



Build-to-Suit
or Ground Lease

Alameda Plaza

900 Yellowstone Avenue | Pocatello, Idaho 83201



Contact us for Pre-leasing Options:

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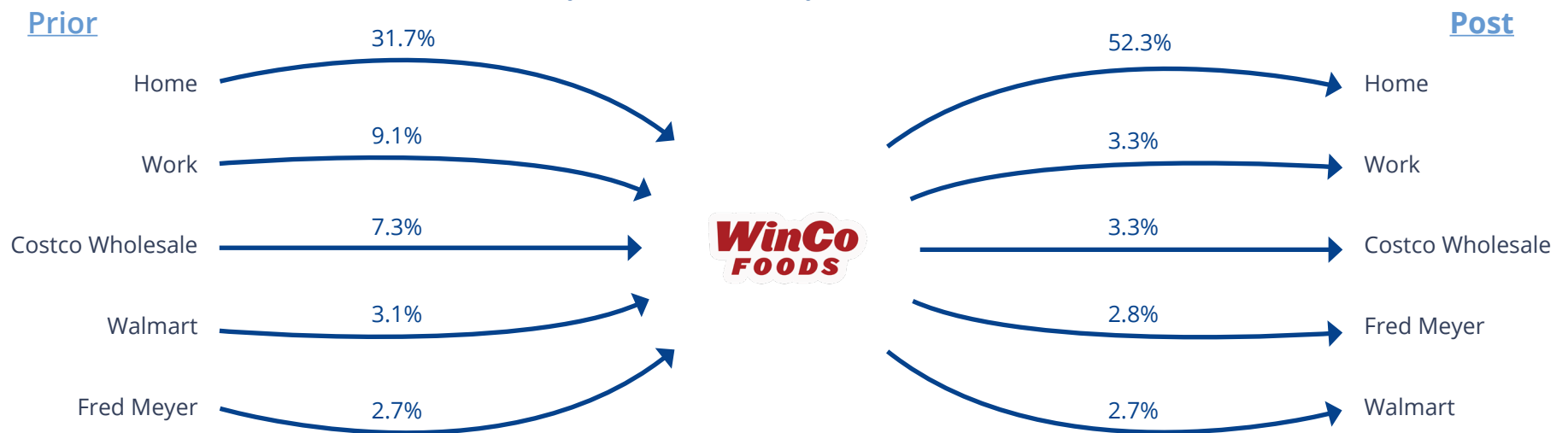
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Monthly Visit Metrics



Alameda Plaza Traffic Flow Monthly Winco & Fred Meyer Visits Over 290,000



Source: Placer.ai

Property Overview

Property Type	Retail
Building Size	25,194 SF
Land Size	6.75 Acres
Parking	Ample
Lease Type	NNN
Lease Rate	Inquire with Agent

Key Highlights

- Full movement access
- Multiple points of ingress and egress
- Centrally located in the Portneuf Valley
- Close proximity to I-15
- Some of the best traffic counts in the county
- Anchored by WinCo
- Shadow anchored by Fred Meyer

Demographics

	Pocatello Trade Area
Population	153,359
Households	55,797
Median HH. Income	\$63,574
Avg. HH. Income	\$82,610

Space Available

Suite	Size
1	1,560 SF
2	1,560 SF
3	1,560 SF
4	5,040 SF
5	5,040 SF
6	5,040 SF
7	1,560 SF
8	1,560 SF
9	1,560 SF
10	1,560 SF
Pad 1	5,829 SF
Pad 2	2,325 SF

