

TOK

COMMERCIAL

SANDCREEK COMMONS

NEW CONSTRUCTION RETAIL & ANCHOR PADS FOR LEASE | 3451 S. 25TH E | AMMON, ID 83406



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HIGHLIGHTS

New 300,000 SF power center located on Hitt Road, the primary retail corridor between Idaho Falls and Ammon.

Pad, anchor and in-line space available in market-dominant regional strip center - including co-tenants such as Hobby Lobby, Cabela's, Broulim's, Starbucks, Culvers and more.

Great visibility at high-traffic intersection — +51,664 VPD!

Adjacent to major area traffic drivers such as Target, Kohl's, Macy's, Dillards, Best Buy, Ross and the Grand Teton Mall just 1/2 mile away.

DETAILS

SPACE:	ADDRESS:	AVAILABLE SF:	LOT SIZE:
ANCHOR A	3549 S 25th E	15,000- 42,500 SF	-
PAD H	3663 S 25th E	7,500 SF	1.30 AC
PAD L	3497 S 25th E	8,800 SF	0.96 AC
SUITE A6/A7	2668 E Sunnyside	2,400 SF	-
B-C 1	2698 E Sunnyside	2,824 SF	-

CONTACT AGENTS FOR PRICING

UPDATED: 2.10.2026

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KEY TENANTS & DEMOGRAPHICS



KEY TENANTS

Anchor tenants Cabela's, Hobby Lobby, and Broulim's.

Other tenants include Wendy's, Broulim's Fresh Foods, Kneaders, Popeye's, Zions Bank, Mountain America Credit Union, LunchBox, Orange Theory Fitness, Costa Vida, Mo' Bettahs, America's Best, Firehouse Subs and Blaze Pizza.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population:	6,889	62,444	114,306
Avg HH Income:	\$99,326	\$91,068	\$82,804
Households:	2,305	21,662	35,521
Median age:	32.2	32.3	31.9
Total Employees:	7,397	21,147	43,722



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ANCHOR A

15,000 - 42,500 AVAILABLE



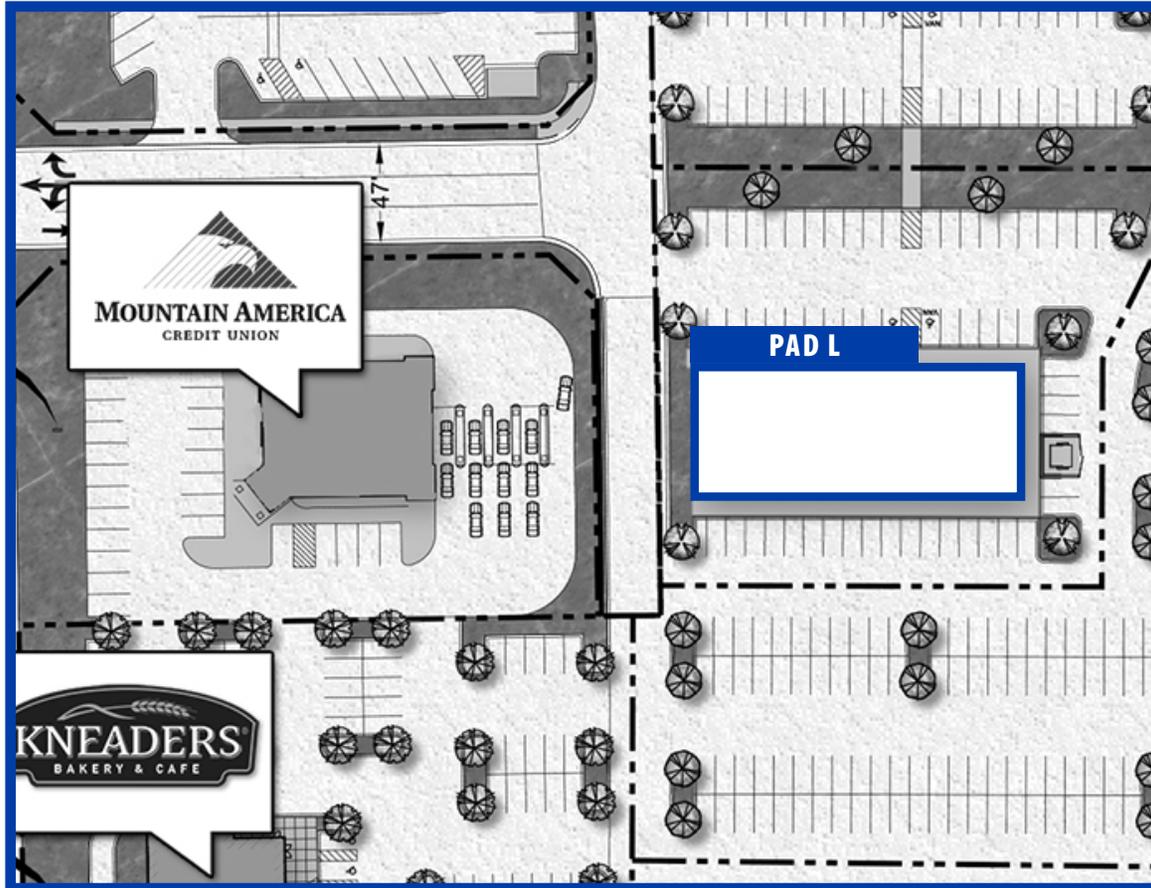
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PAD L

