Aaron's

1385 East 17th Street | **Idaho Falls, ID 83404**

Retail
Investment Opportunity

Offering Memorandum

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PROPERTY OVERVIEW

Aaron's
1385 East 17th Street Idaho Falls, ID 83404

INVESTMENT HIGHLIGHTS

Lease & Location Highlights

- ± 4.25-Years remaining on the base term of the lease
- Retail NNN lease with landlord responsibilities limited to roof and structure
- Aaron's extended this lease early in 2025 for an additional 5 years
- Attractive 11.25% rent increase coming in 2028, with subsequent 10% increases in the option periods
- 3-Mile population of 75,239 residents | 5-Mile population of 117,498 residents
- Estimated population growth of 7.12% over the next 5-years
- Strong traffic counts of 29,000 vehicles daily on East 17th Street
- Affluent demographics with an average household income of $105,540 annually
- Situated within a dense commercial corridor featuring national retailers such as Lowe's, Harbor Freight, Natural Grocers, McDonald's, AutoZone, and many others

Tenant Highlights

- Aaron's, LLC is a leading lease-to-own retailer specializing in furniture, electronics, appliances, and home goods
- Founded in 1955 and headquartered in Atlanta, Georgia
- Operates over 1,200 stores across the U.S. and Canada through corporate and franchised locations
- Provides flexible payment solutions for credit-challenged consumers, supporting consistent demand across economic cycles
- Omnichannel platform combines a national brick-and-mortar presence with e-commerce capabilities
- Benefits from strong brand recognition, a broad customer base, and resilient performance in necessity-driven retail sectors

Representative Photo

Linden Park Elementary
±424 Students
Idaho Falls High
±1,269 Students
College of Eastern Idaho
Community College | ±23,000 Students
Walmart Supercenter
Panda Express
CAL Ranch
N
Rent-A-Center
Walgreens
McDonald's
KFC
sam's club
Sherwin Williams
LOWE'S
SUBWAY
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Aaron's
Subject Property
AutoZone
verizon
Advance Auto Parts
BURGER KING
AL'S
DOLLAR TREE
Michaels
Staples
McDonald's
BIG 5 SPORTING GOODS
BOOT BARN
Albertsons
target
E 17th St ± 29,000 VPD
Woodruff Ave ± 22,000 VPD
Dutch Bros
Starbucks
TACO BELL
NATURAL GROCERS
The Bank of Commerce
YOUR BANK of a lifetime
Albertsons
Edgemont Elementary
±557 Students
TRACTOR SUPPLY Co
Black Bear Diner
DQ
Grand Teton Mall
Dillard's
BARNES &NOBLE
JCPenney
OLD NAVY
DICK'S SPORTING GOODS
VICTORIA'S SECRET
T-Mobile
THE CHILDREN'S PLACE
GameStop
THE HOME DEPOT
Mountain View Hospital
±124 Beds
TEXAS ROADHOUSE
MOD
REGAL
Panera BREAD
WINGSTOP
TACO BELL
Eastern Idaho Regional Medical Center
±330 Beds
Chick-fil-A
Burlington
TJ·MAXX
Google Earth

College of Eastern Idaho
Community College | ±12,000 Students
University of Idaho
State Trailer
RV & OUTDOOR SUPPLY
Bonneville High School
±1,400 Students
N
Idaho Falls Regional Airport
±610,641 Annual Passengers
FredMeyer
WinCo FOODS
COSTCO WHOLESALE
Compass Academy High School
±448 Students
Black Canyon Middle School
±880 Students
Albertsons
Walmart Supercenter
College of Eastern Idaho
Community College | ±23,000 Students
Dutch Bros
Freddy's
Walmart Supercenter
Thunder Ridge High School
±1,700 Students
15
CAMPING WORLD
Aaron's
Subject Property
LOWE'S
U-HAUL
± 26,500 VPD
Albertsons
E 17th St ± 29,000 VPD
Albertsons
BOOT BARN
Staples
ULTA BEAUTY
carter's
THE HOME DEPOT
sam's club
TRACTOR SUPPLY CO
TARGET
MOUNTAIN AMERICA CENTER
Live Music Venue
S Yellowstone Hwy ± 150,000 VPD
Eastern Idaho Regional Medical Center
±330 Beds
BEST BUY
GROCERY OUTLET bargain market
PETSMART
ROSS DRESS FOR LESS
Grand Teton Mall
Taylorview Middle School
±784 Students
Dillard's
BARNES & NOBLE
JCPenney
OLD NAVY
the Y
DICK'S SPORTING GOODS
VICTORIA'S SECRET
T Mobile
THE CHILDREN'S PLACE
GameStop
Southbridge Townhomes
±84 Units
Google Earth

