

Offering Memorandum

FORMER BANK BUILDING

102 MAIN AVENUE SOUTH | TWIN FALLS, ID

LEW MANGLOS, MBA, CCIM, SIOR | 208 472 2841 | lew.manglos@colliers.com
BROOK BLAKESLEE | 208 472 2835 | brook.blakeslee@colliers.com



102 MAIN AVENUE SOUTH

Table of Contents

Property Overview	3
Valuation	4
Floorplan & Images	5
Location	7
Demographics	10
Area Overview	11
Twin Falls Economy	12

Contact

LEW MANGLOS, MBA, CCIM, SIOR

208 472 2841

lew.manglos@colliers.com

BROOK BLAKESLEE

208 472 2835

brook.blakeslee@colliers.com



PROPERTY OVERVIEW



Profile

Property Name:	Wells Fargo Bank Building
Address:	102 Main Avenue South Twin Falls, ID
Price:	\$2,500,000
Total Building SF (Gross):	±61,594 SF
Lot Size:	1.04 Acres
Year Built:	1910 1979
Zoning:	CB (Commercial Central Business)
Construction:	Concrete block with flat built-up roof and double pane aluminum windows

Highlights

- » Excellent Downtown Twin Falls location
- » Central to one of the nation's fastest growing markets
- » Large heritage turn-of-the-century building on a flagship corner of Main Ave
- » Drive-thru canopy and large parking lot



VALUATION



Building Size

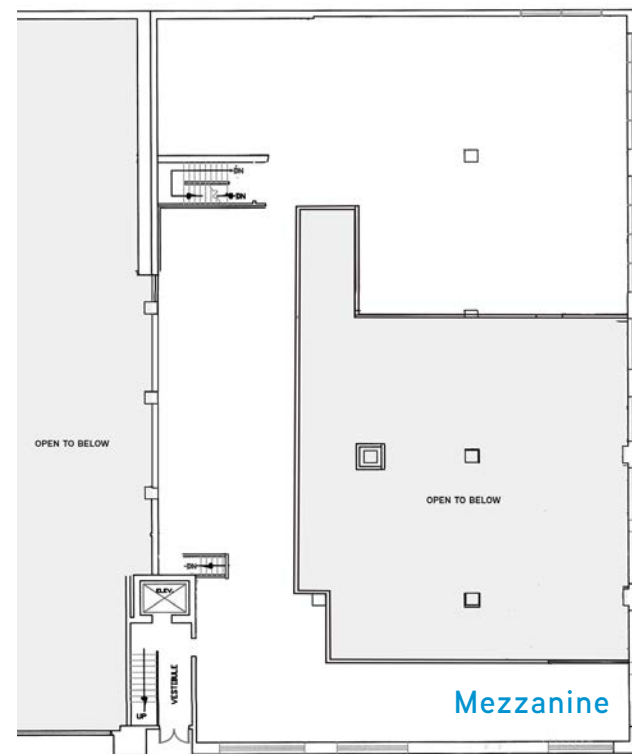
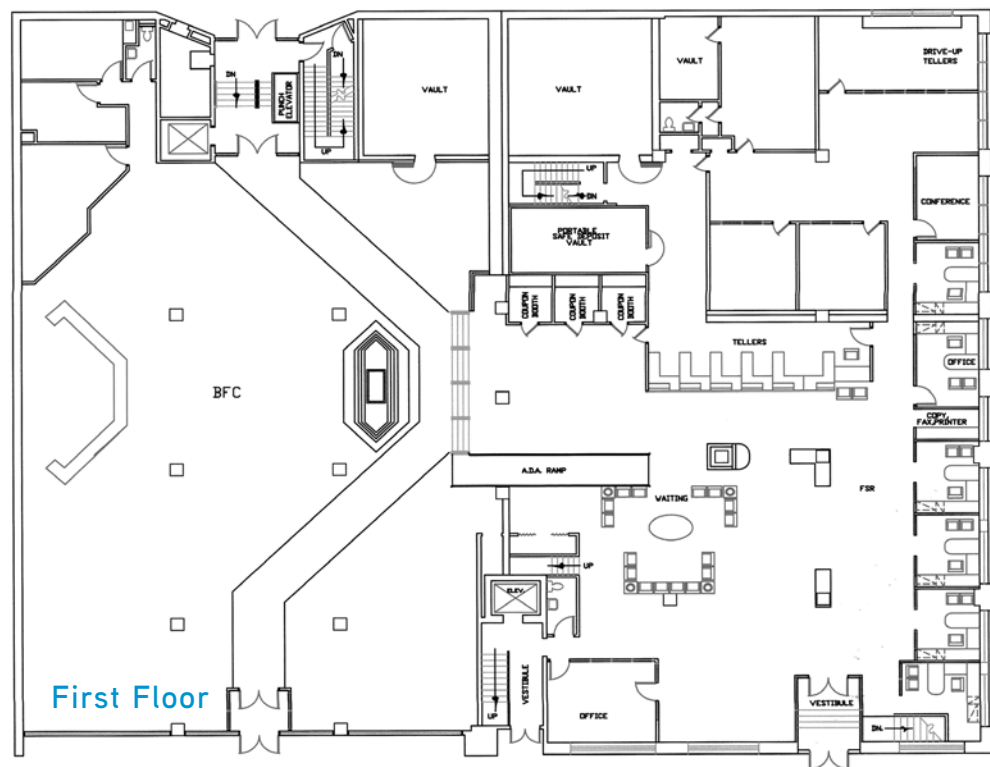
Level	Gross SF
Basement	21,746 SF
Main	18,400 SF
Mezzanine	3,048 SF
Second	18,400 SF
Total	61,594 SF
Drive-thru Canopy	1,680 SF



