



FOR SALE

Restaurant/Retail

1599 Yellowstone Ave., Pocatello, ID



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Positioned well within the Pocatello retail corridor, this highly visible property is an excellent opportunity for an owner-user to acquire a turnkey restaurant or investor looking for high visibility retail locations. Located adjacent to Costco and several other complimentary use retail tenants, serving approximately 90,000 residents within the greater Pocatello/Chubbuck area.

1599 YELLOWSTONE AVE

Property Overview

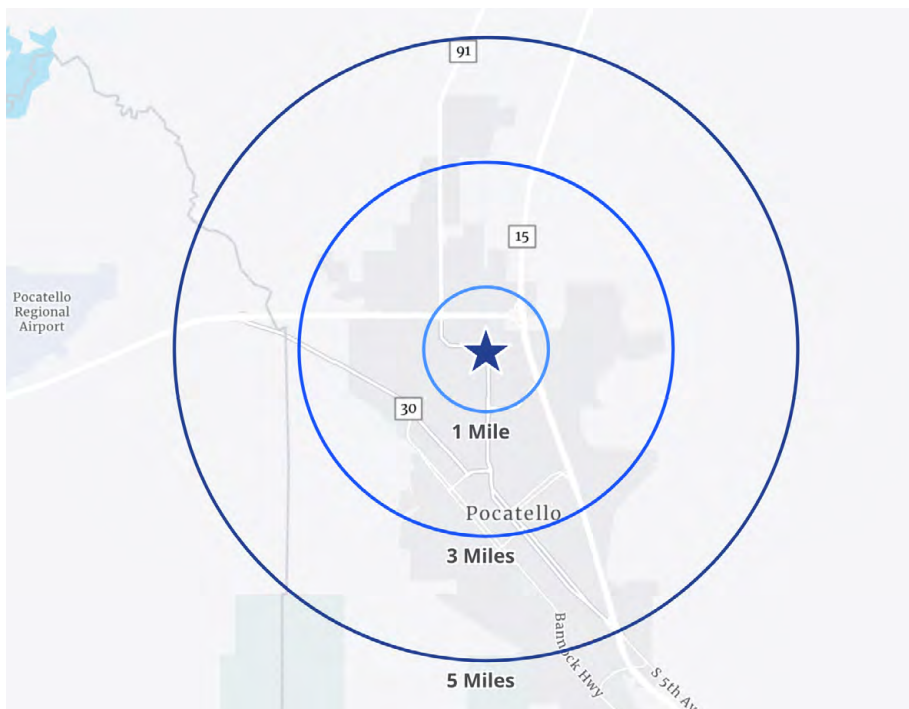
Property Type	Restaurant/Retail
Location	1599 Yellowstone Avenue, Pocatello, ID 83201
Building Size	5,781 SF
Land Size	1.03 Acres
Parking	58 dedicated stalls with ample additional shared parking
Sale Price	Call Agent for Pricing
Property Access	Call Agent for Access. Do not disturb tenant.

HIGHLIGHTS

- Excellent location along Yellowstone Ave with high visibility and strong traffic - **30,000 vehicles per day on Yellowstone Ave**
- The center is anchored by Costco, along with several other thriving businesses
- Ample shared parking as well as 58 dedicated parking spaces
- Sale to include all FF&E and will be delivered vacant
- Prime opportunity for an owner-user!