1385 East 17th Street
Idaho Falls, ID 83404

$1,227,586
List Price

±10,010 SF
GLA

2007
Year Built

±0.975 AC
Lot Size

Retail NNN
Lease Type

FINANCIAL OVERVIEW

Aaron's
1385 East 17th Street Idaho Falls, ID 83404

Representative Photo

FINANCIAL SUMMARY

$1,227,586	7.25%	±10,010 SF	±0.975 AC
List Price	Cap Rate	GLA	Lot Size

Property Details

Tenant Trade Name	Aaron's, LLC
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Retail NNN
Landlords Responsibilities	Roof & Structure
Original Lease Term	10 Years
Rent Commencement Date	11/1/2015
Lease Expiration Date	10/31/2030
Term Remaining on Lease	±4.25 Years
Increases	11.25% in 2028 & 10% in Options
Options	Three, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Current	**$7,416.67**	**$89,000.04**	**10.00%**	**7.25%**
11/1/2028 - 10/31/2030	$8,250.00	$99,000.00	11.25%	8.06%
Option 1	$9,075.00	$108,900.00	10.00%	8.87%
Option 2	$9,982.50	$119,790.00	10.00%	9.76%
Option 3	$10,980.75	$131,769.00	10.00%	10.73%

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TENANT SUMMARY

Year Founded
1955

Headquarters
Atlanta, GA

Ownership Status
Private

Employees
8,700

Locations
1,200+

Annual Revenue
$1.8 Billion + (TTM)

Tenant Overview

Aaron's, LLC is a national leader in the lease-to-own retail sector, specializing in **furniture, electronics, appliances, and home goods**. With roots dating back to 1955, the company operates over **1,200 locations** across the U.S. and Canada, including both corporate-owned and franchised stores. Headquartered in **Atlanta, Georgia**, Aaron's leverages an **omnichannel platform** that blends a strong brick-and-mortar footprint with digital accessibility, serving a diverse customer base with flexible, credit-friendly payment options. The brand is well-known in the lease-to-own space and maintains steady demand due to its focus on **necessity-based products and credit-challenged consumers.**

Why Invest in Aaron's?

- **Resilient Business Model:** Provides essential home furnishings through lease-to-own solutions, maintaining demand across economic cycles.
- **Large Store Network:** Operates 1,200+ stores across North America, offering broad geographic coverage and brand presence.
- **Credit-Flexible Consumer Base:** Serves a credit-constrained customer segment, creating stable recurring income streams.
- **Omnichannel Reach:** Combines physical stores with e-commerce capabilities, expanding customer access and operational agility.
- **Established Brand:** Over 65 years of operating history, contributing to brand trust, consumer loyalty, and long-term performance stability.

MARKET OVERVIEW

Aaron's
1385 East 17th Street Idaho Falls, ID 83404

IDAHO FALLS, ID

Market Demographics

140,427
Total Population

$109,665
Median HH Income

49,553
# of Households

64.1%
Homeownership Rate

31%
% Bachelor's Degree

33.5
Median Age

$298,600
Median Property Value

Local Market Overview

Nestled in eastern Idaho, Idaho Falls serves as a key regional hub with a growing population and an increasingly diversified economy. The city attracts residents from across southeastern Idaho and western Wyoming, offering a blend of affordability, quality of life, and access to outdoor recreation. Its family-oriented demographics, steady population growth, and proximity to major employers such as Idaho National Laboratory and Eastern Idaho Regional Medical Center foster a stable base of consumers and workforce participants. These dynamics continue to drive local demand for housing, services, and retail.

Commercial assets in Idaho Falls benefit from strong regional connectivity via U.S. Routes 20 and 26, as well as I-15, which links the city to Salt Lake City and Montana. The area's well-trafficked retail corridors—such as 17th Street and Hitt Road—support high visibility and access for shopping centers and service-oriented businesses. Recent residential and mixed-use developments have added density while supporting consistent foot traffic and transactional activity throughout the city's commercial zones.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	78,989	125,866	150,629
Current Year Estimate	75,239	117,498	140,427
2020 Census	71,179	108,356	129,141
Growth Current Year-Five-Year	4.98%	7.12%	7.27%
Growth 2020-Current Year	5.70%	8.44%	8.74%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	30,808	46,588	54,867
Current Year Estimate	28,450	42,138	49,553
2020 Census	26,081	37,735	44,183
Growth Current Year-Five-Year	8.29%	10.56%	10.72%
Growth 2020-Current Year	9.08%	11.67%	12.15%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$97,172	$105,540	$109,665

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