



Contact us for Pre-leasing Options:

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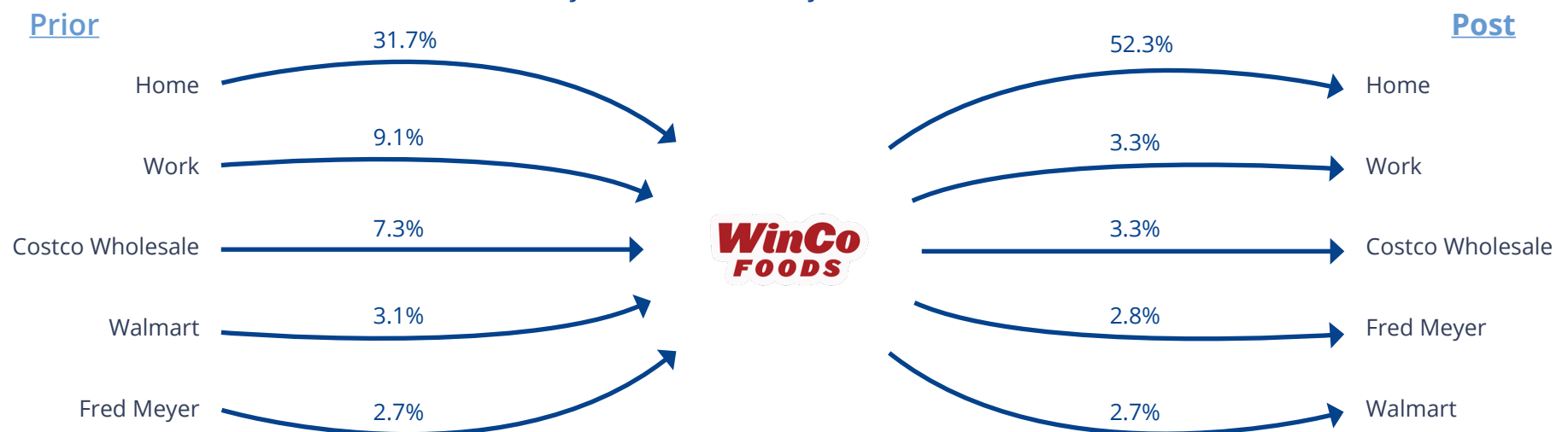
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## Monthly Visit Metrics



## Alameda Plaza Traffic Flow

Monthly Winco & Fred Meyer Visits Over 290,000



## 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

YELLOWSTONE AVENUE

WELLS FARGO BANK  
DEED INSTR. NO.  
LOT 2

VALLEY BANK  
DEED INSTR. NO. 91002582

Pad 1  
5,829 SF

1 1,500 SF  
2 1,500 SF  
3 1,500 SF  
4 5040 SF  
5 5040 SF  
6 5040 SF  
7 1,500 SF  
8 1,500 SF  
9 1,500 SF  
10 1,500 SF

Pad 2  
2,825 SF

HIGHLINE CANAL

ALAMEDA ROAD



# Retail Concepts



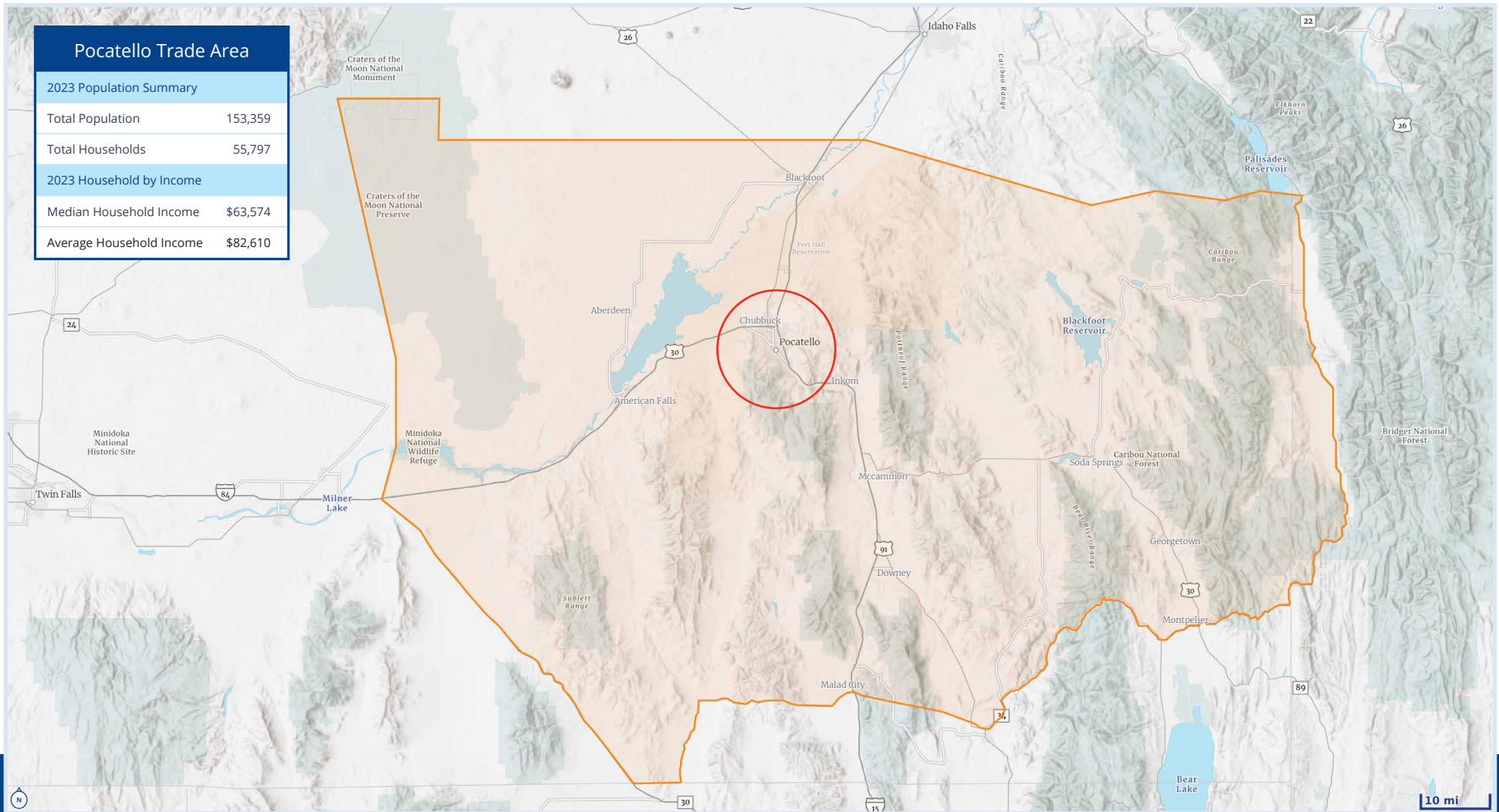
Alameda Retail Concept - Pocatello, ID

methodstudio



Alameda Retail Concept - Pocatello, ID

methodstudio  
architecture | interiors | planning



## Eastern Idaho's 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



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