

Canyon Park South

Retail For Lease

851 Pole Line Rd
Twin Falls, ID

Property Information

- Anchored by Costco
- High Traffic counts
- Corner of major intersection
- Mid-box, pads, and shops available
- Fast growing area of Idaho
- Call for Pricing

Nearby Tenants:



Cameron Simonsen
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Twin Falls, Idaho

N.A.P.

27,266 SF

SIERRA

6,000 SF

CANYON
SPRINGS ROAD

N 3000 EAST ROAD

(E) PYLON SIGN



AVAILABLE



LEASE SIGNED

Colliers

Twin Falls, Idaho





Market Overview

851 Pole Line Rd, Twin Falls, Idaho, 83301
10 mile radius

Household & population characteristics



\$72,066

Median household income



\$361,171

Median home value



69.7%

Owner occupied housing units



35.5

Median age



49.6%

Female population



56.0%

% Married (age 15 or older)

Annual lifestyle spending



\$2,440

Travel



\$20

Tickets to Movies



\$60

Theatre/Operas/Concerts



\$70

Admission to Sports Events



\$8

Online Gaming Services

Households & population



94,673

Current total population



100,508

5 Year total population



34,067

Current total households



36,116

5 year total households

Education

12%

No high school diploma



29%

High school graduate



34%

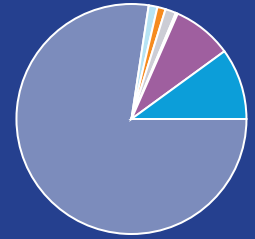
Some college



25%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



3,984

Total businesses



47,609

Total employees

Employment



60%

White collar



28%

Blue collar



13%

Services

2.5%

Unemployment rate

Annual household spending



\$1,983

Apparel & Services



\$221

Computers & Hardware



\$3,268

Eating Out



\$6,026

Groceries



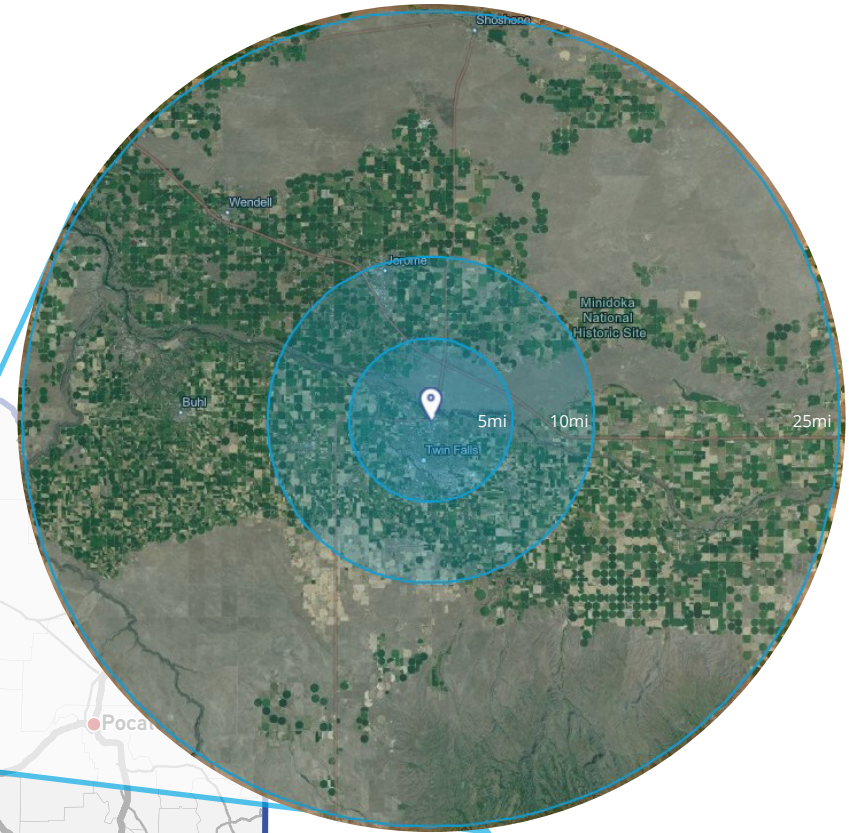
\$6,548

Health Care

Twin Falls, Idaho



Demographics	5 Mile	10 Mile	25 Mile
Population			
2024 Estimated	63,702	94,673	130,571
2029 Projected	67,345	100,508	137,338
Households			
2024 Estimated	23,474	34,067	46,554
2029 Projected	24,782	36,116	48,994
Income			
2024 Median HHI	\$69,529	\$72,066	\$70,143
2024 Average HHI	\$91,419	\$92,726	\$90,763
2024 Per Capita	\$33,698	\$33,368	\$32,370