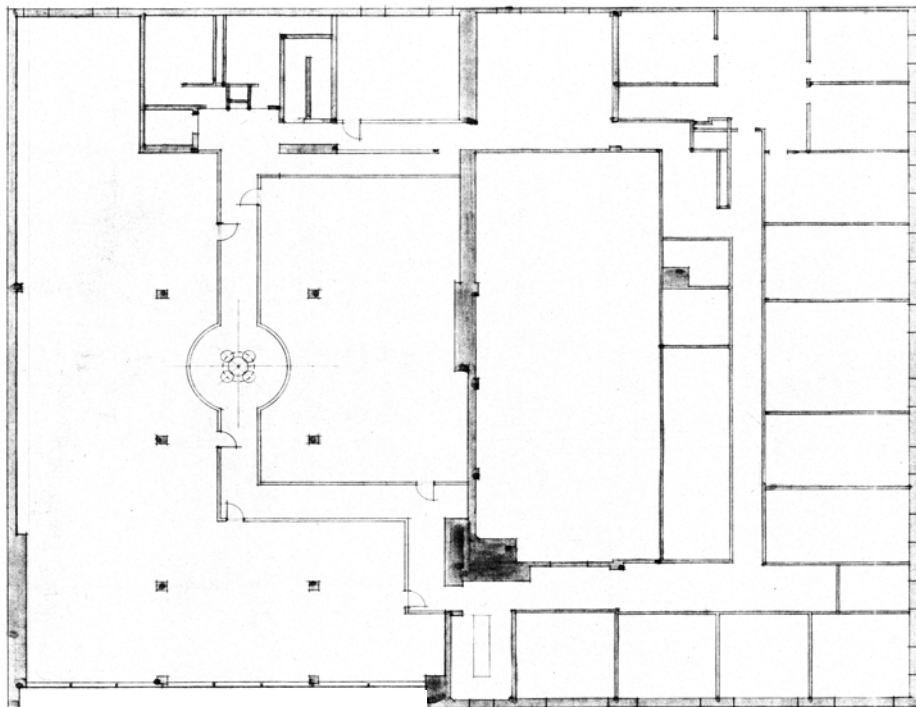
Rent Schedule

Space	SF	Monthly Rent	Annual Rent	Lease Expires
Stephan Kvanvig Stone	4,153 SF	\$2,000	\$24,000	1/31/2021
United Way	2,334 SF	\$593	\$7,115	8/31/2019
Total		\$2,593	\$31,115	

