

.55 ACRES COMMERCIAL LAND FOR SALE

1600 POCATELLO CREEK RD

POCATELLO, ID



FOR SALE



ERIC GUANELL, CCIM

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PROPERTY INFORMATION

PROPERTY TYPE	Commercial Land for Sale
ADDRESS	1600 Pocatello Creek Road Pocatello, ID 83201
LAND SIZE	±0.55 Acres
PURCHASE PRICE	\$340,000 / \$14 PSF
ZONING	RCP – Residential Commercial Professional Office, Retail, Residential

HIGHLIGHTS

- Located directly off the I-84 and I-15 interchange.
- 7 major hotel chains within $\frac{1}{2}$ mile
- Amenities nearby: Mt. View Event Center, Pocatello Downs, Portneuf Amphitheater and Bannock County Event Center, Highland Golf Course
- ±14,400 vehicles per day
- Frontage: Olympus Drive

This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

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OLYMPUS PARK SUBDIVISION

LOCATED IN THE S 1/2 OF THE NW 1/4 SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 34 EAST, OF THE
BOISE MERIDIAN IN THE COUNTY OF BANNOCK.

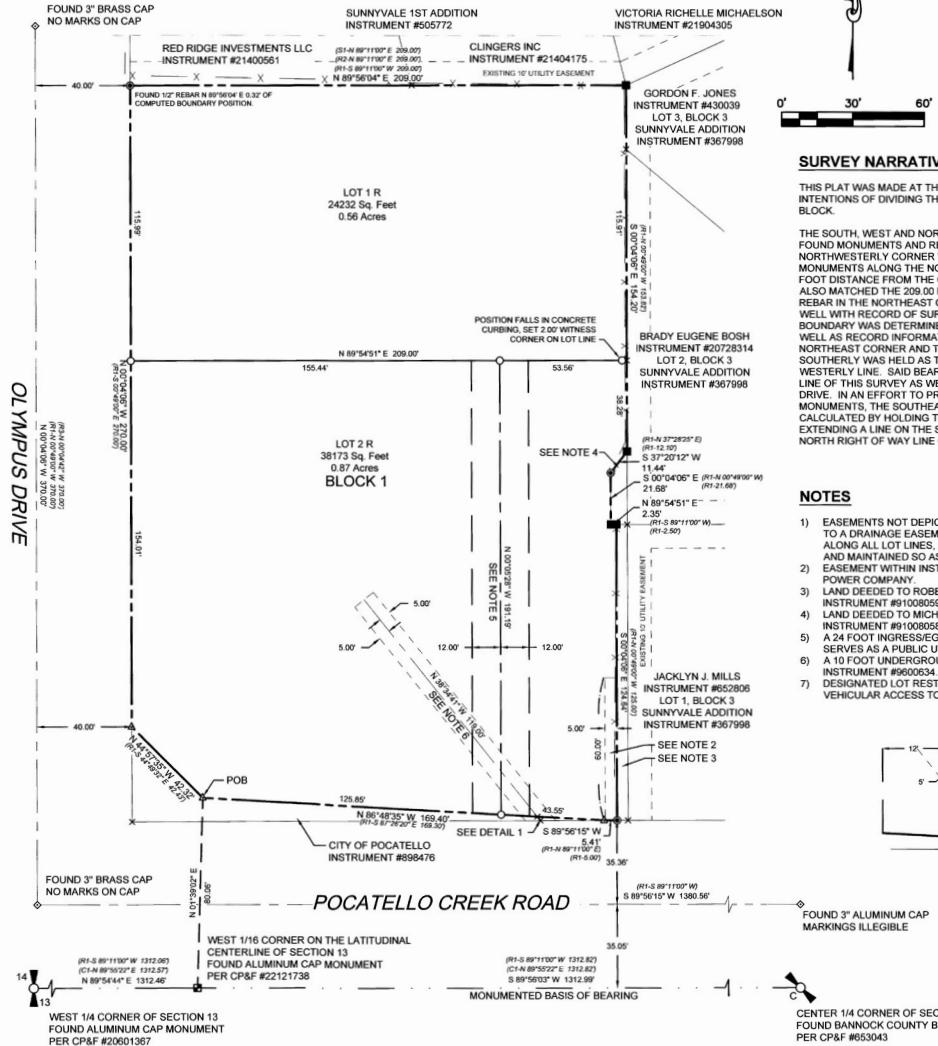
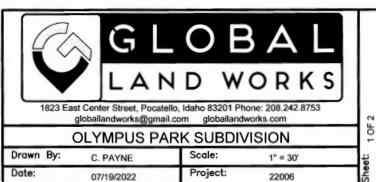
LEGEND

