

FOR LEASE
2,400 TO 16,375 SF

125 VALLEY RIVER DRIVE, REXBURG, ID 83440



JULIE KISSLER

Senior Associate
+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



SUMMIT
COMMERCIAL
REAL ESTATE GROUP

PROPERTY HIGHLIGHTS



2,400 SF & 16,375 SF SUITES



RETAIL, OFFICE, MEDICAL, SERVICE USE



LEASE RATE & TERMS NEGOTIABLE



HOBBY LOBBY & ROSS SHADOW ANCHORED



COMMUNITY BUSINESS CENTER ZONING



PRIME RETAIL CORRIDOR LOCATION



N 2ND EAST FRONTAGE - 20,000 ADT

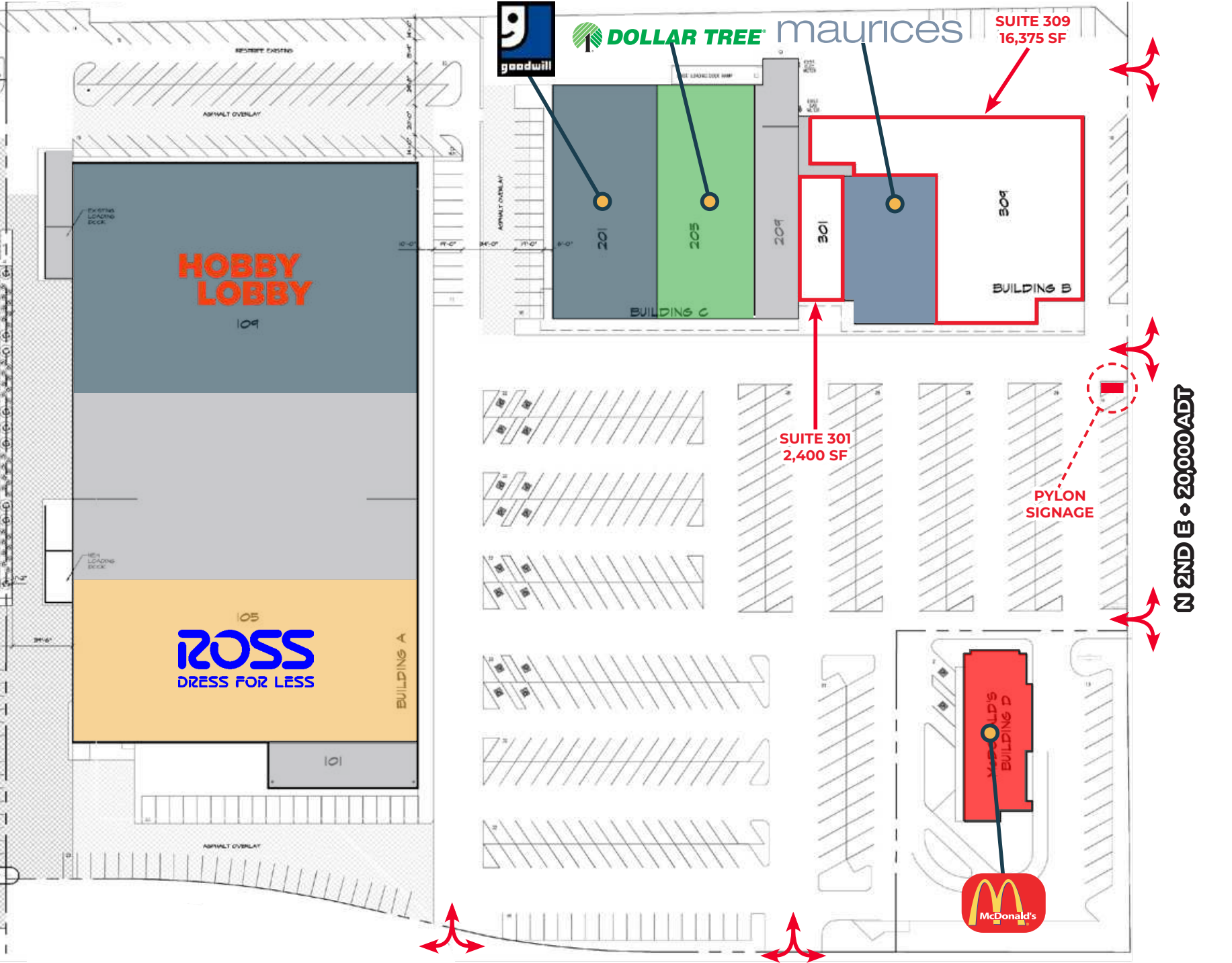


PARCEL NUMBER: RPRXBCA0192115

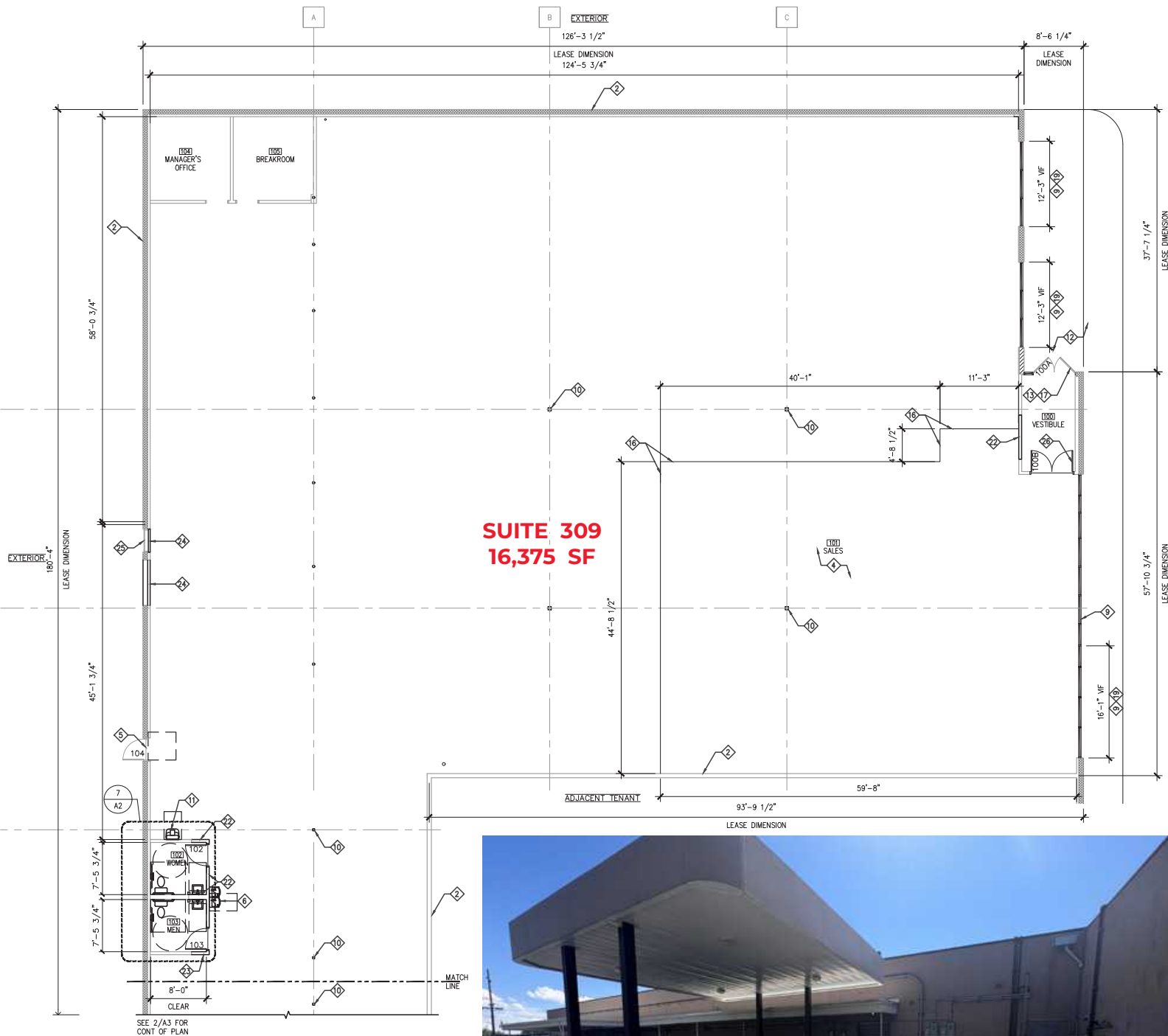
LISTING DETAILS

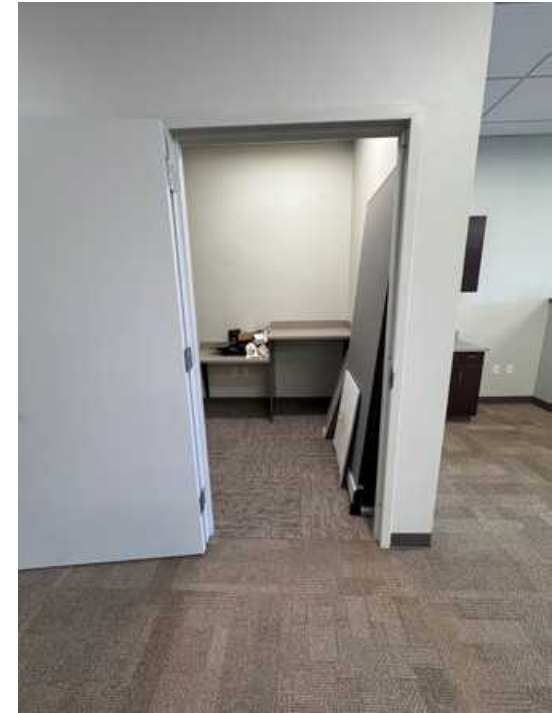
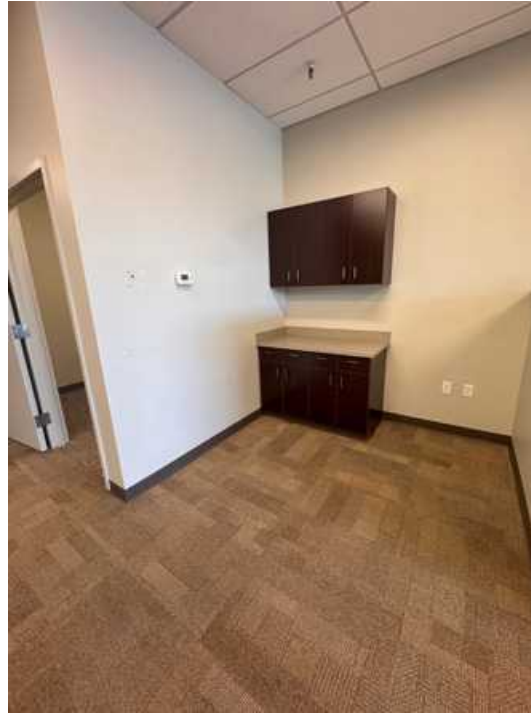
