

# MULTI-UNIT RETAIL BUILDING FOR SALE

122 - 134 WARREN AVENUE | POCATELLO, IDAHO 83201



**\*\* SHOWN BY APPOINTMENT ONLY \*\***

## SALE PRICE

\$399,950

## ZONING

Pocatello CG  
(Commercial General)

## PROPERTY INFORMATION

**UNIT A:** 1,500 SF

1 bathroom, walk-in cooler, storage room

**UNIT B:** 900 SF

1 bathroom, previously set up for Hair Salon

**UNIT C:** 1,300 SF

1 bathroom, 3 offices

**Total Square Feet** **3,700 SF**

### LAND SIZE:

0.3 acres (+/-12,797 square feet)

## AMENITIES

- Located in the heart of Pocatello just off of high traffic area
- Great lease income property
- Plentiful parking
- Large lighted signage



**ARTHUR BERRY  
& COMPANY**

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 [www.arthurberry.com](http://www.arthurberry.com)

**Tom Smith**  
208-639-6171  
[tom@arthurberry.com](mailto:tom@arthurberry.com)

File 5266 / 20250805



The above is provided by the Owner. Arthur Berry & Company makes no representation as to its completeness and accuracy. Price and terms subject to change at Owner's discretion.



# MULTI-UNIT RETAIL BUILDING FOR SALE - 122-134 WARREN AVENUE | POCATELLO, ID

## SITE MAP



**ARTHUR BERRY  
& COMPANY**

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 [www.arthurberry.com](http://www.arthurberry.com)

**Tom Smith**  
208-639-6171  
[tom@arthurberry.com](mailto:tom@arthurberry.com)



The above is provided by the Owner. Arthur Berry & Company makes no representation as to its completeness and accuracy. Price and terms subject to change at Owner's discretion.



# MULTI-UNIT RETAIL BUILDING FOR SALE - 122-134 WARREN AVENUE | POCATELLO, IDAHO

## SITE PHOTOS



## About Pocatello

Pocatello is a significant city in southeastern Idaho, often referred to as the "Gateway to the Northwest" or "Gate City" due to its historical role as a trade and transportation hub along the Oregon Trail and for the Union Pacific Railroad. It's nestled in the Portneuf River valley, within the western foothills of the Rocky Mountains.

### Key Characteristics & Demographics (as of 2023):

- **Population:** Approximately 56,320 - 57,200 (though some sources cite a larger metropolitan statistical area population around 88,500).
- **Median Age:** 32.9 years.
- **Median Household Income:** Around \$57,931 - \$64,080.
- **Homeownership Rate:** 63.1% - 68.6%.
- **Citizenship:** A high percentage of residents (97.9% - 98.3%) are U.S. citizens.
- **Ethnic Composition:** The largest ethnic group is White (Non-Hispanic), making up about 81.1% - 81.9% of the population. Hispanic or Latino residents constitute around 9.23% - 9.59%.
- **Education:** Idaho State University (ISU) is a major educational institution, awarding thousands of degrees annually. Roughly 32.9% of the city's population holds a Bachelor's Degree or higher.

### Historical Significance:

- **Oregon Trail & Railroad:** Pocatello's growth is inextricably linked to its position on the Oregon Trail and its development as an important railway junction for the Union Pacific Railroad.
- **Chief Pocatello:** The city is named after Chief Pocatello of the Shoshone tribe, who granted the railroad permission to pass through the Fort Hall Indian Reservation.
- **Early Settlements:** Fort Hall, one of the first permanent settlements in the region, was established nearby in 1834.
- **Industrial Development:** Beyond its railroad importance, Pocatello expanded industrially with the acquisition of a naval ordnance plant and a phosphate reduction works in the 1940s. More recently, it has embraced high technology, being recognized for its economic recovery and as a "Best Small Place for Business."

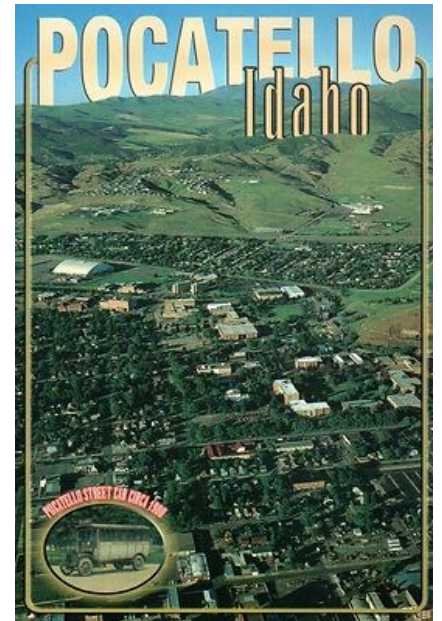
### Economy and Industry:

Pocatello's economy is diverse, with key sectors including:

- **Education:** Driven by Idaho State University, which is a significant employer and draws students from around the globe.
- **Manufacturing**
- **Mining**
- **Transportation**
- **Agriculture and agricultural product processing**
- **High-tech and nuclear research**
- **Recreation and tourism**

The city has received national recognition for its economic potential and quality of life, ranking high in "Best Small Places for Business" and "Cost of Doing Business" indexes.

Pocatello is known for its hospitality and aims to provide a memorable experience for visitors, whether they're exploring its history, enjoying the outdoors, or engaging with its vibrant community life.



**ARTHUR BERRY  
& COMPANY**

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 [www.arthurberry.com](http://www.arthurberry.com)

The above is provided by the Owner. Arthur Berry & Company makes no representation as to its completeness and accuracy. Price and terms subject to change at Owner's discretion.

**Tom Smith**  
208-639-6171  
[tom@arthurberry.com](mailto:tom@arthurberry.com)

