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# Investment Offering

## *Teton MRI Building*

*2060 S. Woodruff Ave.*

*Idaho Falls, ID 83404*

Presented By:

Michael J. Ballantyne, CCIM



# Investment Description

## Teton MRI Building Idaho Falls, ID



### **Teton MRI Building** 2060 S. Woodruff Ave. Idaho Falls, ID 83404

- Perfect for medical and general office use
- Near many other medical users
- Considerable surplus land adjoins property allowing for expansion

Teton MRI Building is an 12,390 square foot medical / office building located on S. Woodruff Avenue in the City of Idaho Falls, Idaho 83404. The property parcel size of 1.99 acres (86,684.4 sf) allows for ample parking (76 stalls). The building is located near Eastern Idaho Medical Center, East Idaho Regional Behavior Health Center and Idaho Falls Surgical Center. The building sits across Woodruff from Teton Medical Center.

Idaho Falls is situated along the Snake River at the western edge of the Rocky Mountains. It is the county seat of Bonneville County and the largest city in Eastern Idaho with a population of 56,813, and the state's largest city outside the Boise metropolitan area. The City of Idaho Falls serves as a hub to all of eastern Idaho and much of western Wyoming. Due to its relative economic vitality, high quality of life and proximity to world-class outdoor recreation, it is often featured in various publications' list of "best places to live". The area is served by the Idaho Falls Regional Airport.

**ALL SHOWINGS SHALL BE COORDINATED THROUGH THE LISTING AGENT.  
PLEASE DO NOT VISIT THE PROPERTY WITHOUT AN APPOINTMENT.**

# Investment Description

Teton MRI Building  
Idaho Falls, ID



**Teton MRI Building**  
2060 S. Woodruff Ave.  
Idaho Falls, ID 83404

- Perfect for medical and general office use
- Near many other medical users
- Considerable surplus land adjoins property allowing for expansion

## Purchase Price

\$980,000.00 (\$79.10/SF)

## Location

Address: 2060 S. Woodruff Avenue, Idaho Falls, Idaho  
Location: Woodruff Avenue between E. 17th Street and Parley Street

## Property Description

Type: Medical / Office Building  
Building Area: Main Floor: 8,615 SF  
Basement: 3,775 SF  
Total Building Area: 12,390 SF  
Parcel Size: 1.99 AC  
Year Built: 2000  
Parking: 76 stalls

## Leasing Status

Current Occupancy: Vacant



# Property Photographs

Teton MRI Building  
Idaho Falls, ID

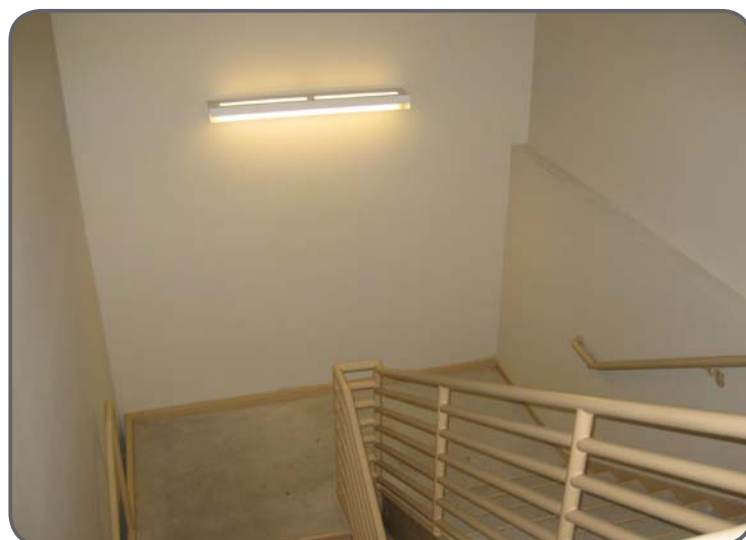


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# Property Photographs

## Teton MRI Building

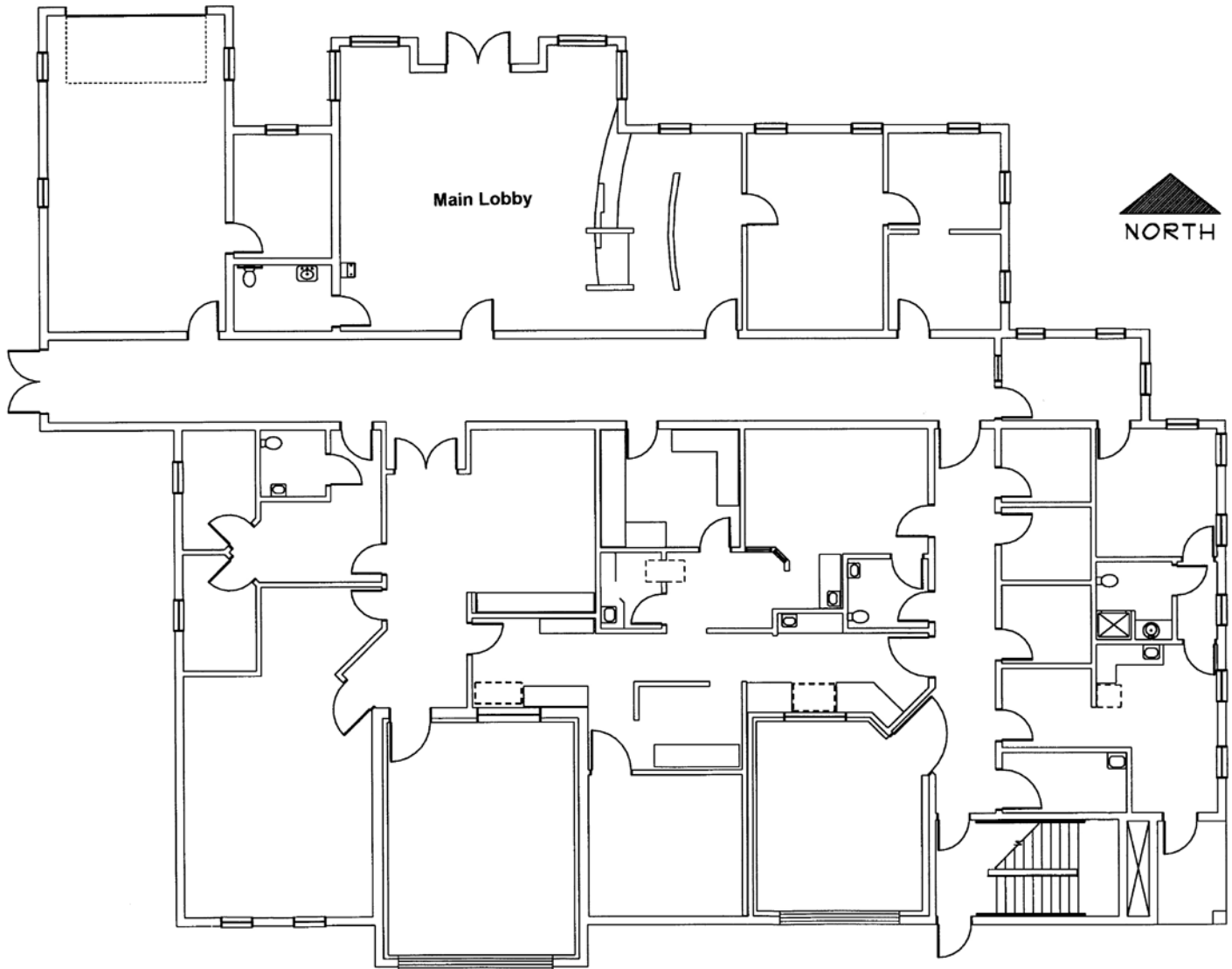
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# Floor Plan - Main Floor