- Valley River Retail Center in-line & end-cap space available for lease, in a growing area of a rural farming community in southeastern Idaho
- Amenities include building and highly visible pylon signage space, ample on-site parking, and multiple full-turn access points
- Strong constancy and retail synergy - join Hobby Lobby, Ross, 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 - 20,000 average daily traffic - one of the main thoroughfares leading to Highway 20 and Interstate 15
- Surrounding traffic generators include Albertsons, C-A-L Ranch, Fat Cats Family Fun Zone, Rexburg Rapids Water Park, Harbor Freight, Madison Jr. High School (1,247 students), Basic American Foods (179 employees), Madison Memorial Hospital (69 beds), Brigham Young University (24,111 students), and the Madison County Fairgrounds - [Google Map View](#)

2,400 - 16,375 SF IN-LINE RETAIL FOR LEASE
125 VALLEY RIVER DRIVE, REXBURG, ID 83440



2,400 - 16,375 SF IN-LINE RETAIL FOR LEASE
125 VALLEY RIVER DRIVE, REXBURG, ID 83440







SUMMIT
COMMERCIAL
REAL ESTATE GROUP



1, 3 & 5 MILE DEMOGRAPHICS

5 MILE SNAPSHOT

50,441
POPULATION

12,440
HOUSEHOLDS

\$53,219
MEDIAN HH INCOME

\$76,288
AVERAGE HH INCOME

14,806
DAYTIME POPULATION

In the identified area, the current year population is 50,441. In 2020, the Census count in the area was 47,833. The rate of change since 2020 was 1.26% annually. The five-year projection for the population in the area is 52,469 representing a change of 0.79% annually from 2024 to 2029.

