

16,375 SF RETAIL END-CAP FOR LEASE

125 VALLEY RIVER DRIVE, REXBURG, IDAHO 83440



16,375 SQ. FT.

PRIME RETAIL END-CAP

AMPLE ON-SITE PARKING

NEGOTIABLE RATE & TERMS

HIGH TRAFFIC & VISIBILITY

PYLON & BUILDING SIGNAGE

IMMEDIATE AVAILABILITY

JULIE KISSLER

Associate Director
+1 208 794 2746
julie@summitcreg.com

LEANN HUME, CCIM, CLS, CRRP

Executive Director
+1 208 890 1089
leann@summitcreg.com

ANDREA NILSON

Executive Director
+1 208 890 4028
andrea@summitcreg.com



RETAIL END-CAP FOR LEASE

125 VALLEY RIVER DRIVE, REXBURG, ID



1517 WEST HAYS STREET | BOISE, ID 83702
+1 208 975 4447 | SUMMITCREG.COM

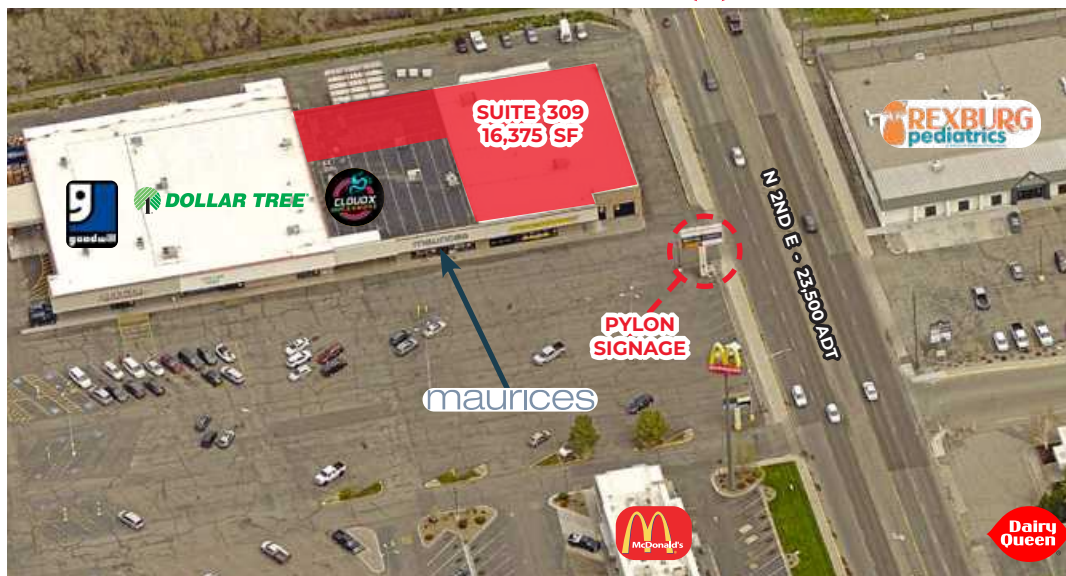
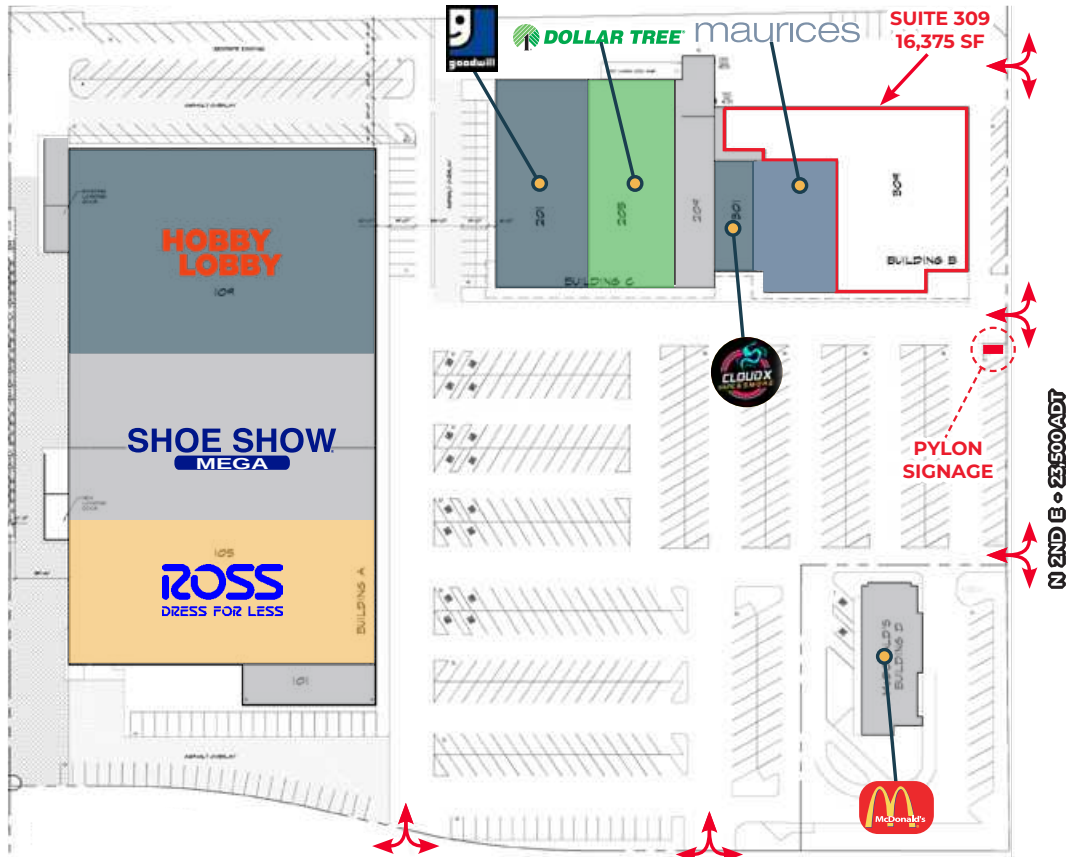
LISTING DETAILS

