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HIGHLIGHTS



2,972 SF of versatile, Class A office/retail space with a high-end, professional office buildout.

Prominent building signage opportunity.

Excellent exposure from Yellowstone Avenue, just 0.5 miles from I-86.

Premier location in Pocatello's main retail corridor - over 55,000 vehicles per day at nearby intersection.

Close proximity to major retailers including Hobby Lobby, Cal Ranch, JCPenney's, and more!

PROPERTY TYPE:

Office/Retail

BLDG. SIZE:

17,152 SF

AVAILABLE SPACE:

2,972 SF

SUBLEASE RATE:

\$19.10/SF

SUBLEASE TYPE:

NNN

YEAR BUILT:

2019

BUILDING CLASS:

A

SUBLEASE TERM:

Jan. 31, 2027

DETAILS



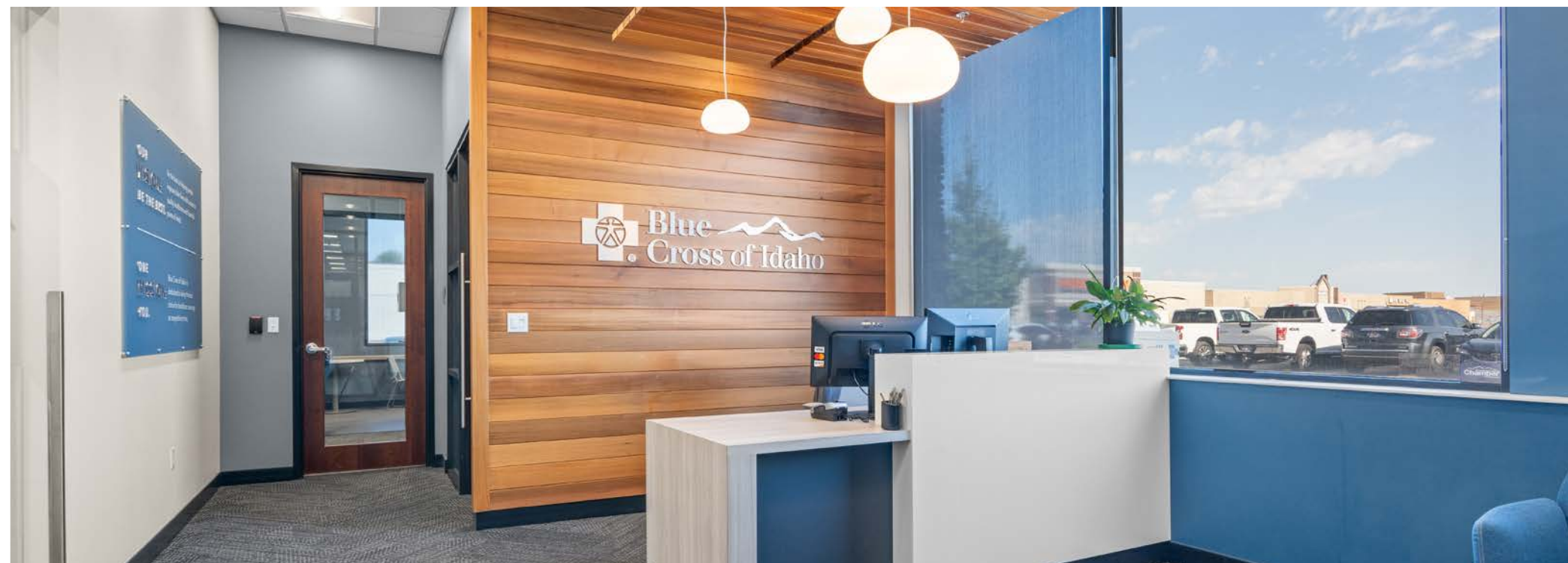
CONTACT



UPDATED: 7.18.2025

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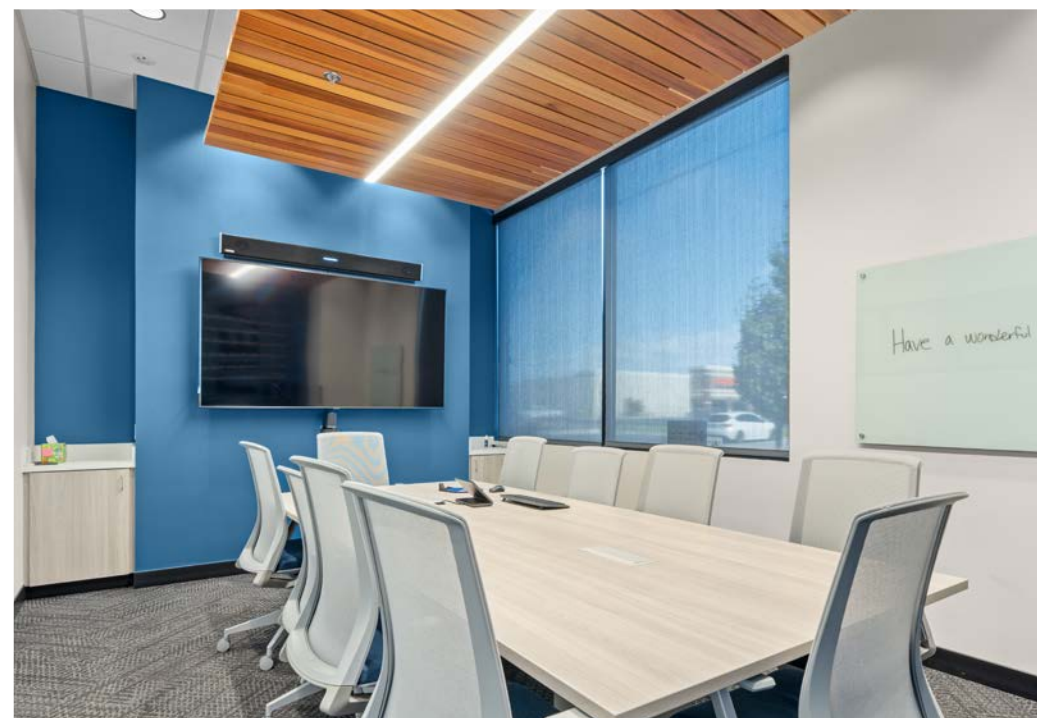
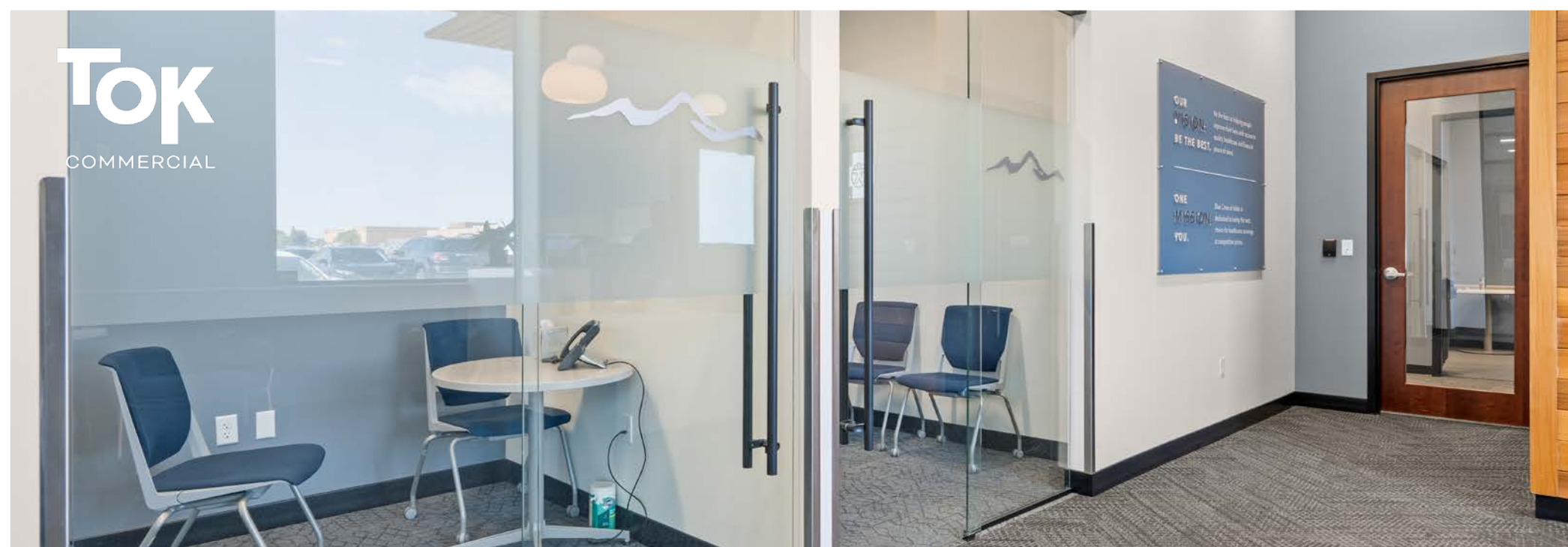


