

# TOK

COMMERCIAL

# VALLEY RIVER CENTER

RETAIL SPACES FOR LEASE | 125 VALLEY RIVER DRIVE | REXBURG, ID



LOCATED OFF MAJOR CORRIDOR

3,000 - 16,300 SF FOR LEASE

29,902 VPD  
N12ND E

CONTACT

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HIGHLIGHTS

Hotel Pad for Sale – Contact Agent for Details.

Prime retail, office or call center location just north of the BYU-Idaho Campus and Madison Memorial Hospital.

Full-movement access via Rexburg’s primary arterial street (transit route).

Pylon signage and ample off-street parking.

Adjacent retailers include Albertsons, Harbor Freight Tools, Advance Auto Parts and many others.

DETAILS

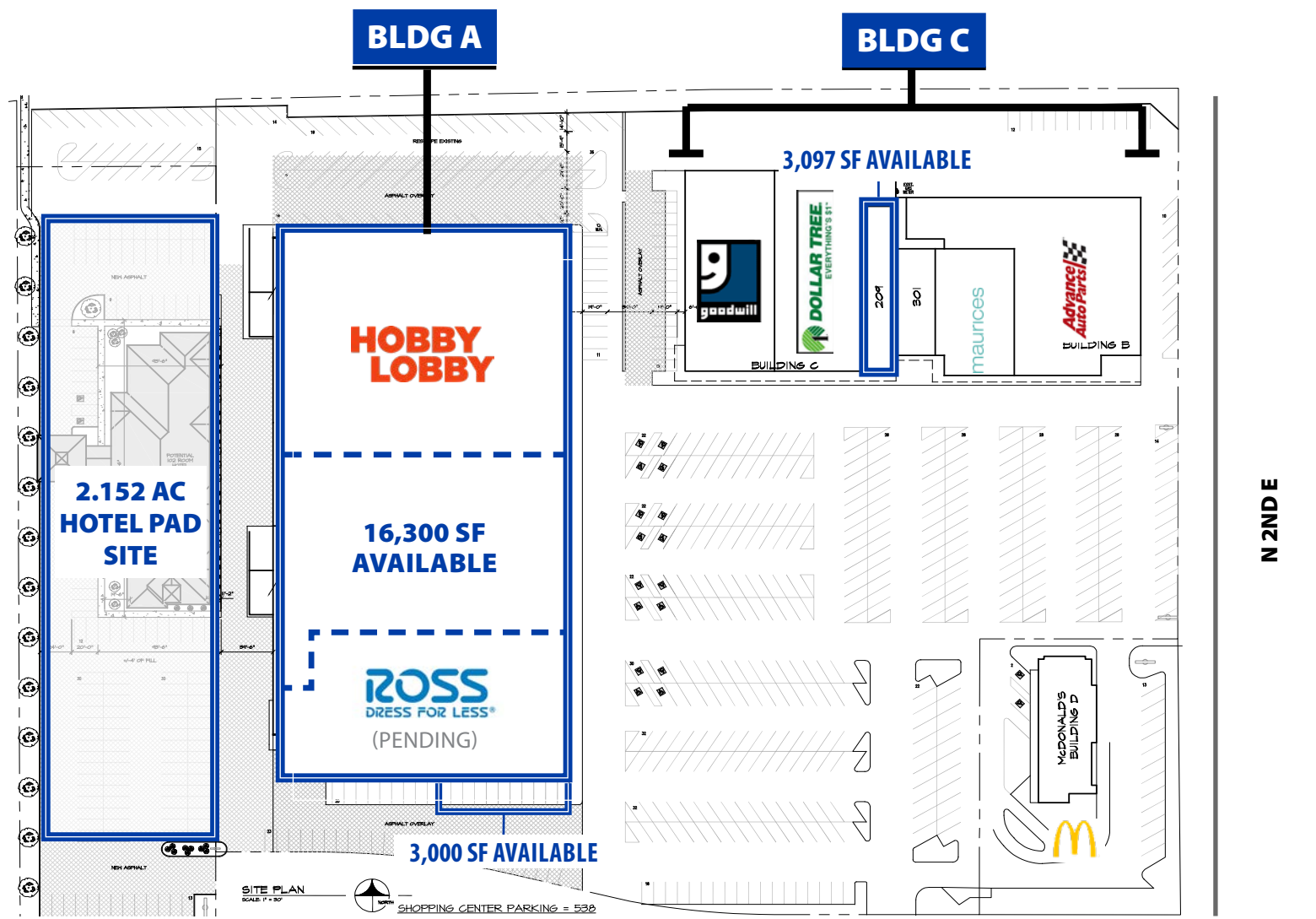
SPACE	AVAILABLE SIZE	CONTACT AGENT FOR LEASE RATES
Building A	3,000 - 16,300 SF	
Building C	3,097 SF	
Hotel Pad	2.152 Acres	
Building B	Leased!	

UPDATED: 10.25.2024

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# SITE PLAN

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**3,097 SF**  
BLDG C

**16,300 SF**  
BLDG A

**N 2NDE**

**29,902 VPD**

**3,000 SF**  
BLDG A

**2.152 AC**  
HOTEL PAD SITE

**MAJOR THOROUGHFARE**  
FROM YELLOWSTONE HWY



Hibbard



POPULATION  
**49,722**  
5 MI. RADIUS



HISTORIC ANN. GROWTH  
**4.5%**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$93,284**  
5 MI. RADIUS



**REXBURG**



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