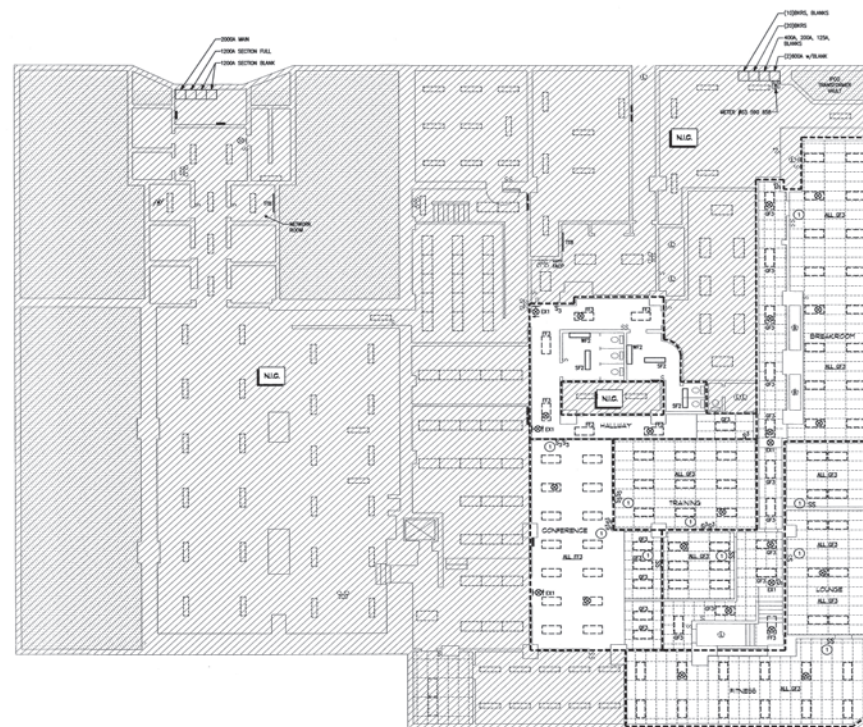
FLOORPLANS & IMAGES



FLOORPLANS & IMAGES



Second Floor



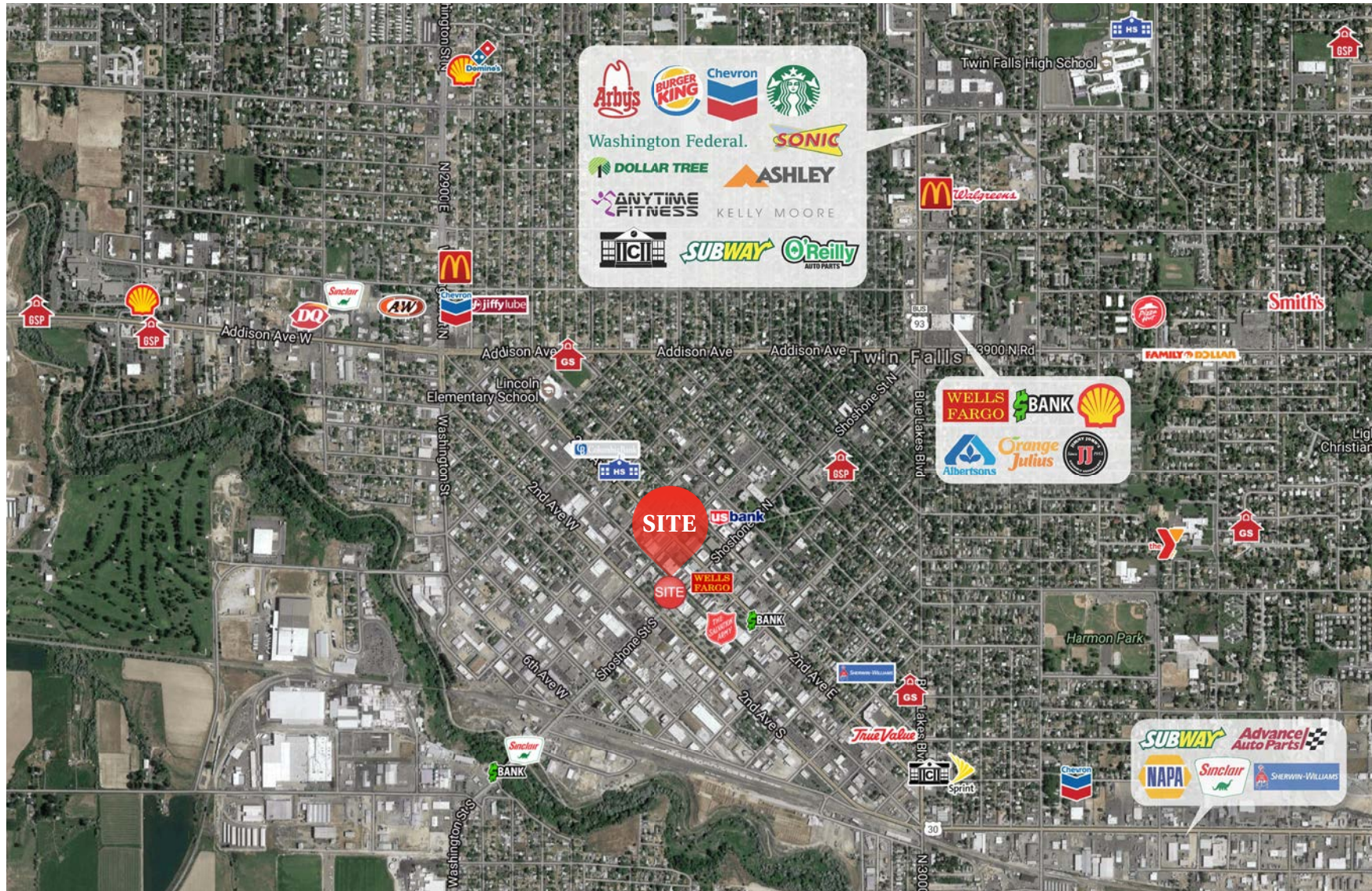
Basement



SITE LAYOUT



PROPERTY LOCATION

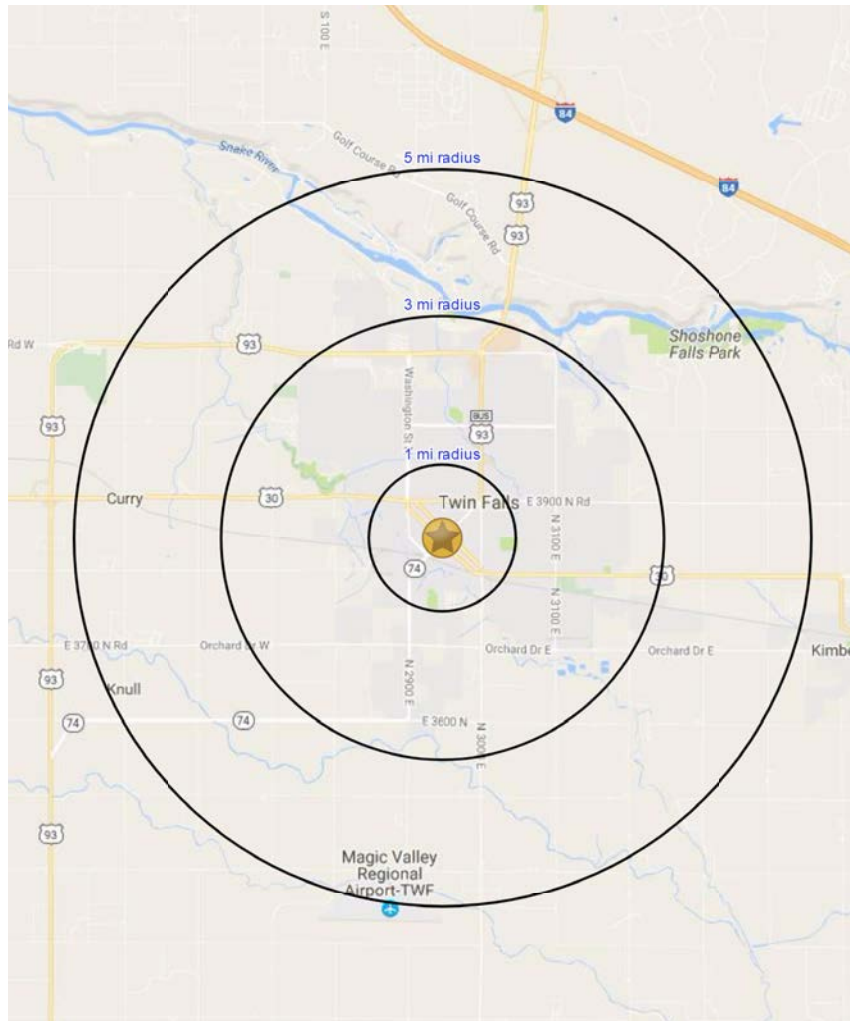


LOCATION HIGHLIGHTS

- » Strategically located in the Heart of Twin Falls
- » Five Miles from Magic Valley Regional Airport
- » Population: 80,914
- » Unemployment rate: 3.6%
- » The city has grown by 17% in the last 10 years boosted by a low cost of living, good quality of life and huge growth from the business sector
- » Twin Falls is the regional medical, educational, retail and service hub for over 250,000 people in the surrounding area
- » The City of Twin Falls hosts some of the largest food processors such as Cliff Bar, Glanbia Cheese, Con Agra, and the