

University Towne Center Phase 1

Rexburg, Idaho



Highlights

- Growth area
- Easy access
- First Rexburg exit
- Fronting University Boulevard
- Call agents for availability

New leasing for Q4 2025 delivery

Contact

Don Zebe

208 403 1973

don.zebe@colliers.com

Mike Zebe

208 705 6453

mike.zebe@colliers.com

Jared Zebe

208 709 7311

jared.zebe@colliers.com

2043 E Center Street
Pocatello, Idaho 83201
208 951 2100
colliers.com/idaho



Property Overview

Property Type: Retail/Commercial pads

Space Available: Unit 2 (1,600 SF) & Unit 3 (1,200 SF)
- *each can be combined*

Units 5, 6, & 7 (1,200 SF each)
- *each can be combined*

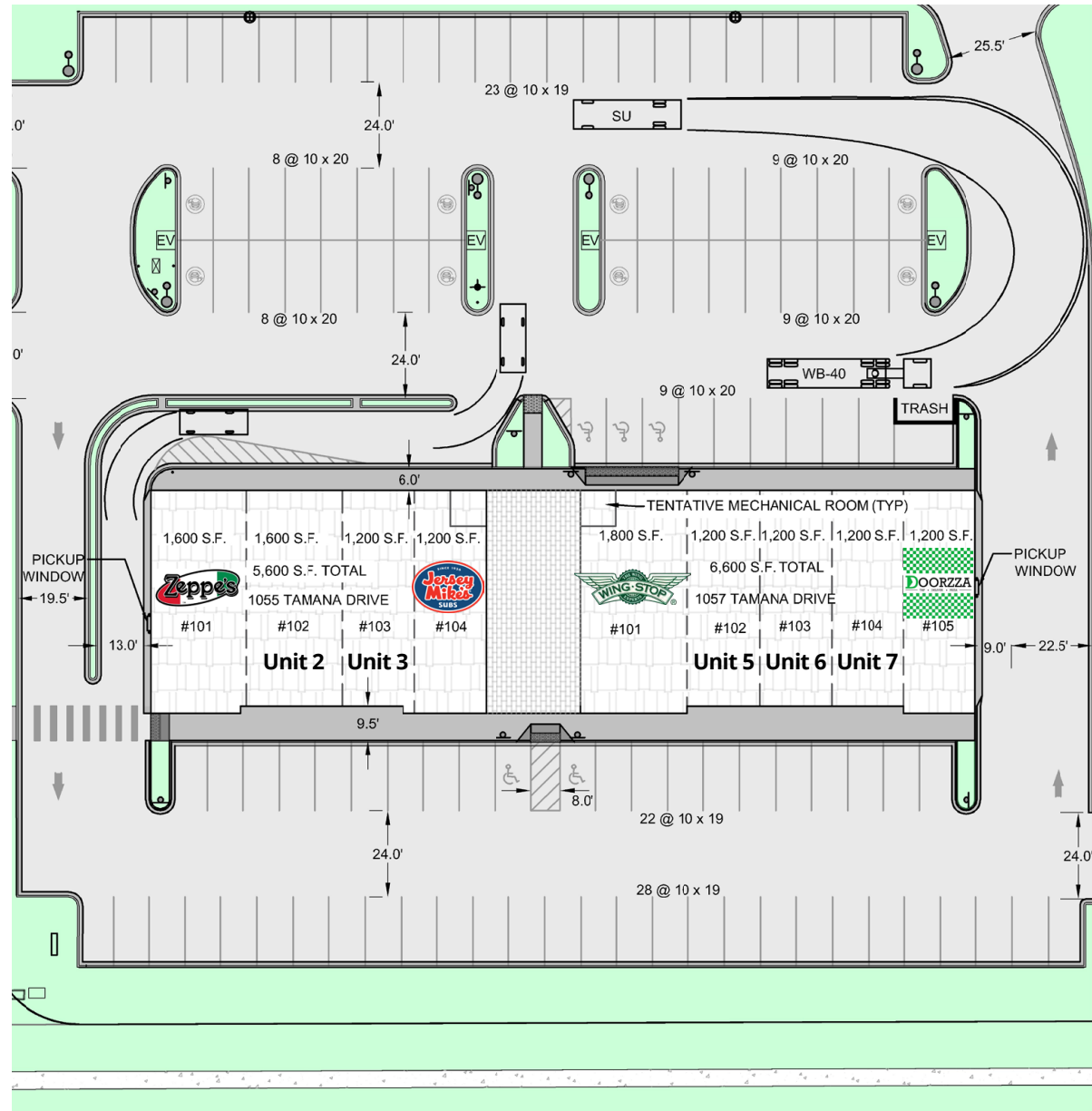
Location: Rexburg, Idaho: Mikan Drive & University Blvd. First Rexburg exit