Teton MRI Building  
Idaho Falls, ID

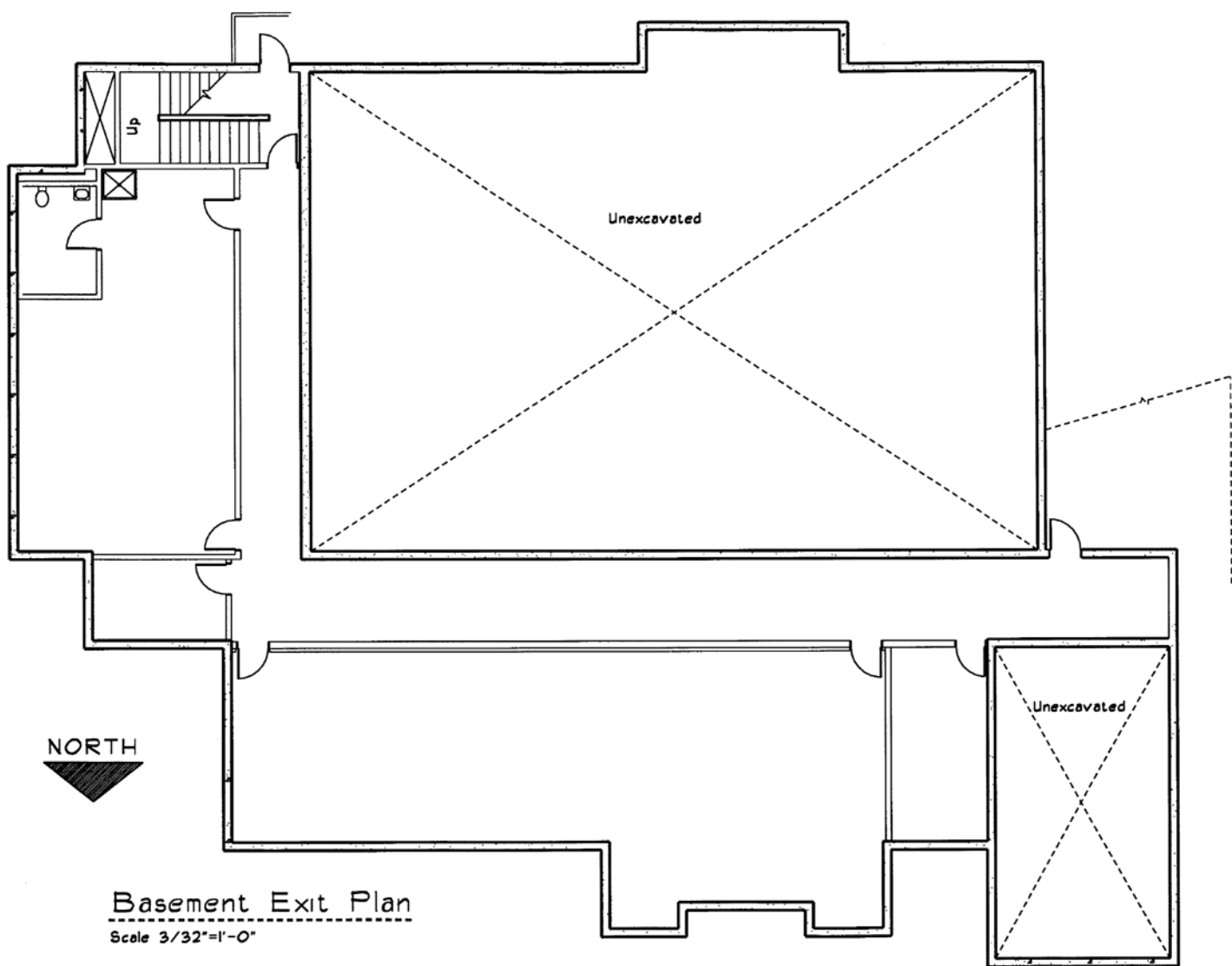


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# Floor Plan - Basement

Teton MRI Building

Idaho Falls, ID



Basement Exit Plan

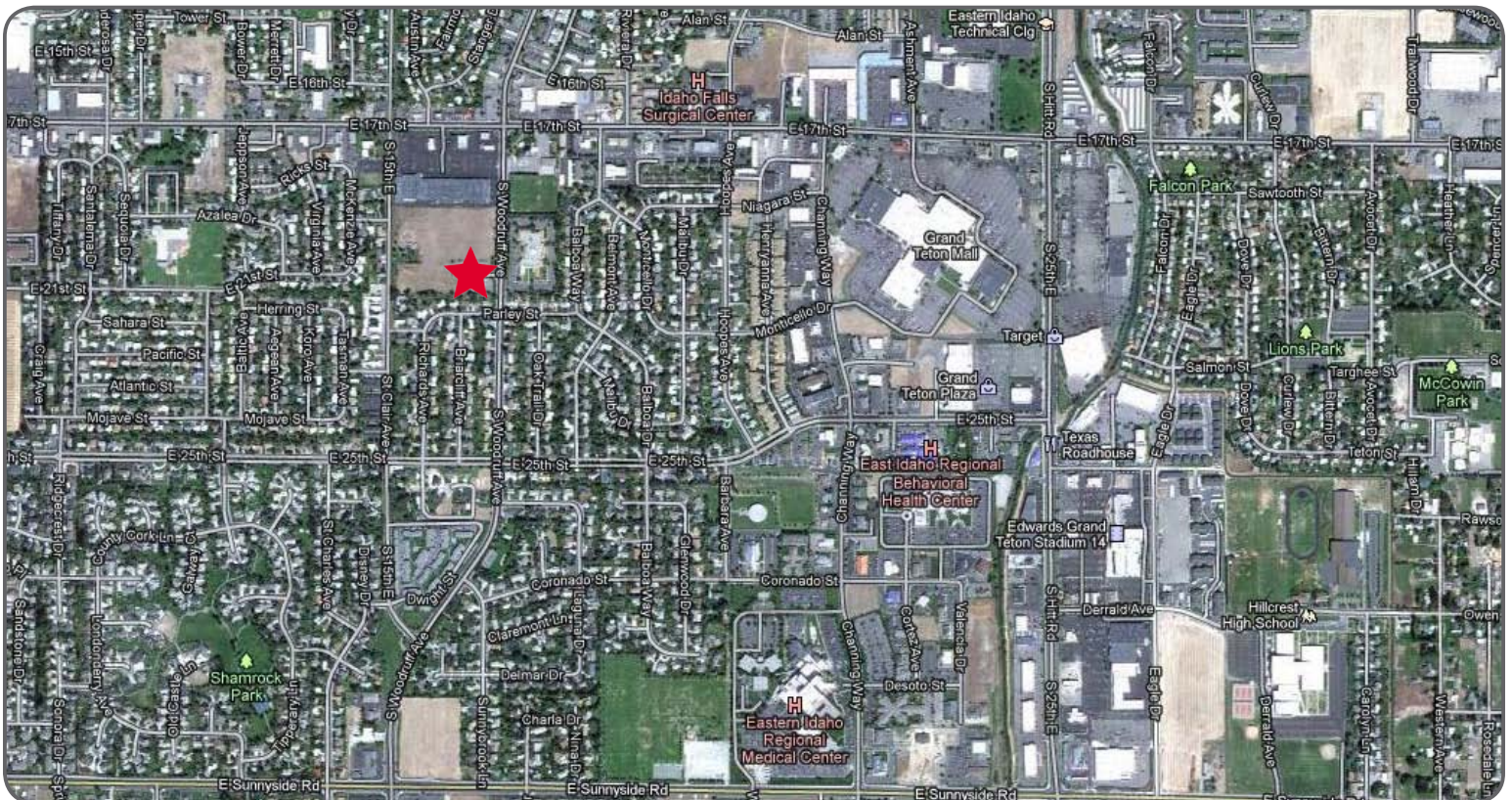
Scale 3/32"=1'-0"