FOR LEASE:	16,375 SF
LEASE RATE:	Negotiable - Contact Agents
LOT SIZE:	9.80 Acres
PARCEL NUMBER:	RPRXBCA0192115
ZONING:	Community Business Center
ACCESS:	Multiple Full-Turn Access Points
FRONTAGE:	N 2nd East - 23,500 ADT
PARKING:	On-Site - Open - Shared
CO-TENANTS:	Hobby Lobby, Shoe Show, & Ross
PROPOSED USES:	Retail, Office, Medical, Service Use
LOCKBOX:	No, Contact Agents for Tours

HIGHLIGHTS

- Valley River Retail Center end-cap space available for lease, in a growing area of a rural farming community in southeastern Idaho
- Amenities include building and highly visible pylon signage space, ample on-site parking, and multiple full-turn access points
- Strong constancy and retail synergy - join Hobby Lobby, Ross, Shoe Show, Dollar Tree, Maurices, and McDonald's
- Potential uses include retail, medical, sale office and other professional service type users
- High traffic location on North 2nd East - 23,500 average daily traffic - one of the main thoroughfares leading to Highway 20 and Interstate 15 - [Google Map View](#)

SITE PLAN & PROPERTY PHOTOS



SUMMIT
COMMERCIAL
REAL ESTATE GROUP

RETAIL END-CAP FOR LEASE

125 VALLEY RIVER DRIVE, REXBURG, ID



1517 WEST HAYS STREET | BOISE, ID 83702
+1 208 975 4447 | SUMMITCREG.COM

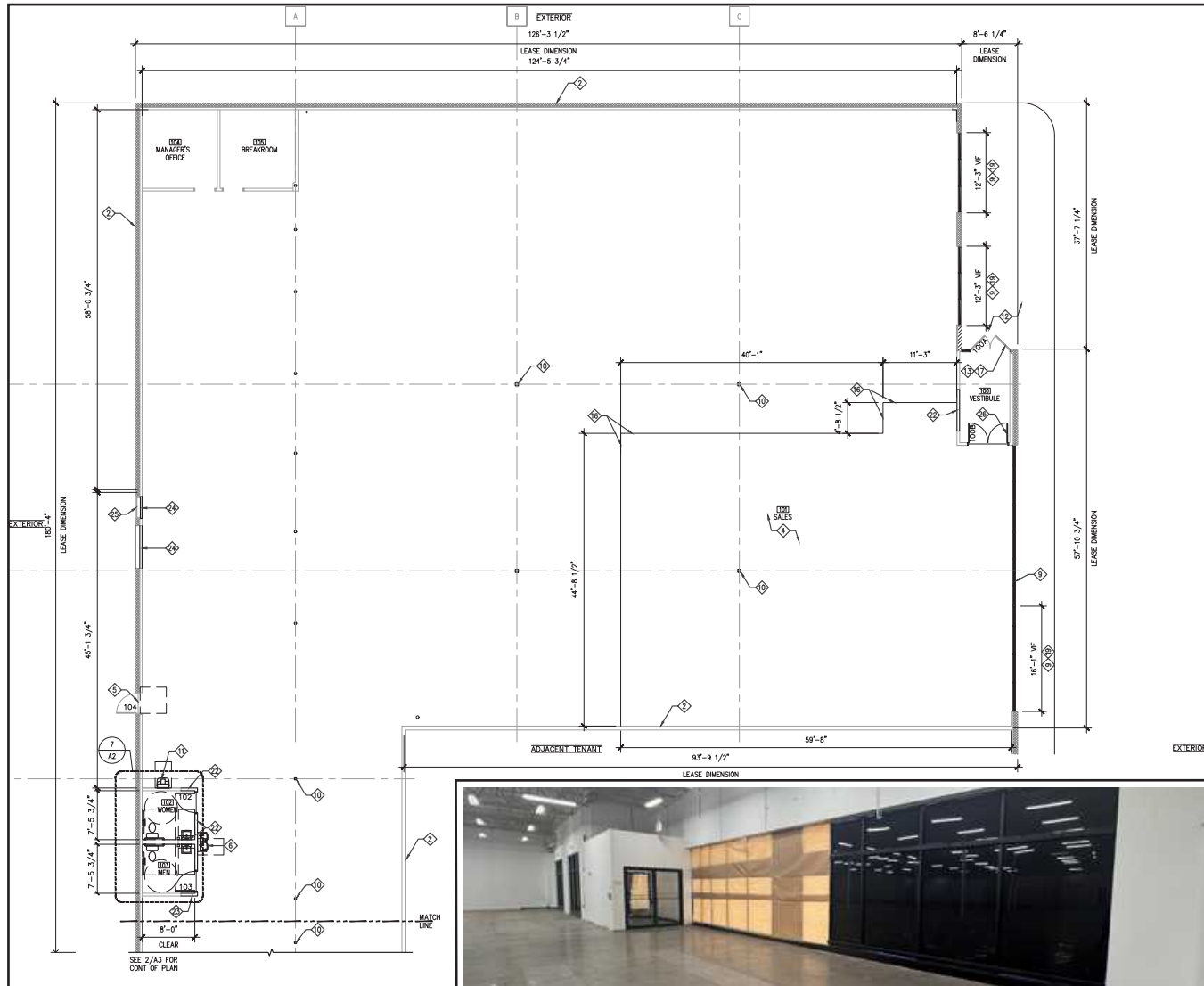


SUMMIT
COMMERCIAL
REAL ESTATE GROUP

FLOOR PLAN

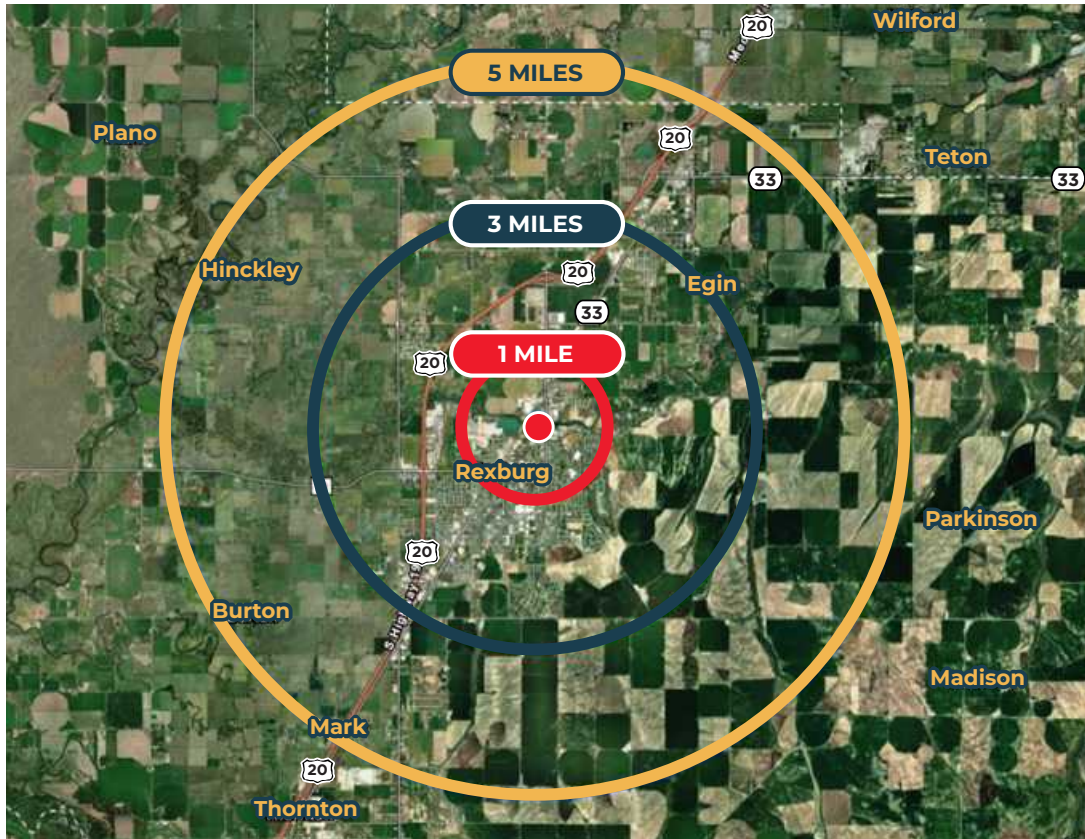
RETAIL END-CAP FOR LEASE

125 VALLEY RIVER DRIVE, REXBURG, ID



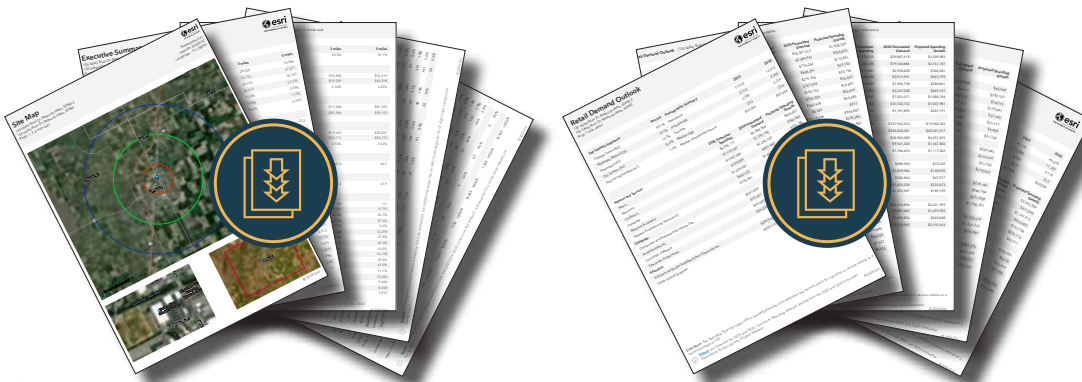
1517 WEST HAYS STREET | BOISE, ID 83702
+1 208 975 4447 | SUMMITCREG.COM

