

# 687 BLUE LAKES BLVD. NORTH TWIN FALLS, IDAHO 83301



BLUE LAKES FRONTAGE PROPERTY FOR LEASE  
8,900 SQUARE FEET ON .98 ACRES AVAILABLE

RETAIL / OFFICE / SERVICE USE



## BUILDING FEATURES

OFFICE LEASE RATE	\$15.00 / SF NNN
WAREHOUSE LEASE RATE	\$4.00 / SF NNN
CURRENT BUILDING	8,900 Square Feet Total 6,900 Square Feet of Office 2,000 Square Foot Shop
LOT SIZE	0.98 Acres (42,689 SF)
ZONING	C-1 Commercial Highway District Zone
HEATING	HVAC System - Gas
PARKING	Ample - On-Site - Paved & Striped
ACCESS	Full-Turn Access from Caswell Ave.
FRONTAGE	130' of Frontage on Blue Lakes Blvd.
AVAILABILITY	<b>Tenant Vacating End of 2014</b>

## PROPERTY FEATURES

- Excellent Retail, Office, Service or Mixed Use Property
- Foyer Entryway, Waiting Room, Private Offices, Break Room, Conference Room & Rest Rooms
- 23' x 23' Metal Shed On-Site with Overhead and Walk-In Door Also Included in Sale
- The Site is well Located on the Busiest Traffic Street in South Central Idaho
- Permitted Uses: Retail Store, Fast Food, Outlet, Automotive Dealership, Home Improvement Center, Professional Office, Restaurant, Fuel Station, Car Wash, etc.
- Retail Near Site Include Costco, WinCo, Fred Meyer, Target, Ford Auto Dealership, GMC Dealership, Motels/Hotels, C3 Call Center, Several Fast Food Restaurants and more

For more information, please contact:

LEANN HUME, CCIM, CLS  
Retail / Investment Specialist  
(208) 287 8436  
leann.hume@comre.com

CUSHMAN & WAKEFIELD | COMMERCE  
398 South 9th Street, Suite 260  
Boise, Idaho 83702  
(208) 287 9500  
www.comre.com

©2014, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.

# 687 BLUE LAKES BOULEVARD NORTH

## TWIN FALLS, IDAHO 83301

FOR LEASE  
OFFICE / RETAIL / SERVICE  
BLUE LAKES FRONTAGE



For more information, please contact:

**LEANN HUME, CCIM, CLS**  
Retail / Investment Specialist  
(208) 287 8436  
leann.hume@comre.com

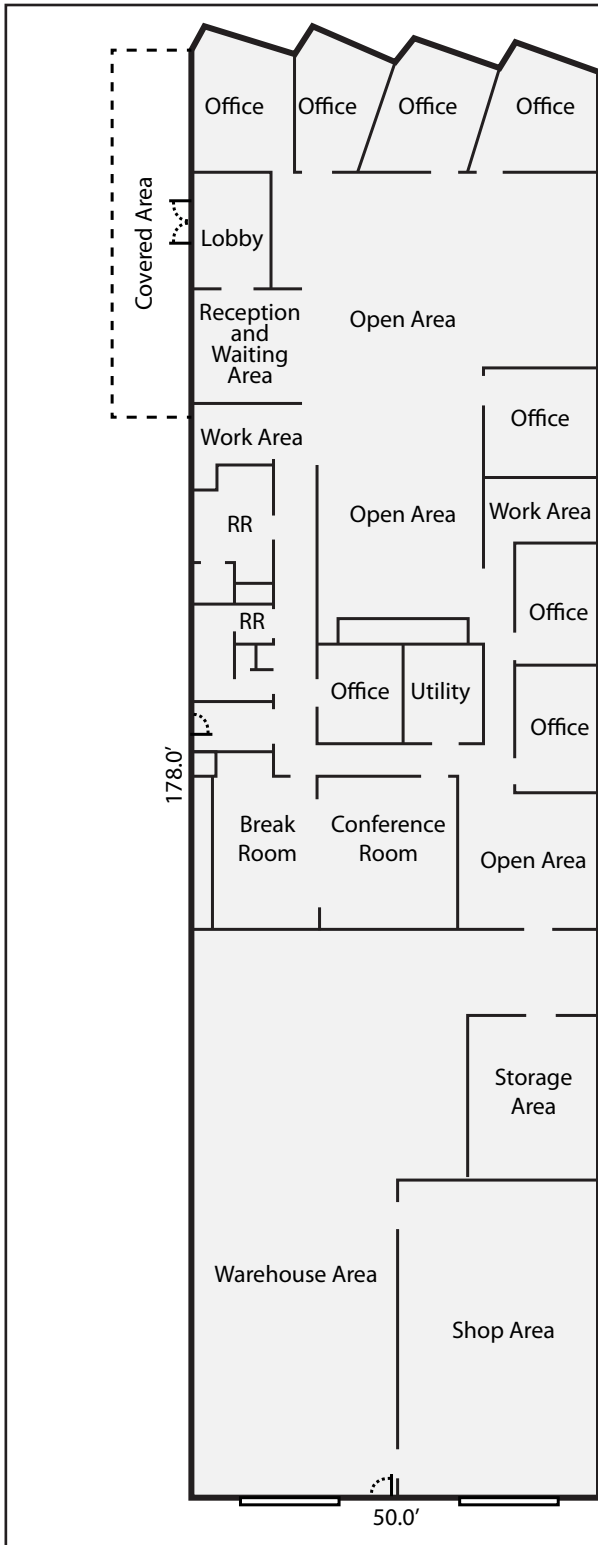
**CUSHMAN & WAKEFIELD | COMMERCE**  
398 South 9th Street, Suite 260  
Boise, Idaho 83702  
(208) 287 9500  
[www.comre.com](http://www.comre.com)

©2014, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.

# 687 BLUE LAKES BOULEVARD NORTH

## TWIN FALLS, IDAHO 83301

FOR LEASE  
OFFICE / RETAIL / SERVICE  
BLUE LAKES FRONTAGE



For more information, please contact:

**LEANN HUME, CCIM, CLS**  
Retail / Investment Specialist  
(208) 287 8436  
leann.hume@comre.com

**CUSHMAN & WAKEFIELD | COMMERCE**  
398 South 9th Street, Suite 260  
Boise, Idaho 83702  
(208) 287 9500  
[www.comre.com](http://www.comre.com)

©2014, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.

# 687 BLUE LAKES BOULEVARD NORTH

TWIN FALLS, IDAHO 83301

FOR LEASE  
OFFICE / RETAIL / SERVICE  
BLUE LAKES FRONTAGE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2013 Estimated Population	11,921	44,837	53,246
2018 Projected Population	12,194	46,880	55,813
<b>HOUSEHOLDS</b>			
2013 Estimated Households	4,666	17,027	20,021
2018 Projected Households	4,771	17,776	20,947
2013 Est. Average HH Income	\$47,371	\$49,719	\$50,618
2018 Est. Average HH Income	\$53,271	\$55,459	\$56,446
<b>BUSINESSES / EMPLOYEES</b>			
Total Businesses	873	3,028	3,347
Total Employees	6,037	21,266	22,983

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING; ESRI FORECASTS FOR 2013 AND 2018. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY



For more information, please contact:

LEANN HUME, CCIM, CLS  
Retail / Investment Specialist  
(208) 287 8436  
leann.hume@comre.com

CUSHMAN & WAKEFIELD | COMMERCE  
398 South 9th Street, Suite 260  
Boise, Idaho 83702  
(208) 287 9500  
www.comre.com

©2014, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.