

IN PROGRESS

AVAILABLE

FOR LEASE | RETAIL SPACE | PADS

JOIN TARGET &
HOBBY LOBBY



4155 YELLOWSTONE AVE | CHUBBUCK, ID 83202

PINE RIDGE REDEVELOPMENT



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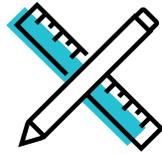
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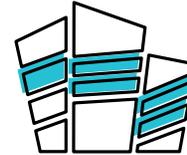
SIMONCRE



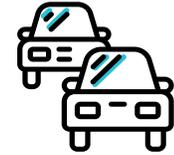
AVAILABLE FOR LEASE
UP TO ±60,340 SF
DELIVERING 2026



OPEN-AIR CONVERSION
±41.28 AC LOT



JOIN TARGET, HOBBY
LOBBY AND PLANET
FITNESS



YELLOWSTONE AVE
(±23,063 VPD)
I-86 (±16,667 VPD)

PROPERTY HIGHLIGHTS

⇒ EXCELLENT SITE VISIBILITY

Located off a full-diamond interchange at I-86 (±16,667 VPD) and Yellowstone Ave (±23,063 VPD) (2024 Sites USA).

⇒ HIGH TENANT CROSS TRAFFIC

Major retail corridor with more than 1.5 million SF of retail space. Anchored by the Pine Ridge Mall, Home Depot, Walmart, Costco, and many more.

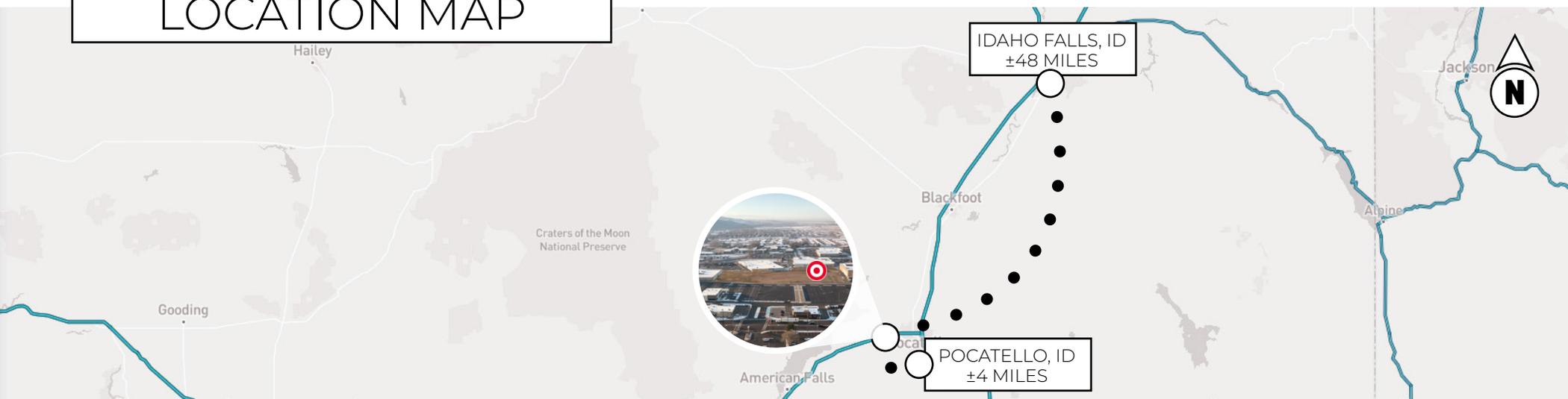
⇒ LARGE EMPLOYMENT DISTRICT

Key employers within 1 mile, including Idaho Central Credit Union HQ, Amy's Kitchen, Allstate, and the FBI.

⇒ STRONG DEMOGRAPHICS

Within a 5-mile radius there are ±72,895 residents and ±28,177 households with an average household income of \$89,677.

LOCATION MAP





LEGEND

- AVAILABLE
- AT LOI
- AT LEASE/PSA

SUITE	TENANT	SQUARE FEET
RETAIL A (I)	National Home Furnishing Store	±23,304
RETAIL A (II)	National Soft Goods	±18,766
RETAIL B	AVAILABLE	±15,600
RETAIL C	At Lease	±8,200
RETAIL D	National Soft Goods	±22,004
RETAIL E	Target	±130,000
SUITE 1	Shoe Show	±15,000
SUITE 2	Desert Books	±7,000
SUITE 3	American Red Cross	±3,500
SUITE 4	AVAILABLE	±3,300
2ND FLOOR	AVAILABLE	±59,136
HOBBY LOBBY	Existing	-
PLANET FITNESS	Existing	-
PAD F	AVAILABLE	±8,385
PAD G	AVAILABLE	±10,000
PAD H (Suite 1)	Bath & Body Works	±3,542
PAD H (Suite 2)	Buckle	±5,070
PAD I	AVAILABLE	±2,400