Site Plan

LOT 1, BLOCK 1
ALAMEDA PLAZA SUB. REPLAT - WINCO FOODS
INSTR. NO. 27306449



Retail Concepts

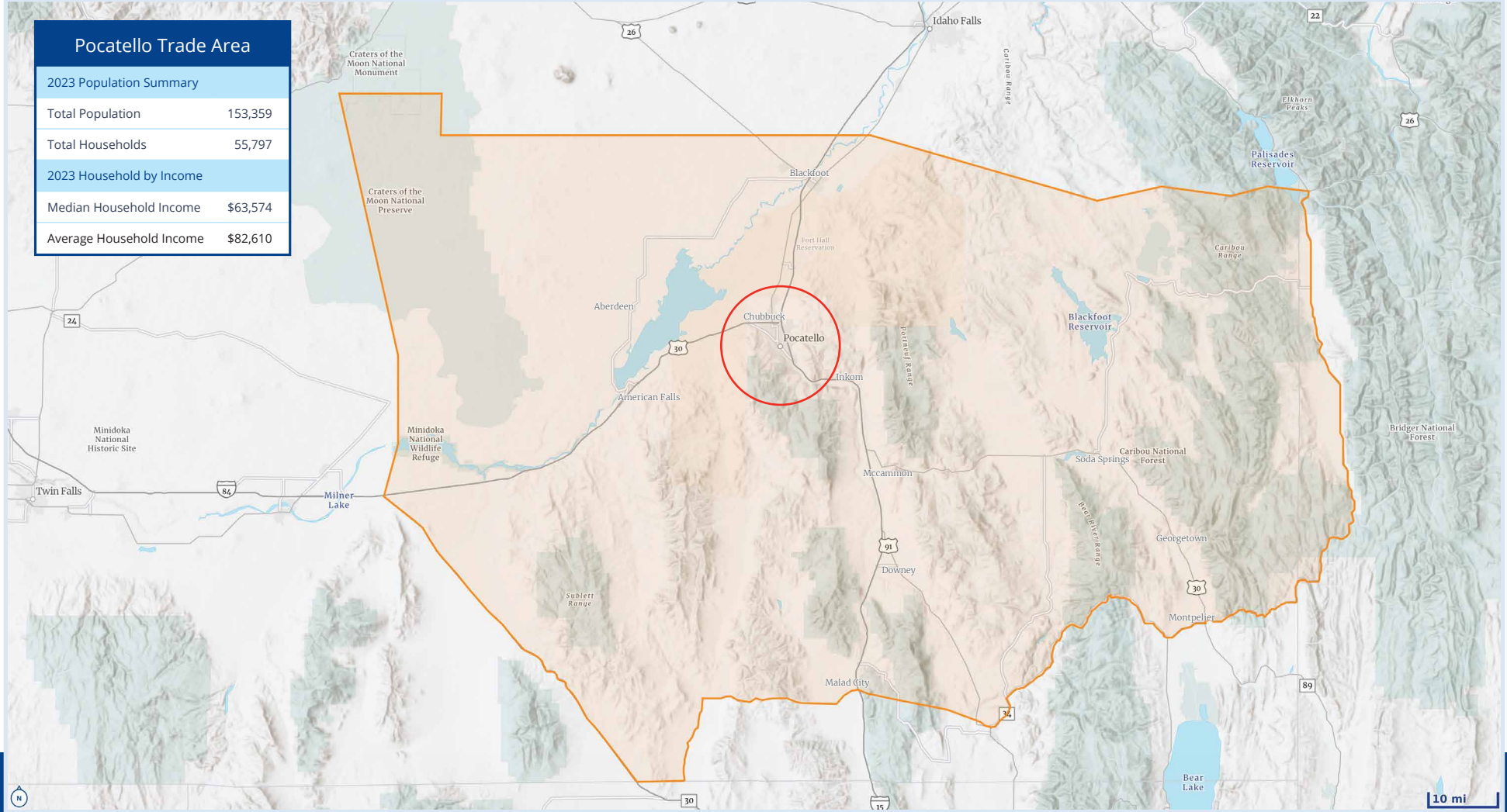


Alameda Retail Concept - Pocatello, ID
methodstudio



Alameda Retail Concept - Pocatello, ID
methodstudio
architecture | interiors | planning

The Portneuf Valley



Portneuf Valley Center of Trade

Pocatello/Chubbuck has been noted as a regional shopping, restaurant selection and entertainment attraction to many of the residents in the more rural, outlying communities. Idaho State University attracts sports fans and concert goers with their state of the art performing arts facility and the world

renowned ICCU Dome hosting indoor local high school, state championship and college football.

Many residents across the county find it easier to travel to a regional center and do a week's worth, if not a month's worth of food shopping as variety is not readily available in

the markets that serve them. In addition to restaurant selection, soft good selection and entertainment.

The Pocatello/Chubbuck region (Portneuf Valley) is the go to area for over 153,000 regional and local residents.

Location



Google Map



Street View

verizon / claire's / DISCOUNT TIRE

noodles & COMPANY / PANZA EXPRESS / Red Robin

AMC THEATRES / JCPenney / Panera Bread

Olive Garden / HOBBY LOBBY / T Mobile

Buckle / GNC / THE HOME DEPOT

PETCO / zumiez

Bath & Body Works / Starbucks / planet fitness

AspenDental

jiffylube / TRACTOR SUPPLY CO. / usbank

KFC Cafe Rip / Aaron's / WELLS FARGO

DOLLAR TREE / Starbucks

TACO BELL / Arby's / Fred Meyer / Papa Murphy's / Wendy's

Domino's Pizza / WinCo FOODS / FedEx / O'Reilly AUTO PARTS

ups / Carl's Jr. / SONIC / McDonald's

Jamba Juice / Walgreens / GMC

LIBERTY TAX / KeyBank / OfficeMax

COLD STONE / Advance Auto Parts

ULTA / ROSS / JO-ANN / DICK'S / MOD

BUFFALO WILD WINGS / TJ-maxx / SHOE CARNIVAL / TEXAS / McDonald's

BIG 5 / OLD NAVY / IHOP

GROCERY OUTLET / Lowe's / Freddy's / NAPA

COSTCO / Tires LES SCHWAB / HARBOR FREIGHT / Walmart

CrossFit / verizon / SUBWAY / PAPA JOHN'S

Albertsons / Pizza Hut / ACE Hardware / Jack in the box

JOHN JONES / Jockey Mikes / Little Caesars

Chick-fil& / McDonald's / EUSTAIN BROS BABELS / Starbucks / TACO BELL

Site

Pocatello

Idaho State University

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