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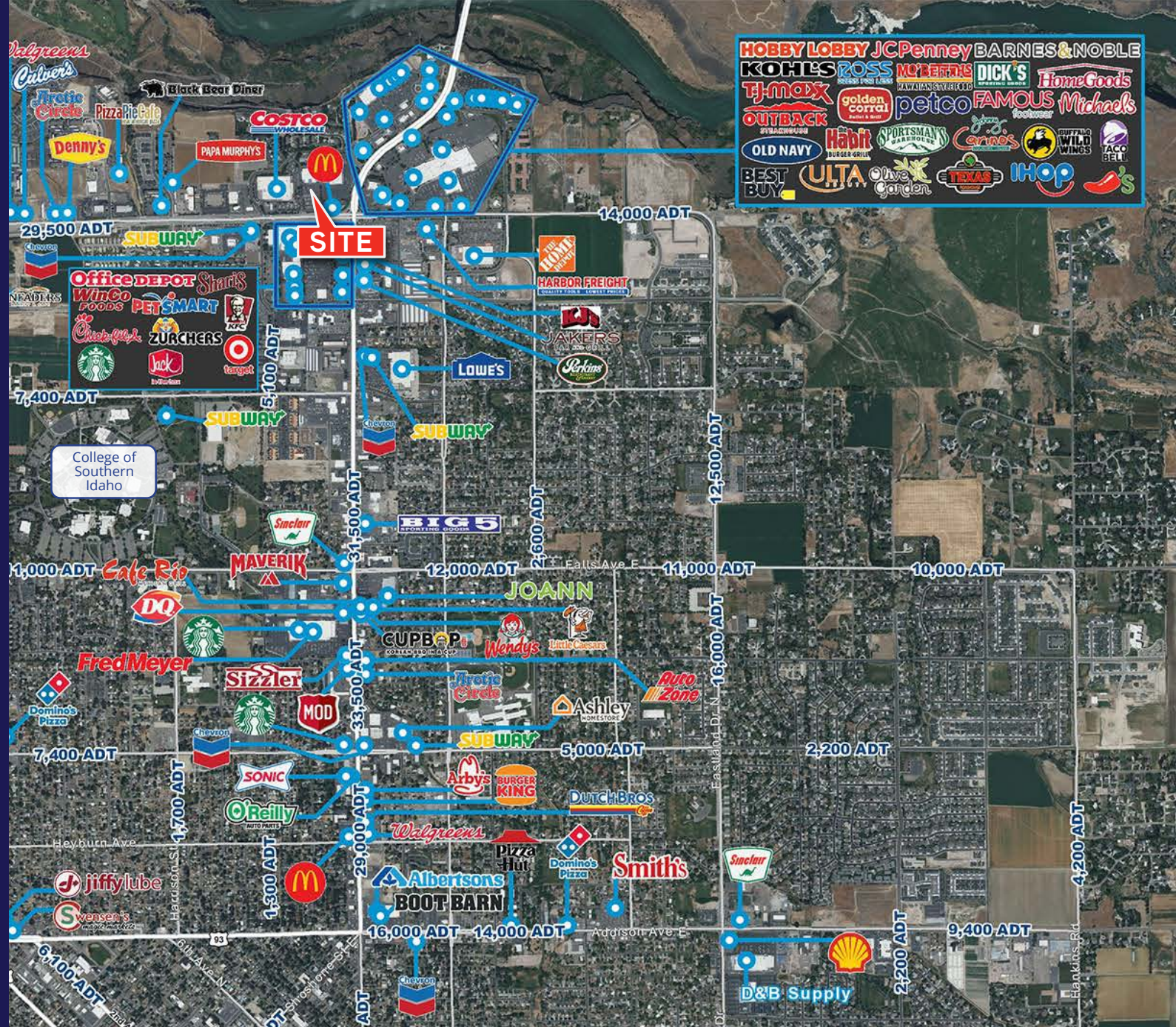
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