Amalgamated Sugar Company. It is also home of the largest yogurt manufacturing facility in the world, which is part of the growing Chobani Greek Yogurt company.



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION			
2017 Estimated Population	12,171	50,445	57,131
2022 Projected Population	13,146	54,314	61,451
2010 Census Population	11,559	46,849	52,113
2000 Census Population	10,850	37,942	52,113
Projected Annual Growth 2017 to 2022	1.6%	1.5%	1.5%

HOUSEHOLD			
2017 Estimated Households	4,742	19,102	21,526
2022 Projected Households	5,051	20,256	22,804
2010 Census Households	4,504	17,699	22,804
2000 Census Households	4,289	14,483	15,822

INCOME			
2017 Est. Average Household Income	\$45,262	\$58,846	\$60,955
2017 Est. Median Household Income	\$39,355	\$49,997	\$51,866

MISC.			
2017 Est. Median Home Value	\$116,879	\$148,833	\$156,350
2017 Est. Median Rent	\$594	\$660	\$660
2017 Est. Median Age	30.9	32.9	33.5
2010 White Collar Workers	39.9%	49.5%	49.9%
2010 Blue Collar Workers	60.1%	50.5%	50.1%

AREA OVERVIEW



Twin Falls, Idaho

Home to the “Niagara of the West”, Twin Falls offers great scenic views and diverse recreation opportunities. At 212 feet tall, Shoshone Falls is higher than Niagara Falls and a beautiful site to enjoy. Pack a picnic lunch and take in views of the massive Snake River Canyon or grab a bite at one of the great local restaurants. Tee off surrounded by canyon walls and dazzling waterfalls or rent a paddleboard or kayak and explore the Snake River. Make a stop at the Twin Falls Visitor Center to enjoy magnificent views and a snapshot of local history.