8,800 SF | 0.96 ACRES AVAILABLE



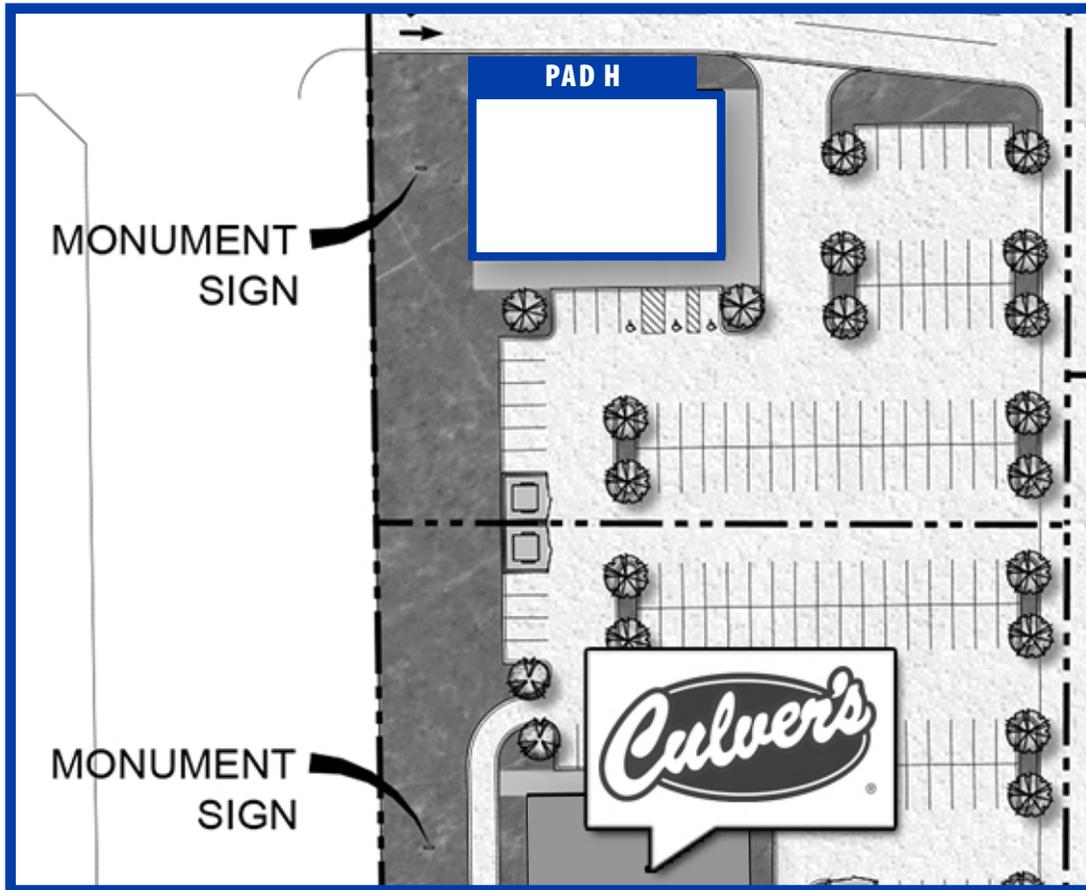
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PAD H