1, 3 & 5 MILE DEMOS & RETAIL DEMAND



1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW



RETAIL END-CAP FOR LEASE

125 VALLEY RIVER DRIVE, REXBURG, ID

3 MILE SNAPSHOT

45,145
POPULATION

11,000
HOUSEHOLDS

\$52,805
MEDIAN HH INCOME

\$77,608
AVERAGE HH INCOME

14,855
DAYTIME POPULATION



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

1517 WEST HAYS STREET | BOISE, ID 83702

+1 208 975 4447 | SUMMITCREG.COM



SUMMIT
COMMERCIAL
REAL ESTATE GROUP

RETAIL END-CAP FOR LEASE

125 VALLEY RIVER DRIVE, REXBURG, ID

10 MINUTE SNAPSHOT

44,525
STRONG POPULATION

10,777
HOUSEHOLDS

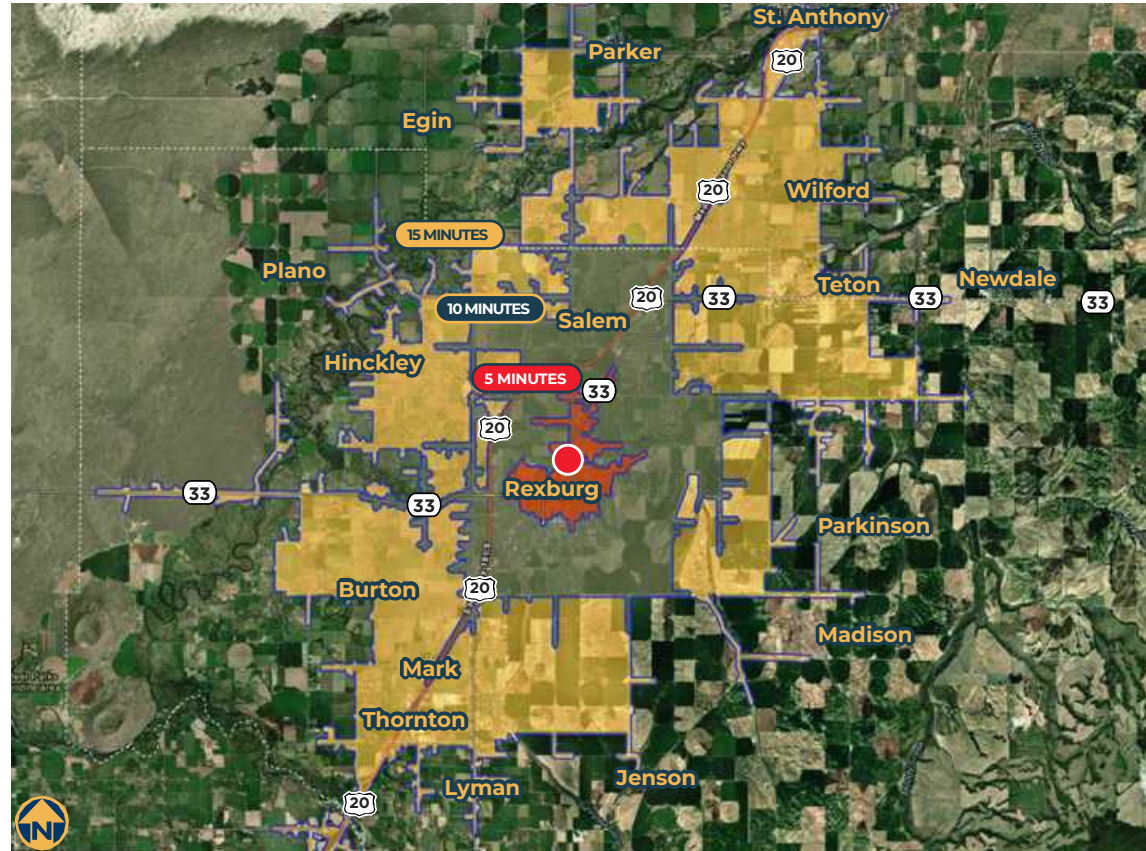
\$51,848
MEDIAN HH INCOME

\$76,472
HIGH AVERAGE HH INCOME

14,964
DAYTIME POPULATION

1517 WEST HAYS STREET | BOISE, ID 83702
+1 208 975 4447 | SUMMITCREG.COM

5, 10 & 15 MINUTE DEMOGRAPHICS



5, 10 & 15 MIN DRIVE-TIME DEMOS
CLICK BELOW TO VIEW

COMMUNITY SUMMARY
CLICK BELOW TO VIEW



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

REXBURG REGIONAL INFORMATION



YOUR FIRST STOP ON THE ROAD TO ADVENTURE

Stopping in Rexburg, Idaho, on the way to more adventures offers a charming pause in the journey. Nestled amidst picturesque landscapes, this small town is a gateway to natural wonders and outdoor activities. Visitors can explore the local culture, savor delicious cuisine, and enjoy the warm hospitality of the community. With the majestic Teton Range and Yellowstone National Park within reach, Rexburg provides the perfect blend of relaxation and excitement, setting the stage for unforgettable experiences ahead.