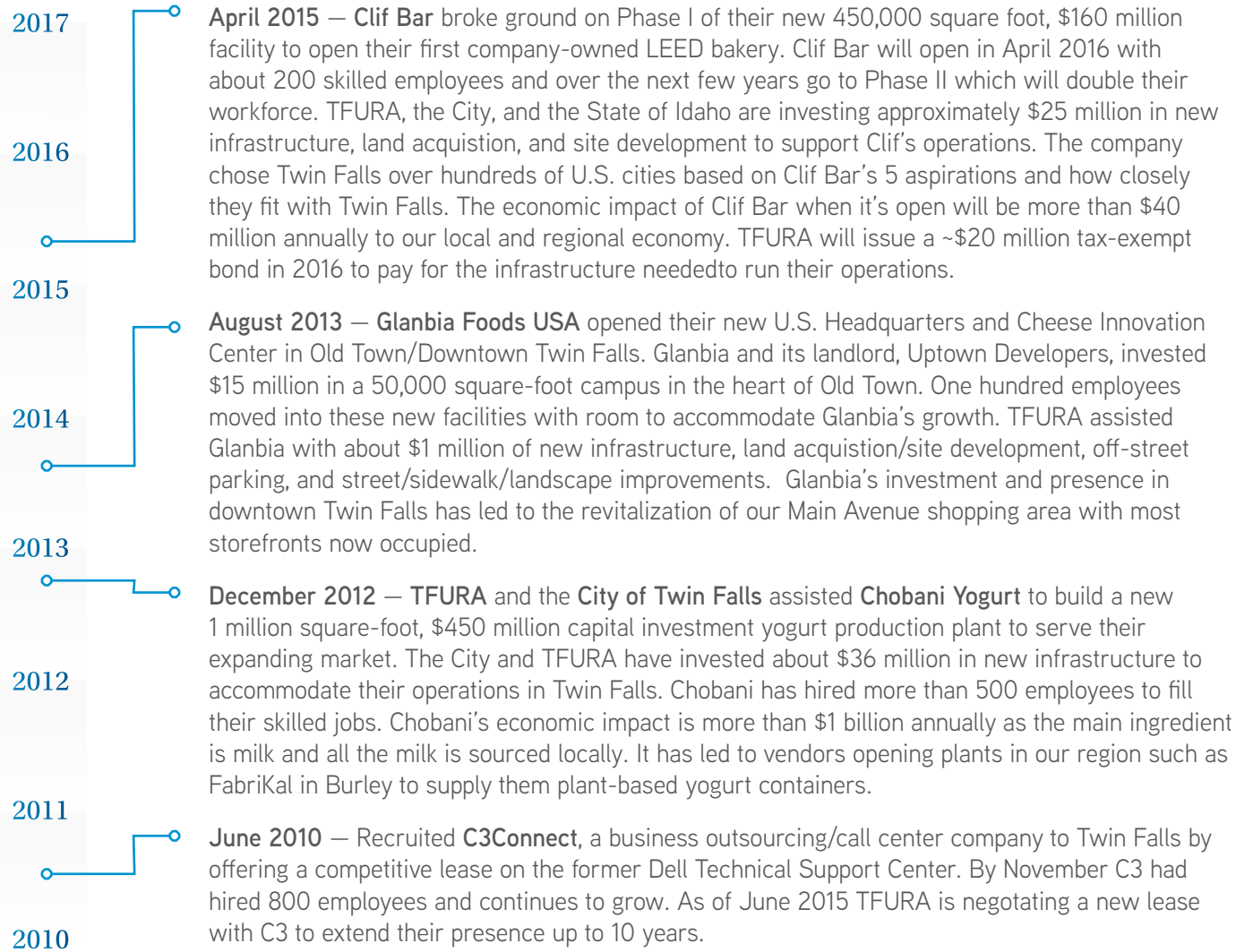
In addition to having an unparalleled quality of life, Twin Falls is a critical part of one of the nation's most productive and important agri-business hubs.



TWIN FALLS ECONOMY



JOB CREATION PROJECTS



2017 New York Times Front Page article on the strength of the Twin Falls economy.

Clif Bar Opens new one-of-a-kind state of the art \$90 million dollar sustainable bakery in Twin Falls.