7,500 SF | 1.30 ACRES AVAILABLE



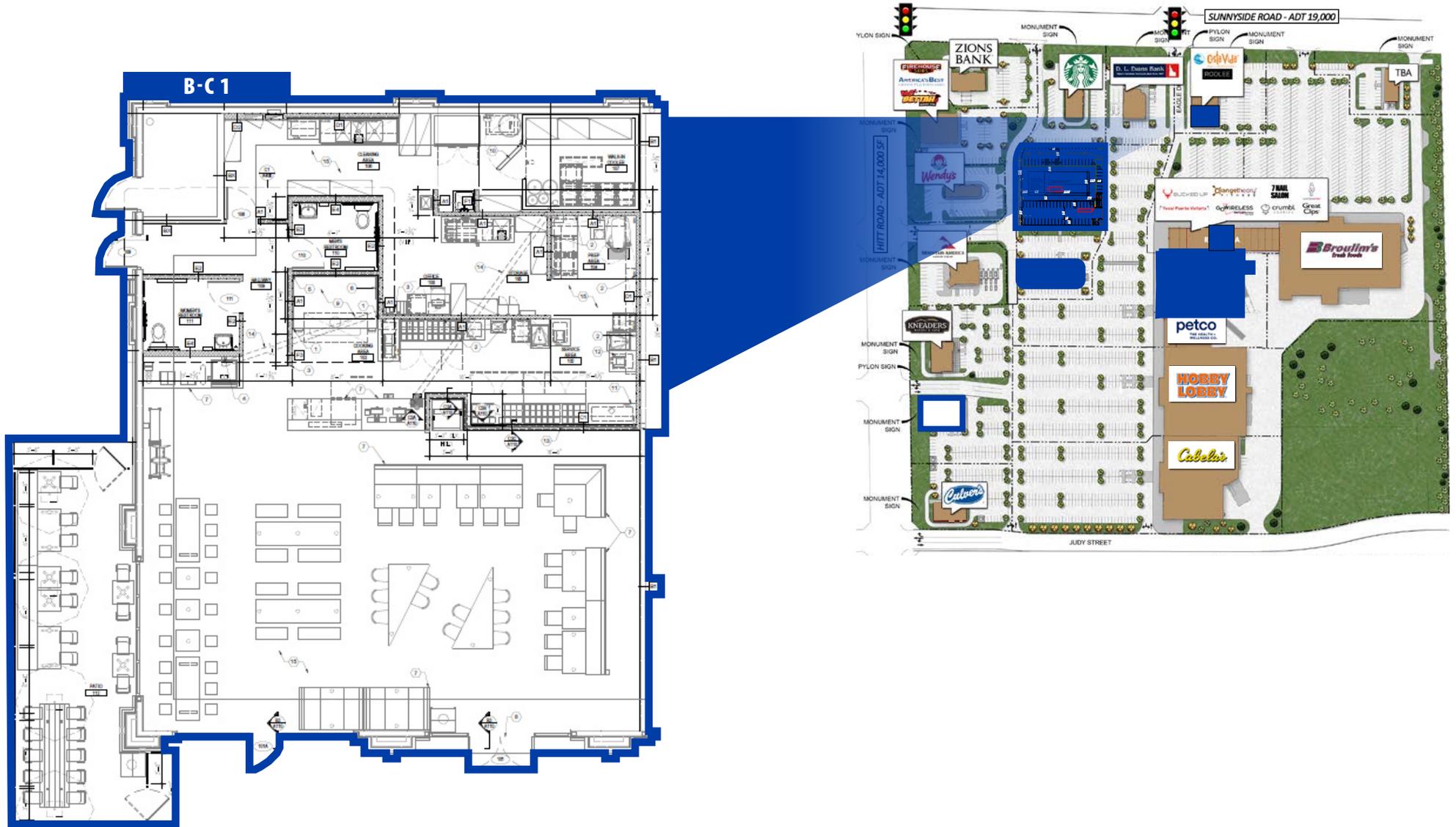
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B-C 1

2,824 SF | AVAILABLE



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MAVERIK SUBWAY Planet Fitness Pizza Hut
 WinCo FOODS Freddy's O'Reilly Jiffy Lube
 Jack in the Box FAMILY DOLLAR PAPA JOHN'S

GROCERY OUTLET noodles DISCOUNT TIRE
 Cigarette's carter's ANYTIME FITNESS
 SUBWAY PAPA MURPHY'S Walmart
 target McDonald's SONIC BIG O TIRES
 Staples ACE
 TEXACO MEN'S WEARHOUSE

SUBWAY DOLLAR TREE TACO BELL
 NATURAL GROCERS Exon HARBOR FREIGHT
 Lowe's Albertsons
 Ives Les Schwab Kentucky Fried Chicken
 McDonald's O'Reilly SHERWIN-WILLIAMS

Arby's BURGER KING Sizzler Advanced Auto Parts Red Robin
 Pizza Hut Little Caesars DOLLAR TREE Michaels
 DOWNEAST Carl's Jr.

Buckle GREASE MONKEY COTTON-ON
 DOWNEAST TORRID
 Ross DRESS FOR LESS JCPenney Dillard's
 SUBWAY PLACE JOANN maurices
 AÉROPOSTALE PACSUN AMERICAN EAGLE
 VICTORIA'S SECRET OLD NAVY rue21 PETSMART

Costa Vida CLUB PILATES JASON MARRAS
 MOD PIZZA LA QUINTA
 jiffy lube Shell
 Carino's Cafe Rio TJ-MAXX KOHL'S
 FIVE GUYS
 EDWARDS THEATRES TACO BELL
 IHOP

Broulim's petco HOBBY LOBBY
 Cultor's OrangeTheory DQ F45

SITE

51,664 VPD

	1 mi	3 mi	5 mi
Population	6,541	61,289	105,868
5 Yr Pop Growth (Total%)	10.5%	5.2%	5.9%
Households	2,355	22,097	37,869
Total Employees	5,781	18,076	40,592
Average HH Income	\$110,260	\$107,931	\$103,195