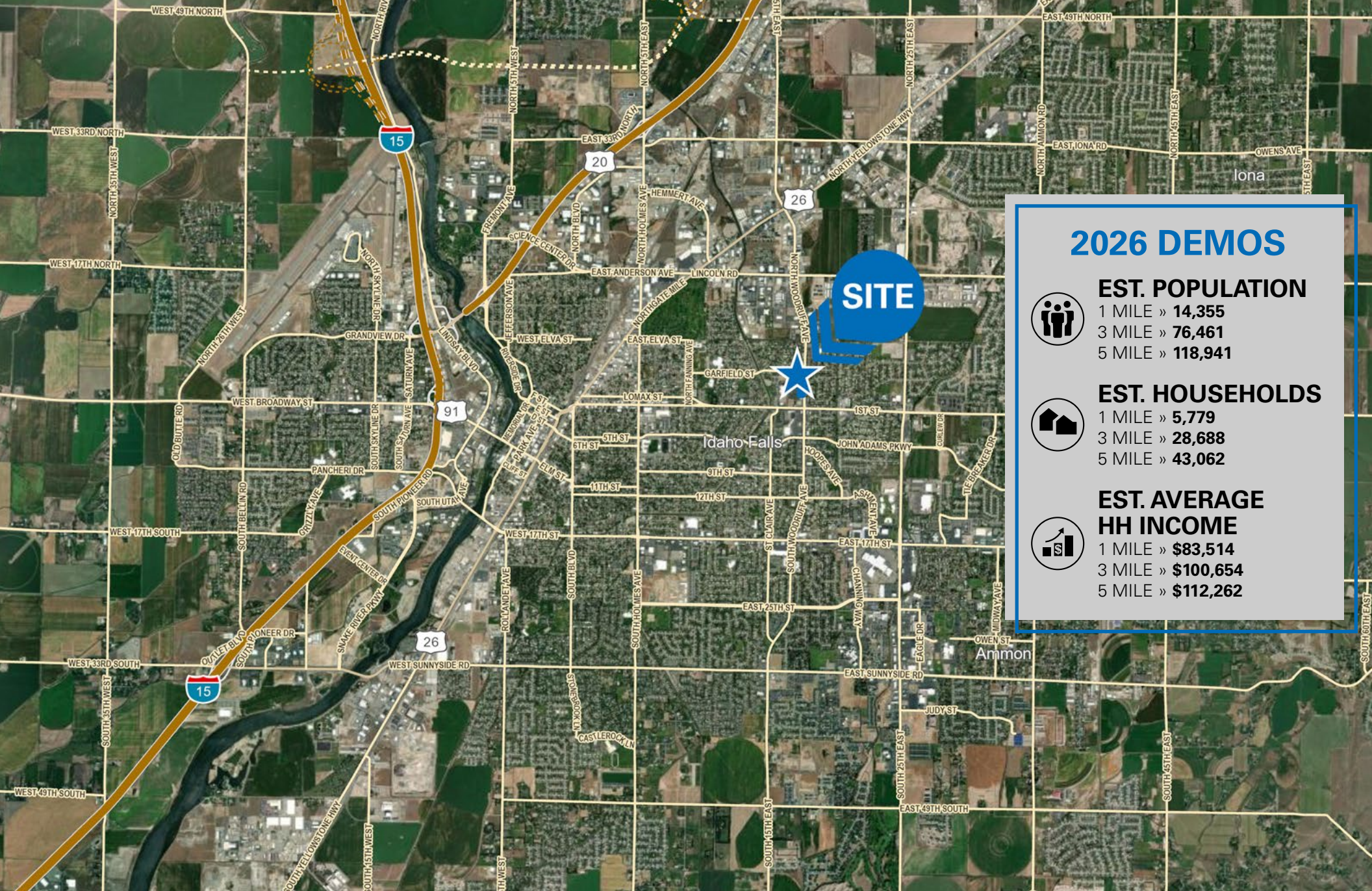
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2026 DEMOS



EST. POPULATION

1 MILE » **14,355**
3 MILE » **76,461**
5 MILE » **118,941**



EST. HOUSEHOLDS

1 MILE » **5,779**
3 MILE » **28,688**
5 MILE » **43,062**



EST. AVERAGE HH INCOME

1 MILE » **\$83,514**
3 MILE » **\$100,654**
5 MILE » **\$112,262**



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