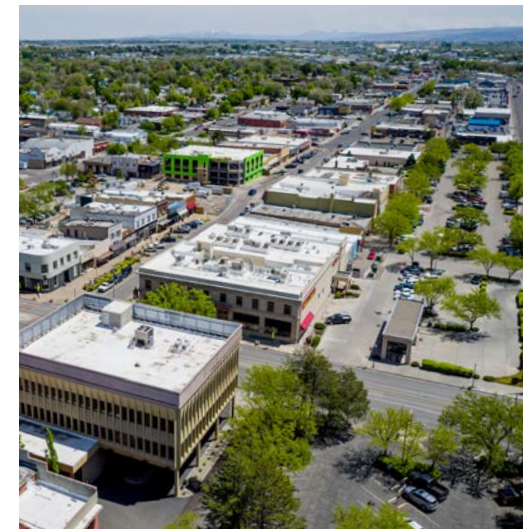
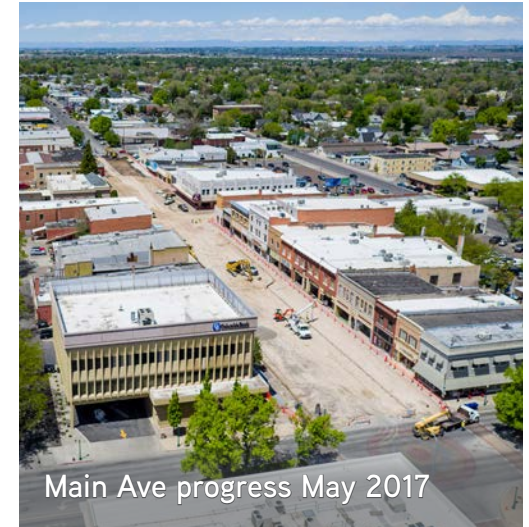
Chobani Announces Major Expansion of World's Largest Yogurt Manufacturing Plant in Twin Falls.

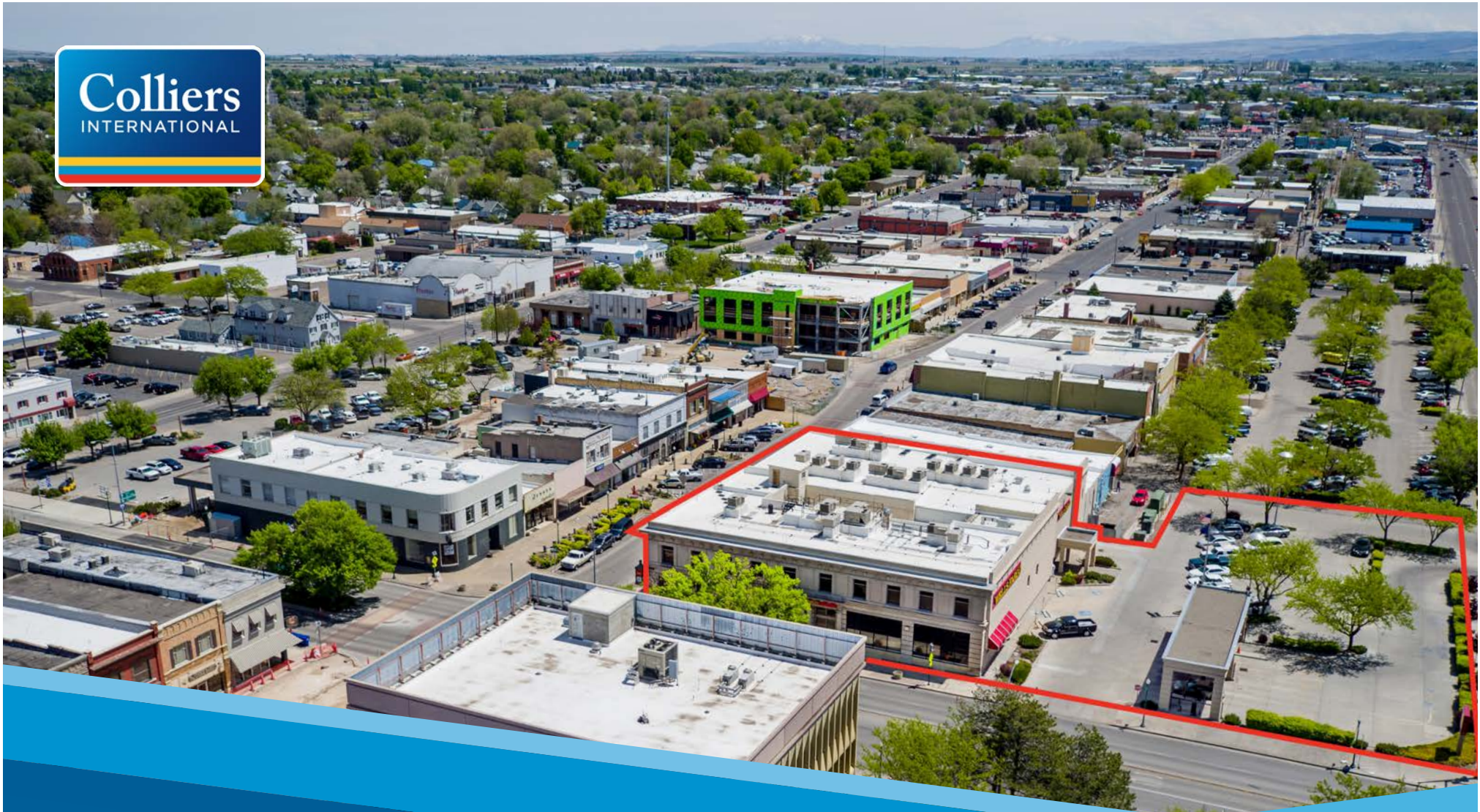
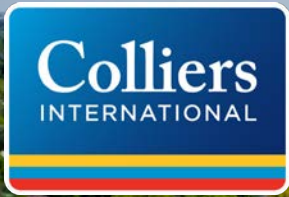
2017 New Times Front Page article on the strength of the Twin Falls economy.