1599 YELLOWSTONE AVE

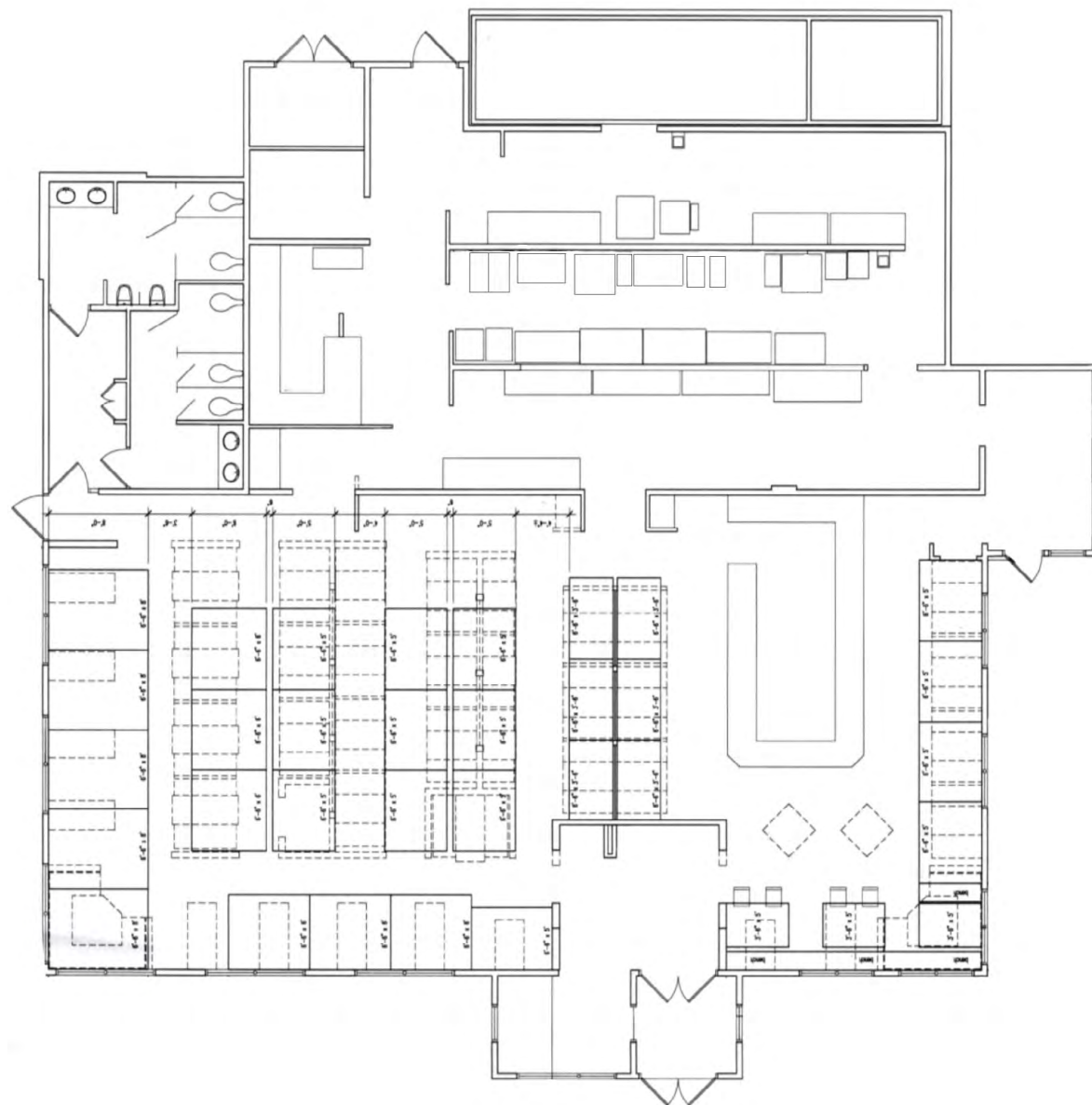
Demographics



	1 Mile	3 Miles	5 Miles
2026 Estimated Population	9,153	60,879	75,140
<i>2031 Projected Population</i>	<i>9,424</i>	<i>62,793</i>	<i>77,361</i>
2026 Estimated Households	3,724	23,383	28,809
<i>2031 Projected Households</i>	<i>3,903</i>	<i>24,445</i>	<i>30,078</i>
2026 Average Household Income	\$80,439	\$97,024	\$94,259
2026 Median Household Income	\$67,737	\$73,728	\$71,387
2026 Age 16+ in Labor Force	4,588	30,078	36,977
2026 Unemployment Rate	1.6%	3.6%	4.0%
2026 Total Annual Expenditure	\$258.4 M	\$1.95 B	\$2.34 B

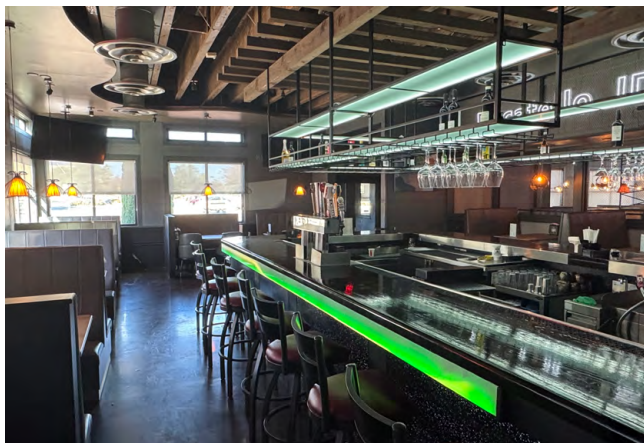
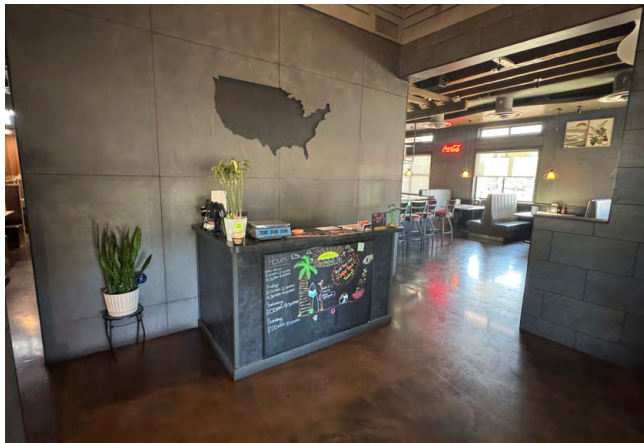
1599 YELLOWSTONE AVE

Floor Plan



1599 YELLOWSTONE AVE

Property Gallery



Area Map

 [Google Map](#)

 [Street View](#)

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