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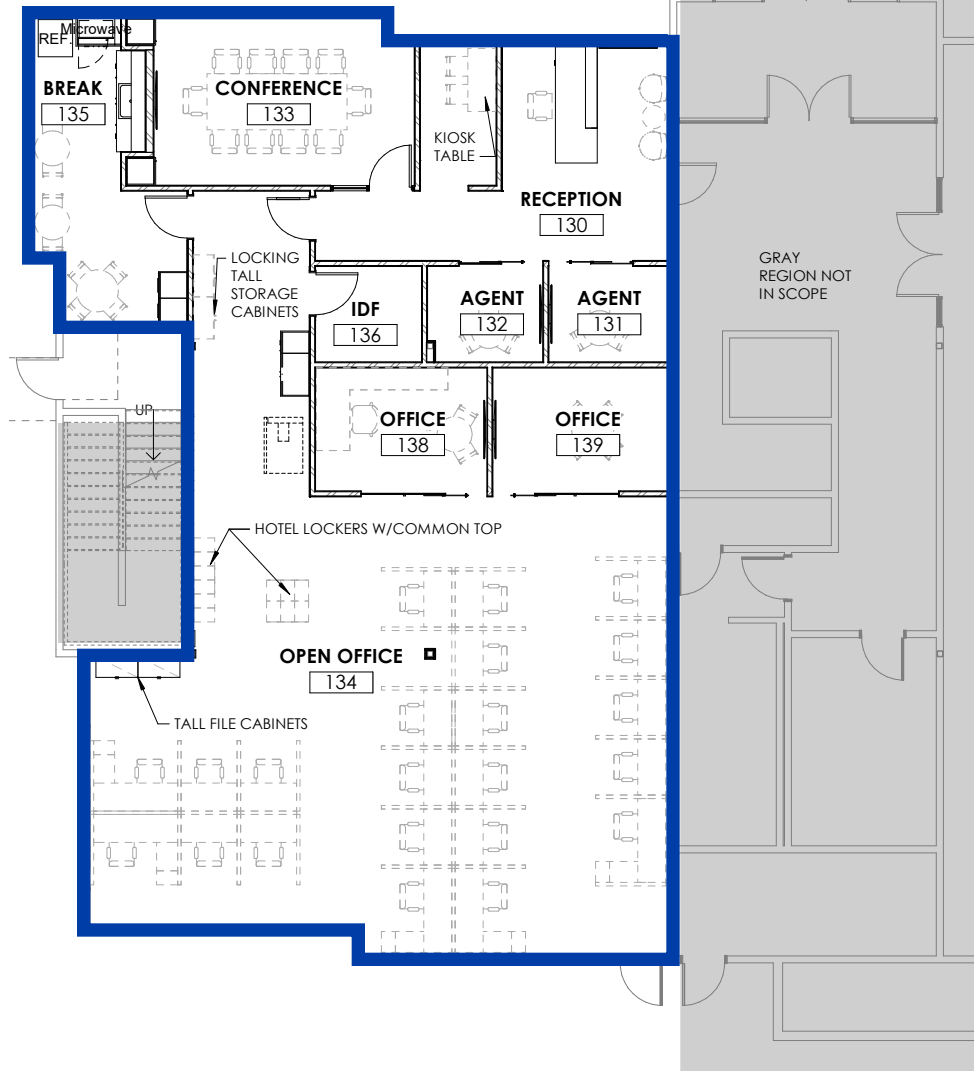


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FLOOR PLAN | STE. 130 | 2,972 SQ. FT.