AREA ATTRACTIONS

Rexburg's area attractions include the scenic St. Anthony Sand Dunes, the historic Yellowstone Bear World, and the breathtaking beauty of the nearby Grand Teton and Yellowstone National Parks.

<https://rexburgchamber.org/visit-rexburg/area-attractions/>

LOCAL PARKS

Rexburg's parks, such as Porter Park and Nature Park, offer serene green spaces, family-friendly amenities, and picturesque walking trails, perfect for relaxation and outdoor activities.

<https://rexburgchamber.org/visit-rexburg/local-parks>

REXBURG RESOURCES

<https://rexburgchamber.org/visit-rexburg/rexburg-resources>



RETAIL END-CAP FOR LEASE

125 VALLEY RIVER DRIVE, REXBURG, ID



*Information Gathered from the
Rexburg Chamber of Commerce:
<https://rexburgchamber.org/>*



1517 WEST HAYS STREET | BOISE, ID 83702
+1 208 975 4447 | SUMMITCREG.COM

16,375 SF RETAIL END-CAP FOR LEASE



125 VALLEY RIVER DRIVE, REXBURG, IDAHO 83440



LISTING AGENTS

JULIE KISSLER

Associate Director
+1 208 794 2746
julie@summitcreg.com

LEANN HUME, CCIM, CLS, CRRP

Executive Director
+1 208 890 1089
leann@summitcreg.com

ANDREA NILSON

Executive Director
+1 208 890 4028
andrea@summitcreg.com

©2026 Summit Commercial Real Estate Group All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Summit Commercial Real Estate Group's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Summit Commercial Real Estate Group. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND SUMMIT COMMERCIAL REAL ESTATE GROUP IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.