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# Aerials

## Teton MRI Building Idaho Falls, ID

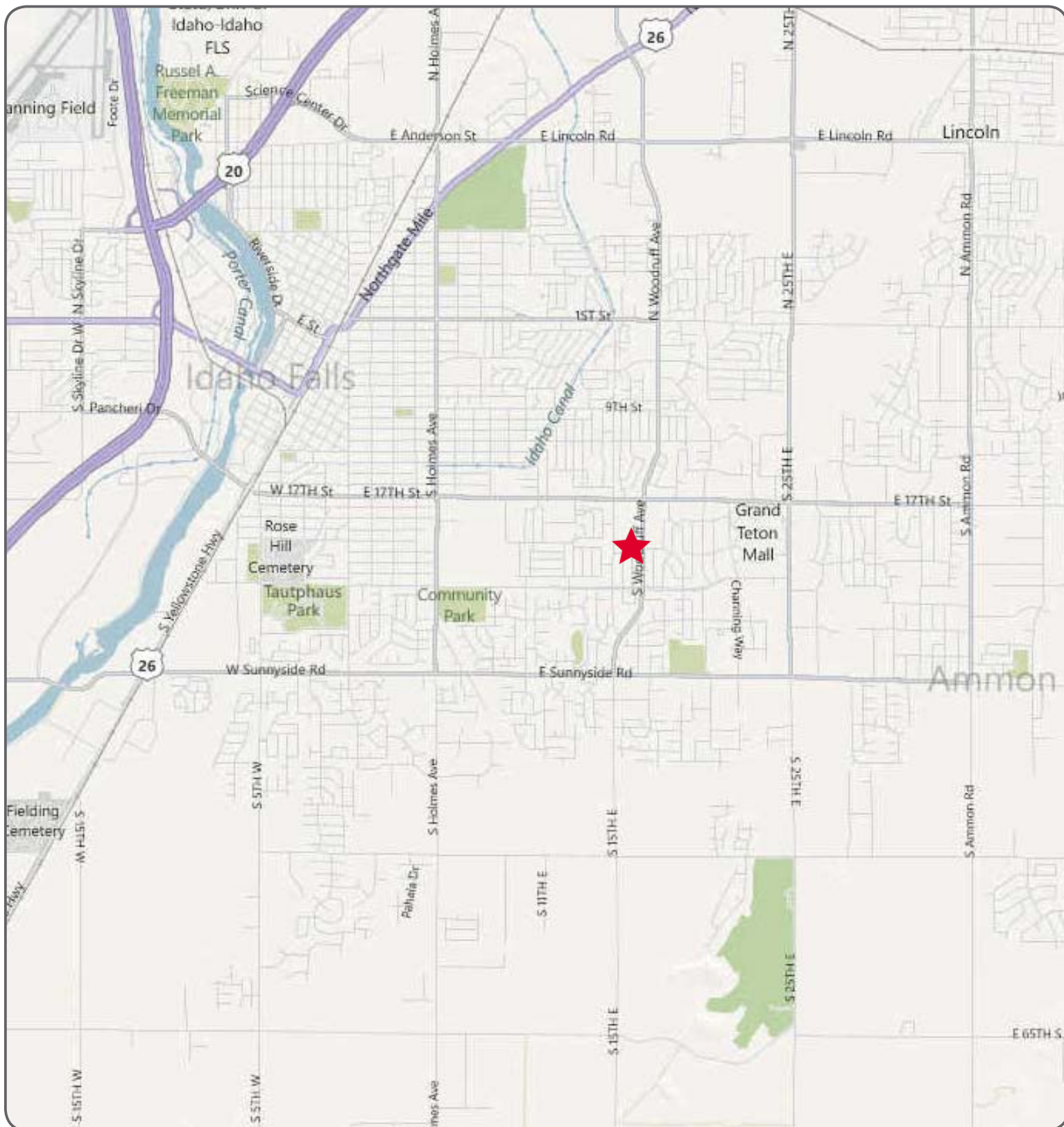


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# Locator Map

## Teton MRI Building

### Idaho Falls, ID



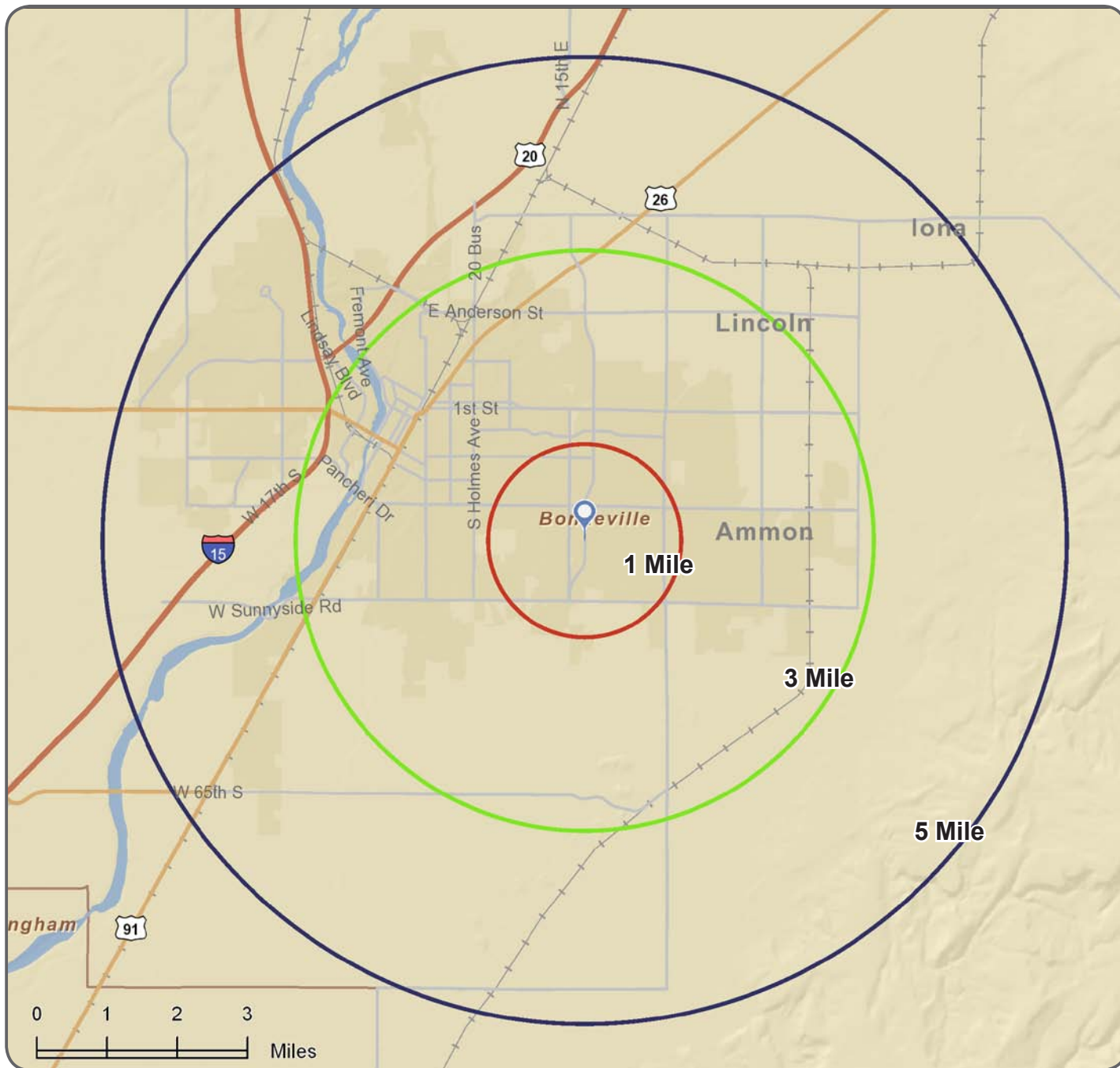
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# Demographics

## Teton MRI Building

### Idaho Falls, ID

**CENTER POINT: 2040 S. Woodruff Avenue, Idaho Falls, Idaho**



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## Demographic and Income Profile