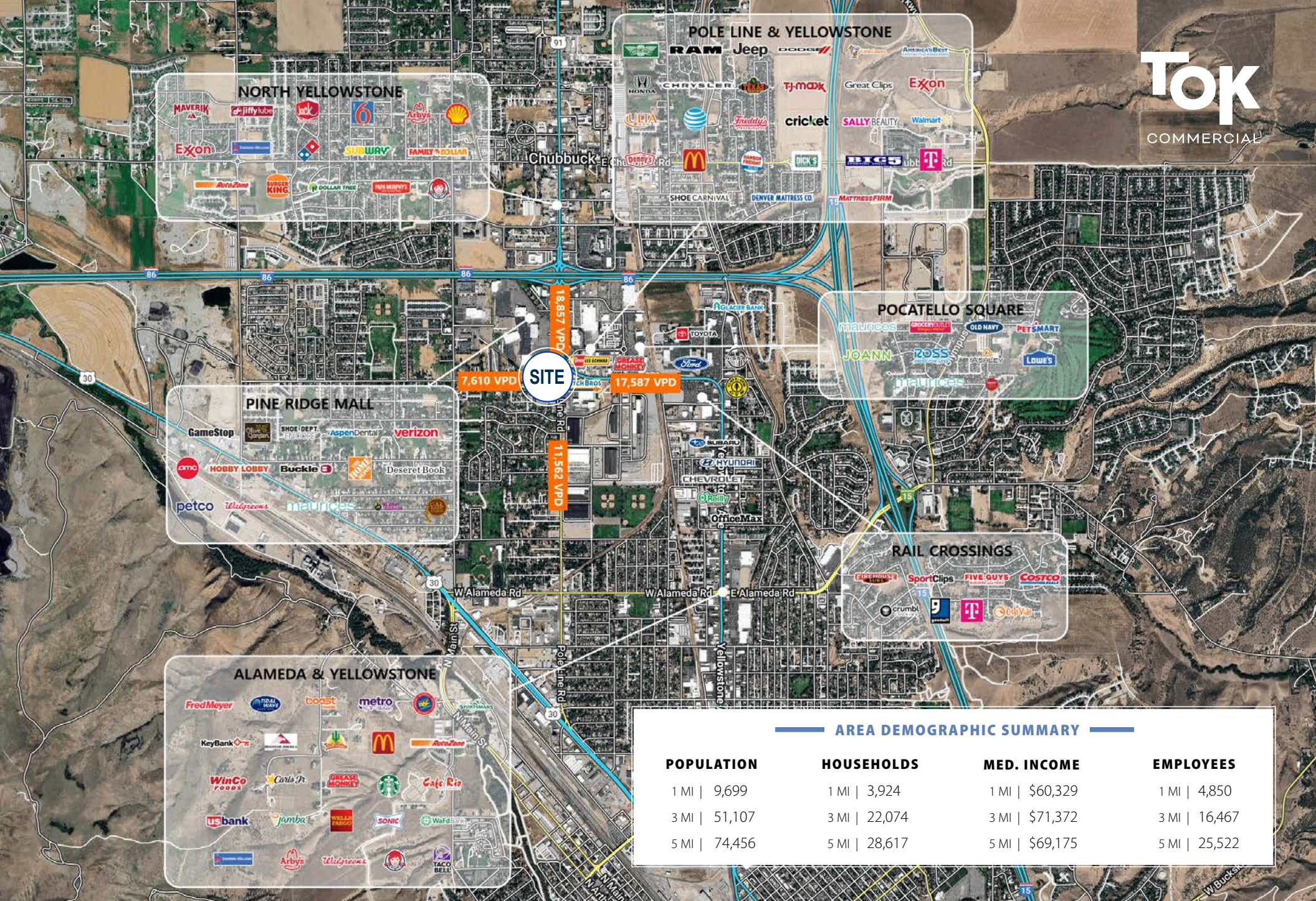
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AREA DEMOGRAPHIC SUMMARY

POPULATION

1 MI | 9,699
3 MI | 51,107
5 MI | 74,456

HOUSEHOLDS

1 MI | 3,924
3 MI | 22,074
5 MI | 28,617

MED. INCOME

1 MI | \$60,329
3 MI | \$71,372
5 MI | \$69,175

EMPLOYEES

1 MI | 4,850
3 MI | 16,467
5 MI | 25,522