TWIN FALLS ECONOMY

DOWNTOWN REDEVELOPMENT

- 2017
- 2016
- 2015
- 2014
- 2013
- 2012
- 2011
- 2010
- June 2015** — TFURA is embarking on a ~\$10 million renovation of Main Avenue, the heart and soul of Twin Falls, to ensure that downtown property owners and merchants will be able to continue their growth. Preliminary design of streetscape, festival streets, landscaping, lighting, a new Downtown Commons, and parking has concluded. We have moved into final design of the public and private infrastructure in the alleys with construction expected to begin in early 2016 and finishing up by the end of the year.
 - June 2015** — Fisher Technology, largest independent document systems company in Idaho, opened their new Twin Falls office in downtown on 2nd Ave South. TFURA provided them a dilapidated brick warehouse that Fisher's invested about \$500,000 and transformed it into a gorgeous new office building. They will have about 10 employees but as important, kept an historical building from being demolished due to lack of maintenance and investment.
 - May 2014** — TFURA completed the new Dennis Bowyer pocket park in Old Town providing much needed green space for the businesses and residents in this neighborhood. Between this investment along with Glanbia's and St. Luke's investments, Old Town has transformed itself from a crime-ridden, derelict area into a revitalized employment, residential, and entertainment district. These private investments have induced other companies to renovate buildings and create new investment in Old Town.
 - August 2013** — Glanbia Foods USA opened their new \$15 million, 50,000 sf U.S. Headquarters and R&D Center Campus in the heart of Old Town and brought in about 100 employees. TFURA assisted by spending about \$1 million on infrastructure to support their operations.
 - May 2010** — St. Luke's Magic Valley Medical Center opened a new 110-employee financial services office downtown; the City and TFURA assisted by providing off-street parking and other infrastructure improvements.





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lew.manglos@colliers.com

BROOK BLAKESLEE
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Colliers International Boise | 755 W Front Street, Suite 300 | Boise, Idaho 83702 | 208 345 9000 | www.colliers.com/boise

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