2060 S Woodruff Ave, Idaho Falls, ID, 83404  
 Ring: 1 mile radius

Prepared by Michael Ballantyne  
 Latitude: 43.477142  
 Longitude: -112.000901

Summary	2000	2010	2015			
Population	10,258	11,418	12,192			
Households	3,782	4,412	4,765			
Families	2,791	3,164	3,388			
Average Household Size	2.67	2.55	2.53			
Owner Occupied Housing Units	2,812	3,214	3,496			
Renter Occupied Housing Units	970	1,198	1,269			
Median Age	36.5	39.0	39.3			
Trends: 2010 - 2015 Annual Rate	Area	State	National			
Population	1.32%	1.56%	0.76%			
Households	1.55%	1.62%	0.78%			
Families	1.38%	1.54%	0.64%			
Owner HHs	1.70%	1.67%	0.82%			
Median Household Income	2.60%	2.49%	2.36%			
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	530	14.1%	397	9.0%	325	6.8%
\$15,000 - \$24,999	465	12.4%	361	8.2%	301	6.3%
\$25,000 - \$34,999	301	8.0%	352	8.0%	255	5.4%
\$35,000 - \$49,999	610	16.2%	373	8.5%	294	6.2%
\$50,000 - \$74,999	832	22.1%	1,088	24.7%	1,222	25.6%
\$75,000 - \$99,999	450	12.0%	766	17.4%	830	17.4%
\$100,000 - \$149,999	376	10.0%	638	14.5%	982	20.6%
\$150,000 - \$199,999	119	3.2%	224	5.1%	289	6.1%
\$200,000+	74	2.0%	213	4.8%	267	5.6%
Median Household Income	\$49,333		\$65,605		\$74,576	
Average Household Income	\$59,932		\$80,833		\$90,529	
Per Capita Income	\$22,540		\$31,882		\$36,099	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	694	6.8%	777	6.8%	819	6.7%
5 - 9	787	7.7%	788	6.9%	853	7.0%
10 - 14	937	9.1%	832	7.3%	904	7.4%
15 - 19	872	8.5%	827	7.2%	823	6.7%
20 - 24	589	5.7%	697	6.1%	669	5.5%
25 - 34	1,044	10.2%	1,293	11.3%	1,419	11.6%
35 - 44	1,395	13.6%	1,307	11.4%	1,414	11.6%
45 - 54	1,495	14.6%	1,627	14.2%	1,586	13.0%
55 - 64	1,044	10.2%	1,525	13.4%	1,634	13.4%
65 - 74	723	7.1%	934	8.2%	1,203	9.9%
75 - 84	501	4.9%	559	4.9%	598	4.9%
85+	174	1.7%	253	2.2%	272	2.2%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,680	94.4%	10,560	92.5%	11,222	92.1%
Black Alone	63	0.6%	110	1.0%	132	1.1%
American Indian Alone	45	0.4%	57	0.5%	62	0.5%
Asian Alone	163	1.6%	179	1.6%	181	1.5%
Pacific Islander Alone	6	0.1%	8	0.1%	8	0.1%
Some Other Race Alone	162	1.6%	293	2.6%	341	2.8%
Two or More Races	137	1.3%	212	1.9%	245	2.0%
Hispanic Origin (Any Race)	371	3.6%	686	6.0%	844	6.9%

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



## Demographic and Income Profile

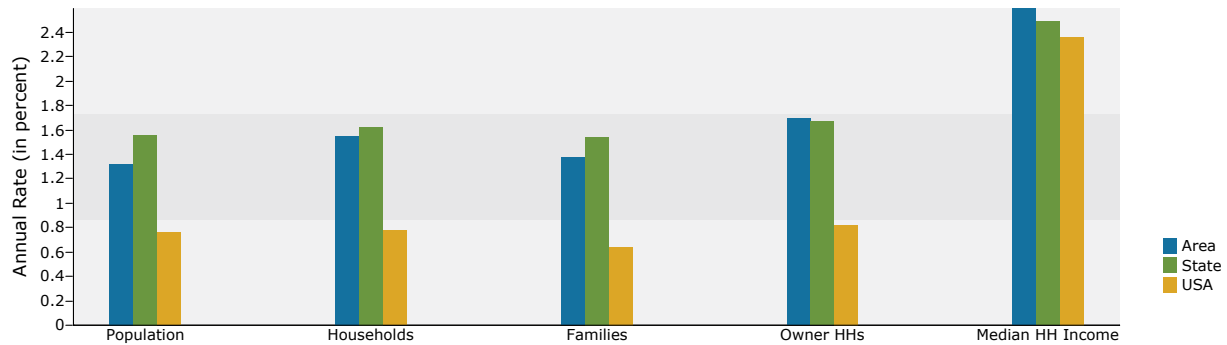
2060 S Woodruff Ave, Idaho Falls, ID, 83404  
 Ring: 1 mile radius

Prepared by Michael Ballantyne

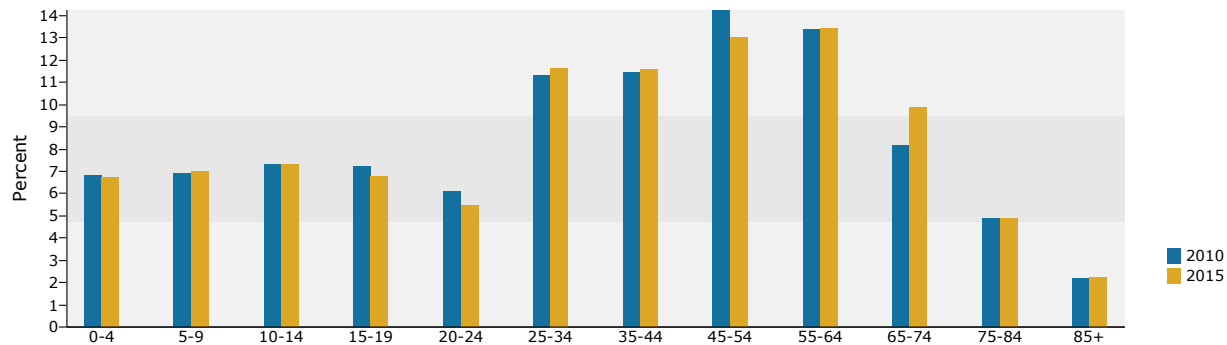
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Longitude: -112.000901

