

740 WEST BROADWAY ST

FOR LEASE



PROPERTY DETAILS

740 W Broadway St, Idaho Falls, ID 83402

- Approximately 4,000 SF Industrial/Retail Space – Versatile property offering a combination of retail, industrial, and specialty-use space
- Potential for Two Suites – Opportunity to divide the building into approximately 2,000 SF suites, providing flexibility for multiple tenants or uses
- Functional Retail & Office Layout – Features a storefront, reception area, break room, and storage space
- Flexible Space for Multiple Uses – Ideal for businesses seeking a combination of customer-facing retail space and functional back-of house or industrial space
- Prime Location Near Downtown & River – Conveniently located near downtown and the river, offering easy access to nearby amenities, businesses, and recreation
- Lease Rate: \$15/SF NNN

2026 DEMOS



EST. POPULATION

1 MILE » **9,307**
3 MILE » **54,952**
5 MILE » **95,957**



EST. HOUSEHOLDS

1 MILE » **3,940**
3 MILE » **21,761**
5 MILE » **36,280**



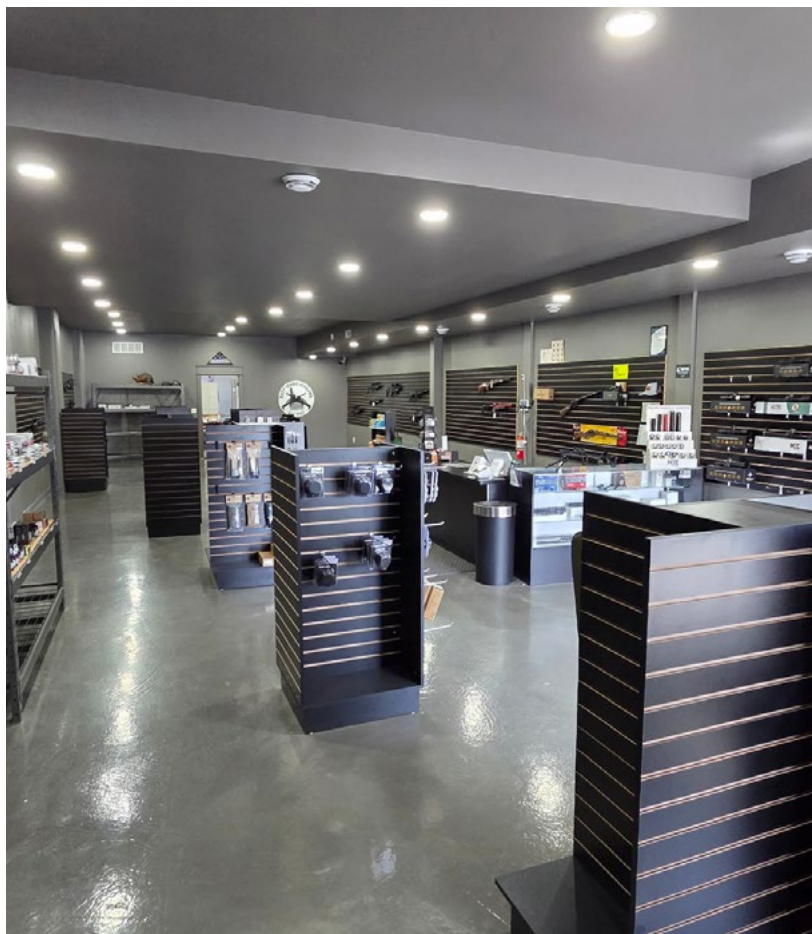
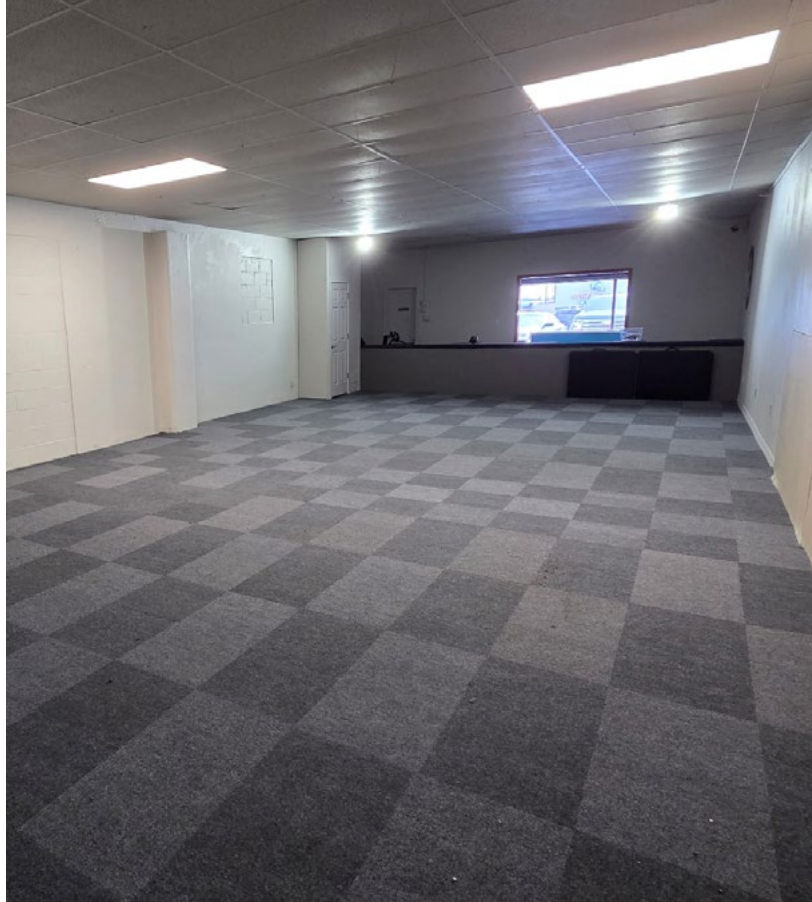
EST. AVERAGE HH INCOME