The household count in this area has changed from 11,173 in 2020 to 12,440 in the current year, a change of 2.56% annually. The five-year projection of households is 13,651, a change of 1.88% annually from the current year total. Average household size is currently 2.87, compared to 2.96 in the year 2020. The number of families in the current year is 9,751 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL MARKET POTENTIAL
CLICK BELOW TO VIEW



DRIVE-TIME DEMOGRAPHICS

15 MINUTE SNAPSHOT

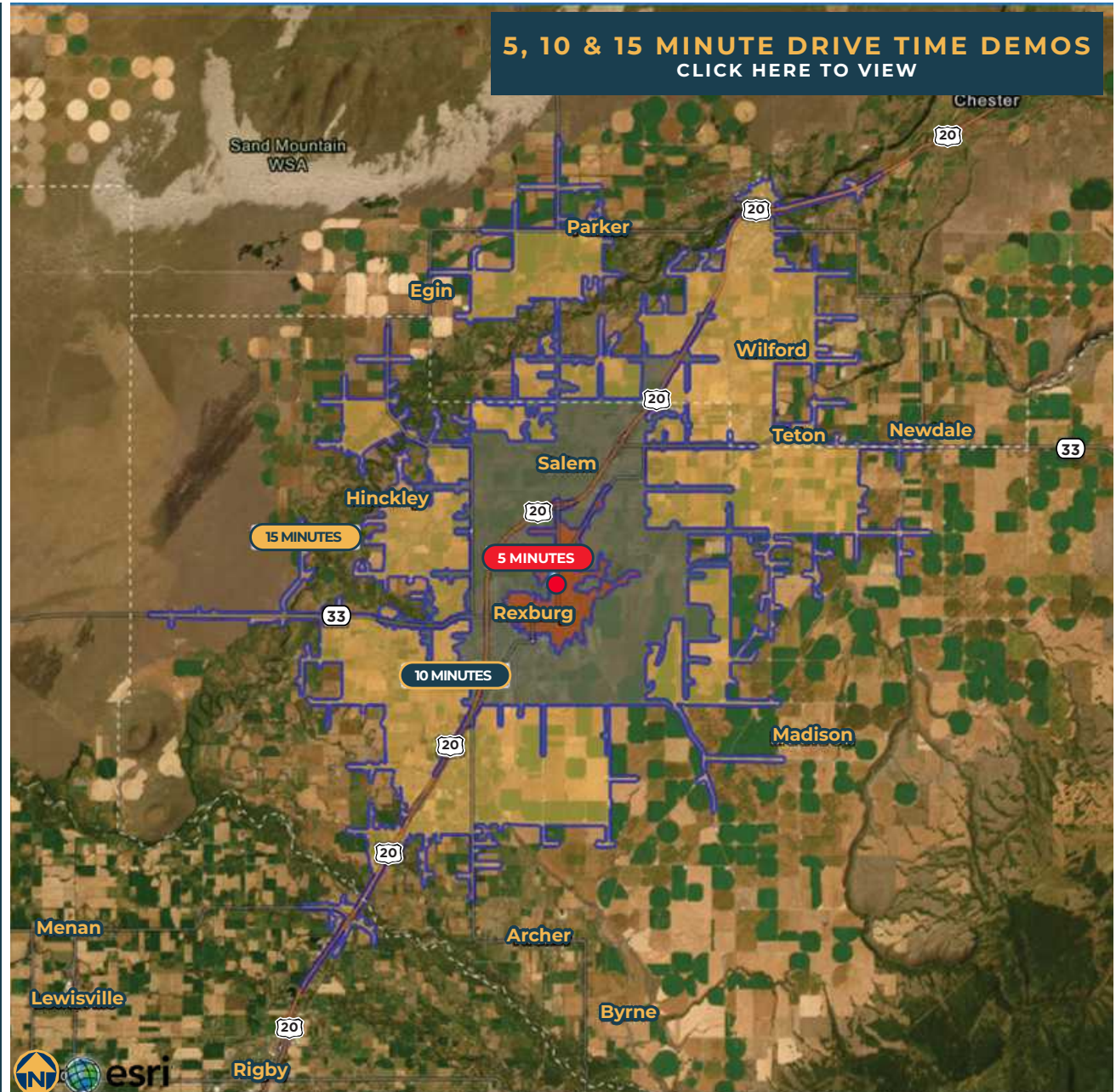
56,737
POPULATION

14,517
HOUSEHOLDS

\$55,200
MEDIAN HH INCOME

\$76,686
AVERAGE HH INCOME

17,232
DAYTIME POPULATION



REXBURG REGIONAL INFORMATION



WELCOME TO REXBURG

Where businesses flourish and visitors feel at home.

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>



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



CONTACT

JULIE KISSLER

Senior Associate
+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

1517 WEST HAYS STREET

Boise, Idaho 83702
+1 208 975 4447
summitcreg.com

©2025 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.