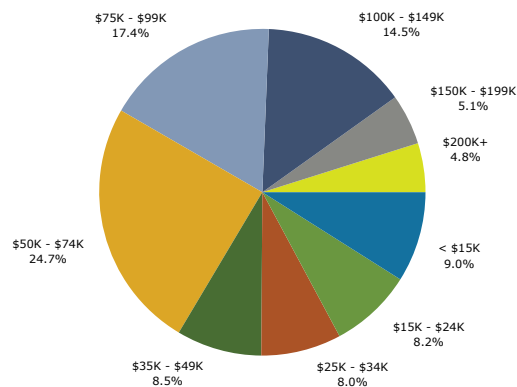
### Trends 2010-2015



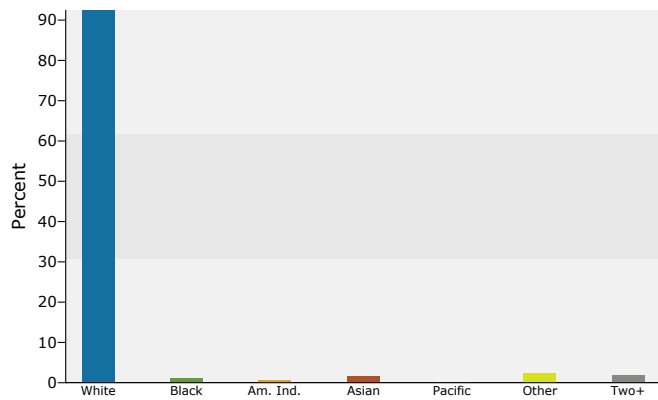
### Population by Age



### 2010 Household Income



### 2010 Population by Race



2010 Percent Hispanic Origin: 6.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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## Demographic and Income Profile

2060 S Woodruff Ave, Idaho Falls, ID, 83404  
 Ring: 3 miles radius

Prepared by Michael Ballantyne  
 Latitude: 43.477142  
 Longitude: -112.000901

Summary	2000	2010	2015			
Population	51,415	61,439	66,848			
Households	18,568	22,712	24,861			
Families	13,246	16,011	17,481			
Average Household Size	2.71	2.66	2.65			
Owner Occupied Housing Units	13,025	15,743	17,276			
Renter Occupied Housing Units	5,543	6,969	7,585			
Median Age	31.5	32.2	32.7			
Trends: 2010 - 2015 Annual Rate	Area	State	National			
Population	1.70%	1.56%	0.76%			
Households	1.83%	1.62%	0.78%			
Families	1.77%	1.54%	0.64%			
Owner HHs	1.88%	1.67%	0.82%			
Median Household Income	2.99%	2.49%	2.36%			
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,048	16.4%	2,388	10.5%	2,160	8.7%
\$15,000 - \$24,999	2,866	15.4%	2,445	10.8%	2,202	8.9%
\$25,000 - \$34,999	2,441	13.2%	2,273	10.0%	1,821	7.3%
\$35,000 - \$49,999	3,428	18.5%	3,333	14.7%	2,545	10.2%
\$50,000 - \$74,999	3,471	18.7%	5,058	22.3%	6,301	25.3%
\$75,000 - \$99,999	1,683	9.1%	3,575	15.7%	4,192	16.9%
\$100,000 - \$149,999	1,049	5.7%	2,400	10.6%	4,020	16.2%
\$150,000 - \$199,999	298	1.6%	599	2.6%	786	3.2%
\$200,000+	269	1.5%	641	2.8%	833	3.4%
Median Household Income	\$39,052		\$53,987		\$62,550	
Average Household Income	\$50,156		\$66,942		\$75,787	
Per Capita Income	\$18,305		\$25,007		\$28,451	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,342	8.4%	5,491	8.9%	6,012	9.0%
5 - 9	4,318	8.4%	5,133	8.4%	5,734	8.6%
10 - 14	4,474	8.7%	4,785	7.8%	5,477	8.2%
15 - 19	4,425	8.6%	4,516	7.4%	4,762	7.1%
20 - 24	3,703	7.2%	4,094	6.7%	4,069	6.1%
25 - 34	6,733	13.1%	9,088	14.8%	9,772	14.6%
35 - 44	7,417	14.4%	7,714	12.6%	8,791	13.2%
45 - 54	6,431	12.5%	7,899	12.9%	7,605	11.4%
55 - 64	3,886	7.6%	6,214	10.1%	6,978	10.4%
65 - 74	2,869	5.6%	3,357	5.5%	4,424	6.6%
75 - 84	2,124	4.1%	2,143	3.5%	2,187	3.3%
85+	695	1.4%	1,003	1.6%	1,035	1.5%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	47,354	92.1%	54,922	89.4%	59,389	88.8%
Black Alone	284	0.6%	493	0.8%	595	0.9%
American Indian Alone	393	0.8%	490	0.8%	527	0.8%
Asian Alone	452	0.9%	493	0.8%	495	0.7%
Pacific Islander Alone	35	0.1%	42	0.1%	45	0.1%
Some Other Race Alone	2,044	4.0%	3,652	5.9%	4,236	6.3%
Two or More Races	854	1.7%	1,346	2.2%	1,562	2.3%
Hispanic Origin (Any Race)	3,830	7.5%	6,980	11.4%	8,482	12.7%

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



## Demographic and Income Profile

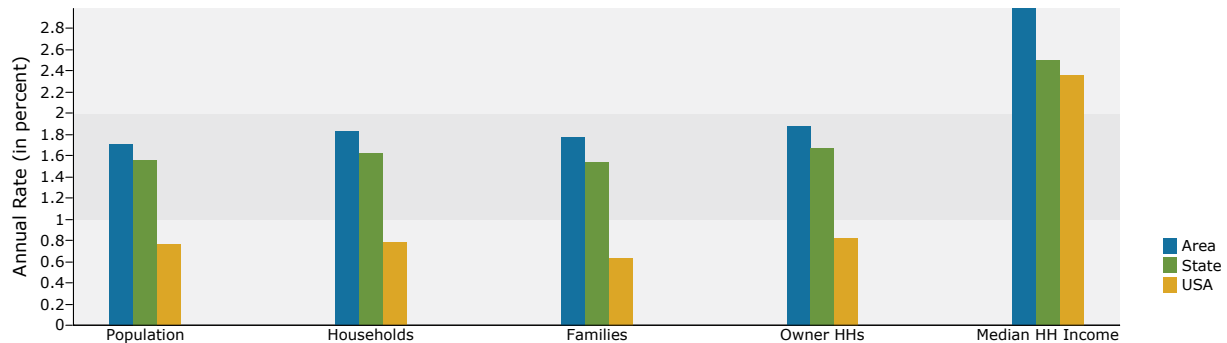
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 Ring: 3 miles radius