1 MILE » **\$76,318**
3 MILE » **\$96,951**
5 MILE » **\$108,614**



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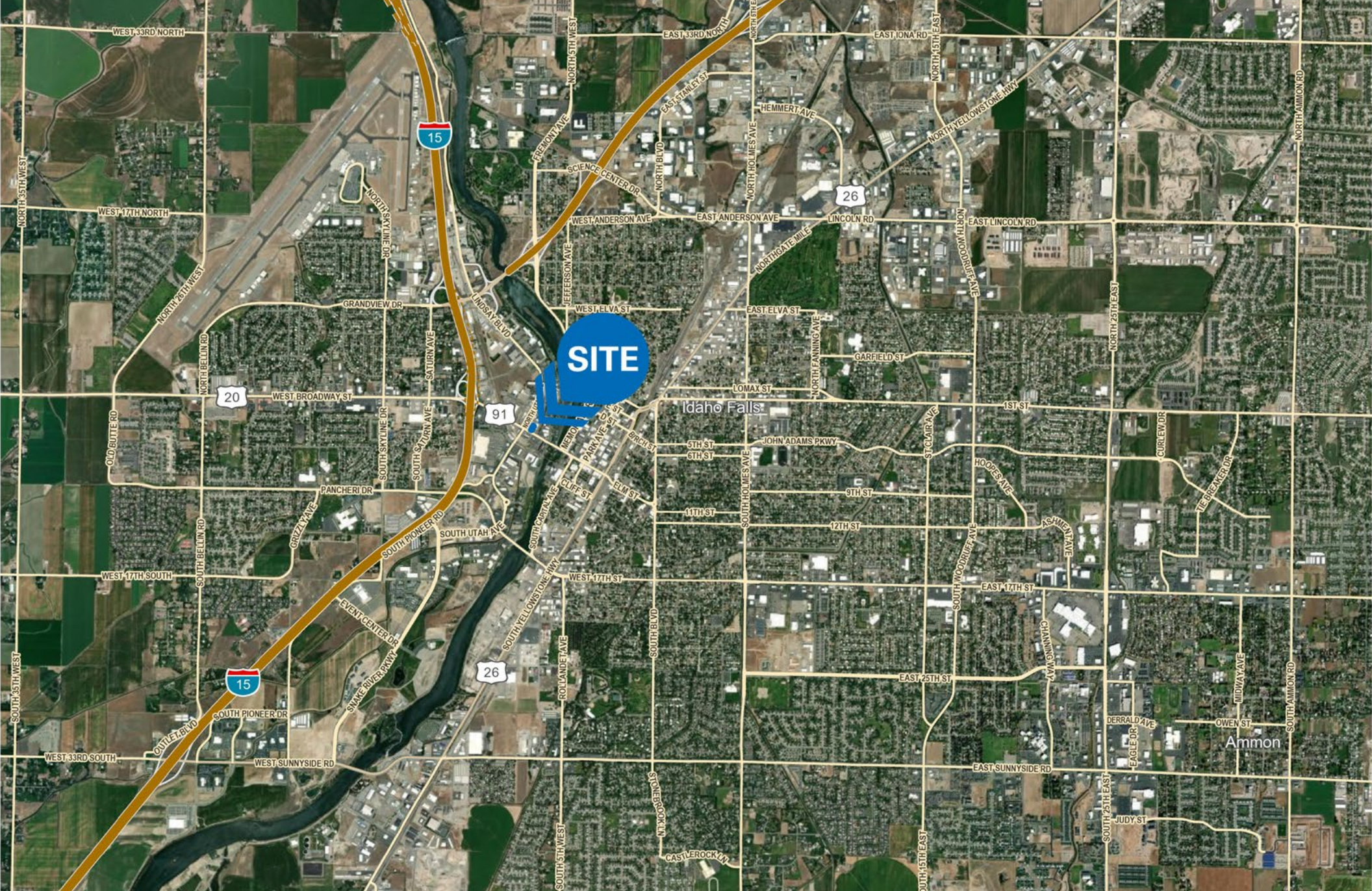
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