QUARTER CORNER AS NOTED

1/168 CORNER AS NOTED
FOUND 1/2" REBAR REPLACED WITH
5/8" REBAR WITH PLASTIC CAP "PLS 18405"
FOUND BRASS CAN IN CONCRETE MONUMENT
SET 5/8" REBAR WITH PLASTIC CAP "PLS 18405"
SET 1/2" REBAR WITH PLASTIC CAP "PLS 18405"
FOUND CENTERLINE MONUMENT IN VAULT AS NOTED
CALCULATED POSITION (NOTHING FOUND, NOTHING SET)
PARCEL BOUNDARY
SECTION LINE
LOT LINE
EASEMENT SIDELINE (AS NOTED)
EASEMENT CENTERLINE
TIE LINE
ADJOINING PARCELS
EXISTING EASEMENT SIDELINE (AS NOTED)
EXISTING CENTERLINE
FENCE LINE
RECORD OF SURVEY #95018766
RECORD OF SURVEY #774718
FEDERAL AD PROJECT M-7411(001)
CPAF #22121738
SUNNYVALE 1ST ADDITION #505772
RESTRICTED LOT (SEE NOTE 7)

REFERENCE DOCUMENTS

- 1) POWER LINE EASEMENT #252410 (NOT DRAFTED)
- 2) POWER LINE EASEMENT #242338 (NOT DRAFTED)
- 3) UNDERGROUND POWER EASEMENT #9600634
- 4) DEED #98930
- 5) IDAHO POWER EASEMENT #91008057
- 6) DEED #72518
- 7) DEED #95011897
- 8) DEED #91008059
- 9) DEED #22098715
- 10) DEED #22098716
- 11) DEED #91008058
- 12) DEED #91008059
- 13) DEED #91008059
- 14) DEED #91008059
- 15) DEED #91008059
- 16) DEED #91008059
- 17) DEED #91008059
- 18) DEED #91008059
- 19) DEED #91008059
- 20) DEED #91008059
- 21) DEED #91008059
- 22) DEED #91008059
- 23) DEED #91008059
- 24) AFFIDAVIT OF EASEMENT RELEASE #20212378
OTHERS LISTED ON FACE OF PLAT AND LEGEND.



BASIC OF BEARING

BASIS OF BEARING
Basis of Bearing per Idaho State
Plane Coordinate System - East
Zone. GPS observation
combination factor: 1.00002646820

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Chain Link - Key Facts

1600 Pocatello Creek Rd, Pocatello, Idaho, 83201

Drive time of 10 minutes



Households

In 2023, there were **25,113** households with an average size of **2.50** people per household.

Household expenditure is **\$75,206** per year, with **\$3,044** spent eating out, **\$8,608** on transport and **\$24,594** on retail.

Household Income

Disposable income averages **\$67,608** per household or **\$33,631** per capita.

An estimated **14.2%** households live below the poverty line while **2.8%** have \$200,000 or more in disposable income.



Population

64,674 people live in the area, **32,367** men and **32,307** women.

With growth of **0.5%**, the population is expected to reach **66,428** by 2028.



Home Value

The median home value is **\$339,358** with home ownership at **63.0%**.

Of the **26,894** homes **15,824** are owner occupied and **1,781 (6.6%)** vacant.

Age

The median age is **34.2**.

24.3% are under 18, **61.3%** 18-65 and **15.4%** 65 or older.

[Source](#): This infographic contains data provided by Esri (2025, 2030), ACS (2019-2023), Esri-U.S. BLS (2025). © 2025 Esri