Prepared by Michael Ballantyne

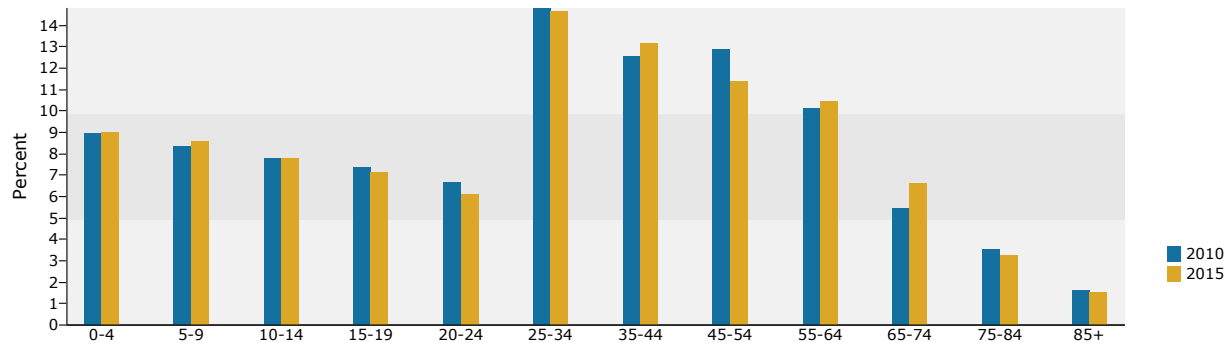
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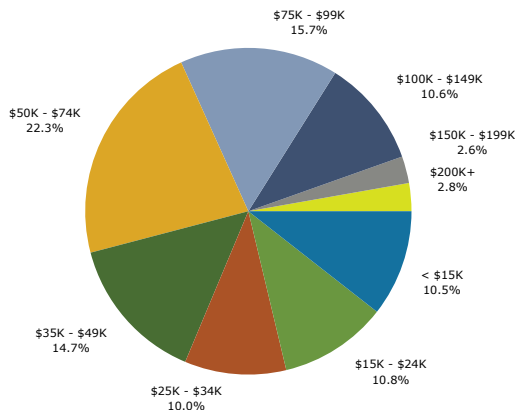
### Trends 2010-2015



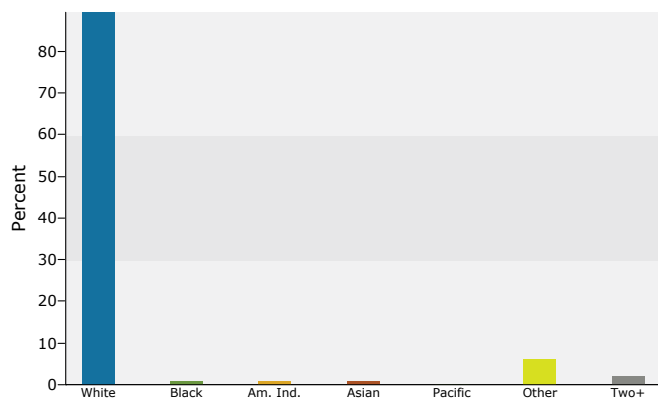
### Population by Age



### 2010 Household Income



### 2010 Population by Race



2010 Percent Hispanic Origin: 11.4%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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## Demographic and Income Profile

2060 S Woodruff Ave, Idaho Falls, ID, 83404  
 Ring: 5 miles radius

Prepared by Michael Ballantyne  
 Latitude: 43.477142  
 Longitude: -112.000901

<b>Summary</b>	<b>2000</b>	<b>2010</b>	<b>2015</b>			
Population	70,094	87,460	95,940			
Households	24,813	31,542	34,799			
Families	18,146	22,839	25,118			
Average Household Size	2.78	2.74	2.72			
Owner Occupied Housing Units	18,005	22,764	25,222			
Renter Occupied Housing Units	6,808	8,779	9,577			
Median Age	31.4	32.2	32.6			
<b>Trends: 2010 - 2015 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>			
Population	1.87%	1.56%	0.76%			
Households	1.99%	1.62%	0.78%			
Families	1.92%	1.54%	0.64%			
Owner HHs	2.07%	1.67%	0.82%			
Median Household Income	2.77%	2.49%	2.36%			
<b>Households by Income</b>	<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,638	14.7%	2,905	9.2%	2,617	7.5%
\$15,000 - \$24,999	3,557	14.3%	2,995	9.5%	2,678	7.7%
\$25,000 - \$34,999	3,312	13.3%	3,029	9.6%	2,411	6.9%
\$35,000 - \$49,999	4,601	18.5%	4,764	15.1%	3,573	10.3%
\$50,000 - \$74,999	5,064	20.4%	7,236	22.9%	9,015	25.9%
\$75,000 - \$99,999	2,547	10.3%	5,493	17.4%	6,441	18.5%
\$100,000 - \$149,999	1,434	5.8%	3,532	11.2%	5,964	17.1%
\$150,000 - \$199,999	327	1.3%	776	2.5%	1,031	3.0%
\$200,000+	353	1.4%	811	2.6%	1,071	3.1%
Median Household Income	\$41,143		\$56,648		\$64,927	
Average Household Income	\$51,255		\$68,277		\$77,135	
Per Capita Income	\$18,348		\$24,892		\$28,262	
<b>Population by Age</b>	<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,911	8.4%	7,790	8.9%	8,585	8.9%
5 - 9	6,050	8.6%	7,402	8.5%	8,293	8.6%
10 - 14	6,321	9.0%	6,920	7.9%	8,001	8.3%
15 - 19	6,160	8.8%	6,580	7.5%	6,922	7.2%
20 - 24	4,796	6.8%	5,721	6.5%	5,777	6.0%
25 - 34	8,926	12.7%	12,722	14.5%	13,927	14.5%
35 - 44	10,349	14.8%	11,056	12.6%	12,669	13.2%
45 - 54	8,930	12.7%	11,515	13.2%	11,121	11.6%
55 - 64	5,362	7.7%	8,879	10.2%	10,085	10.5%
65 - 74	3,826	5.5%	4,758	5.4%	6,243	6.5%
75 - 84	2,627	3.7%	2,859	3.3%	3,000	3.1%
85+	836	1.2%	1,257	1.4%	1,318	1.4%
<b>Race and Ethnicity</b>	<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	64,764	92.4%	78,410	89.7%	85,447	89.1%
Black Alone	367	0.5%	654	0.7%	793	0.8%
American Indian Alone	488	0.7%	639	0.7%	695	0.7%
Asian Alone	622	0.9%	697	0.8%	706	0.7%
Pacific Islander Alone	51	0.1%	66	0.1%	70	0.1%
Some Other Race Alone	2,705	3.9%	5,187	5.9%	6,116	6.4%
Two or More Races	1,098	1.6%	1,807	2.1%	2,114	2.2%
Hispanic Origin (Any Race)	5,083	7.3%	9,795	11.2%	12,054	12.6%