Demos

	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated	12,176	42,934	49,691
2029 Projected	12,288	43,931	51,455
Households			
2024 Estimated	3,784	10,368	12,219
2029 Projected	4,005	11,198	13,344
Income			
2024 Average HH	\$45,628	\$71,214	\$75,578
2024 Median HH	\$35,189	\$48,763	\$53,568

BYU-Idaho's combined on-campus and married student population exceeds 30,000 each year.

Site Plan



Site Plan Phase 1&2



Local Overview | Rexburg, ID

Rexburg, Idaho Trade Area

The City of Rexburg is the commercial center for the 140,000 residents from Salmon, ID to Jackson Hole, WY.

Welcome! to Rexburg, Idaho, America's Family Community. You are about to discover what we already know: Rexburg is a great place to work, live, and raise a family. As of the 2020 Census, Rexburg has a population of over 39,000, making Rexburg the 4th Fastest Growing Small City in the nation. Rexburg is among the youngest city in America; home to Brigham Young University-Idaho, Idaho's largest university; its public school system ranks among the best in the state; in 2023 Rexburg was named the 10th Safest City in America, and the Safest City in Idaho.

From low property taxes (Rexburg has some of the lowest property tax rates in Eastern Idaho) to a highly educated workforce, low cost of living, and amazing surroundings, Rexburg is an ideal city to build, grow, or expand a business.

Resources:

www.rexburg.org/

Rexburg's Trade Area encompasses a region that includes the cities of Rigby in the south, to West Yellowstone, MT in the north to Jackson Hole, Wyoming in the east, and Salmon and Challis to the west. Together this region encompasses 19 incorporated cities and a population of over 140,000.



2024
population

39,975



2024 Average Household
Income

\$71,244

BYU-Idaho is the largest undergraduate university in Idaho, with more than 36,000 students attending on campus annually across three semesters.

#3

Best State to Move to
in the U.S. - Idaho

JUL
2024  ConsumerAffairs

Colliers

"Whether you have been here all your life, are here for a short visit, or considering making Rexburg your new home, Welcome."

- Mayor Jerry Merrill

Major Employers



Notable Locations Near Rexburg

Grand Teton National Park
Jackson Hole Wyoming
Yellowstone National Park

Local Overview | Rexburg, ID

High-Traffic, High-Growth Market

Rexburg, Idaho is among the fastest-growing small cities in the U.S.

- Located in Rexburg, Idaho—population 39,400+ and consistently one of the **fastest-growing small cities in the U.S.**
crexi.com+8en.wikipedia.org+7rexburg.org+7en.wikipedia.org+7datausa.io
- **Median age ~22** driven by 40,000 annual BYU-Idaho enrollment
businessviewmagazine.com+1en.wikipedia.org+1
- **Retail, food & accommodation** rank among the top employment sectors
rexburg.org
- Proximity to major residential corridors, commuter routes, and University Towne Center



Property Aerial



SHERWIN
WILLIAMS.



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