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



## Demographic and Income Profile

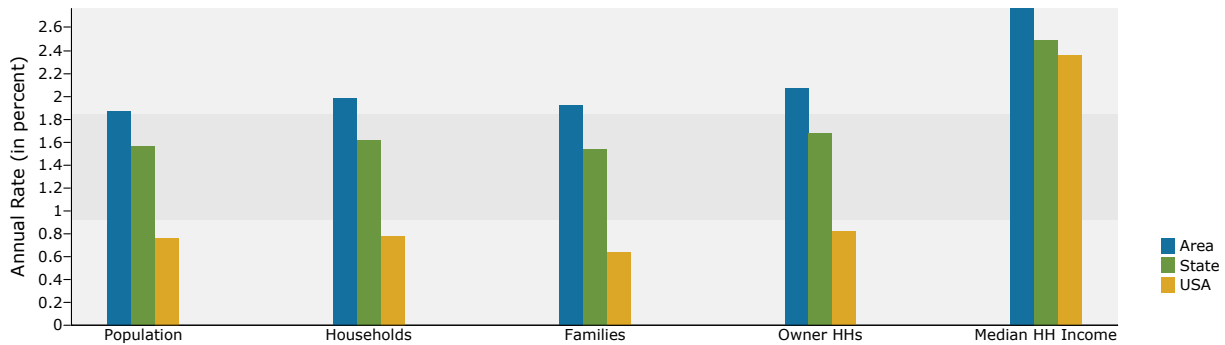
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Prepared by Michael Ballantyne

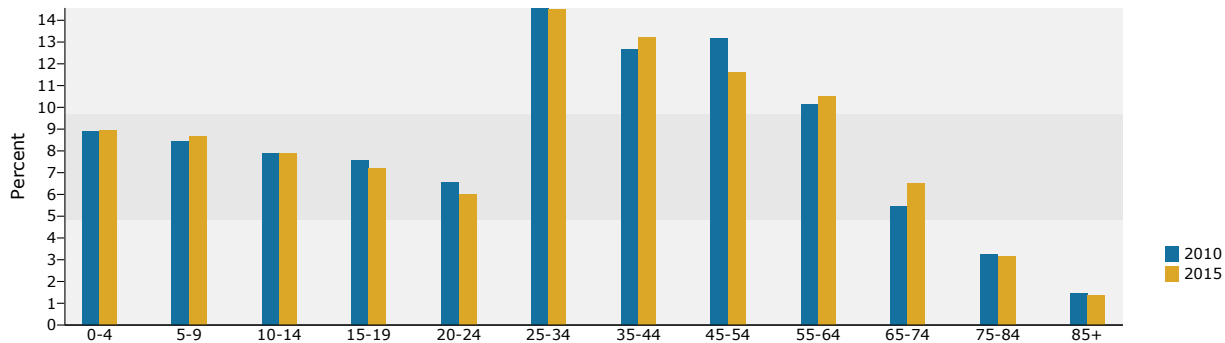
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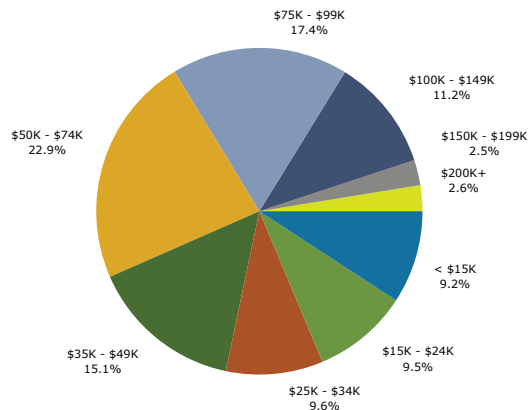
### Trends 2010-2015



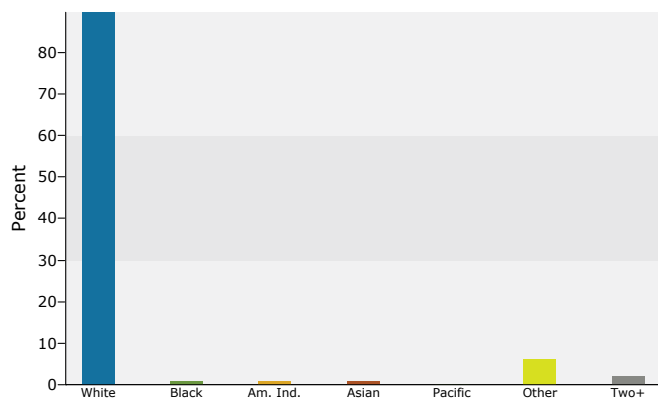
### Population by Age



### 2010 Household Income



### 2010 Population by Race



2010 Percent Hispanic Origin: 11.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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