PROPERTY PHOTO



**RETAIL
A2**

RETAIL B

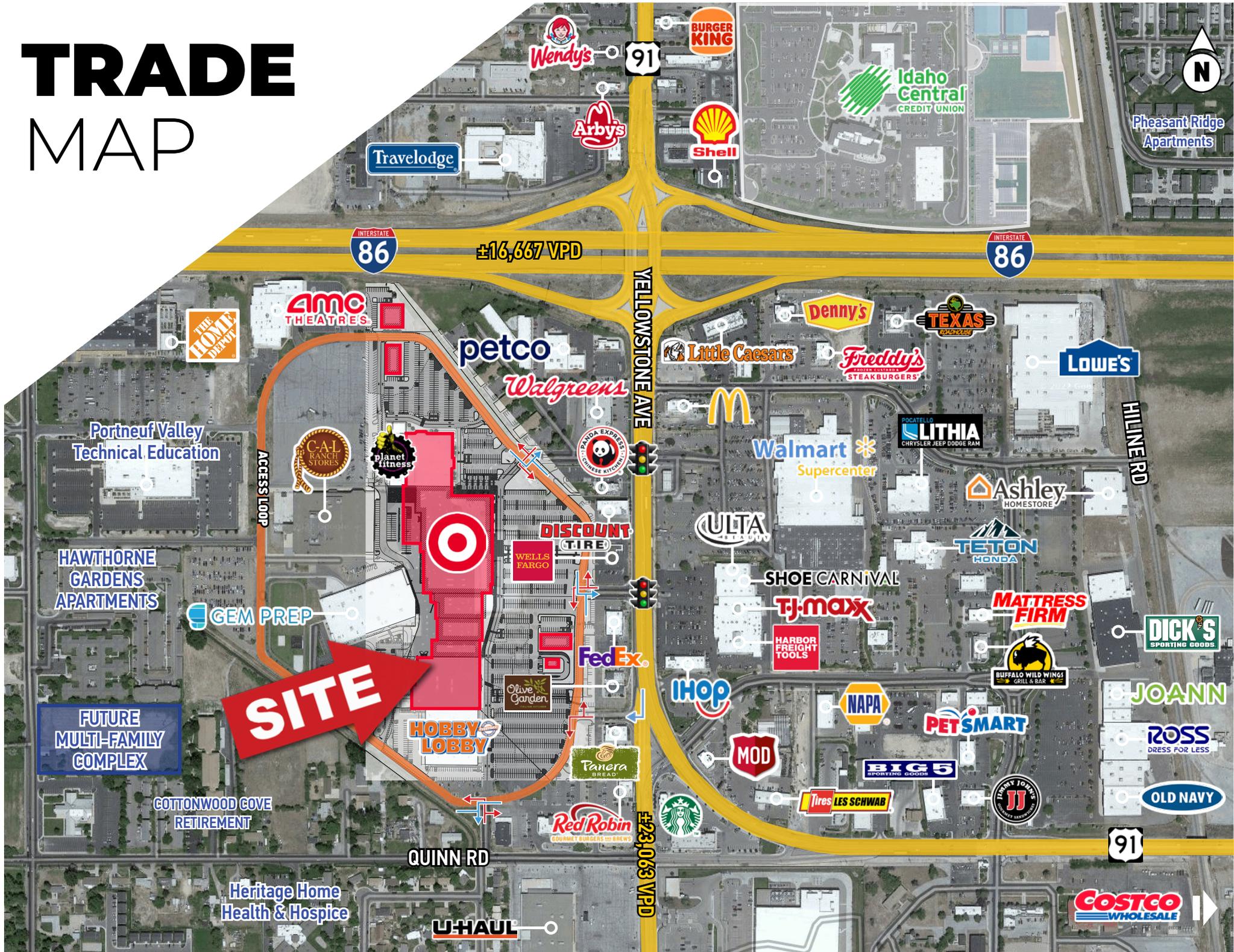
RETAIL C

RETAIL D

SECOND FLOOR



TRADE MAP





±16,667 VPD

SUBWAY Exxon **PAPA MURPHY'S**
O'Reilly **BURGER KING** Wendy's Arby's
FAMILY DOLLAR Jack in the box **AutoZone** SHERWIN WILLIAMS
jiffylube Shell **DOLLAR TREE** **Smith's**



petco Walgreens **Red Robin**
PETSMART Walmart Supercenter **Denny's**
LOWE'S **Buffalo Wild Wings** **ULTA** Panera
TJ-MAXX **DISCOUNT TIRE** **COSTCO**
TEXAS ROADHOUSE Little Caesars **Freddy's**
SHOE CARNIVAL **ROSS** **JOANN**
MATTRESS FIRM **MOD** **UHAUL** **McDonald's**
Ashley **BIG 5** **PANDA EXPRESS** **THE JOY JOY STORE**
HARBOR FREIGHT TOOLS **OLD NAVY** **DICK'S** **WELLS FARGO**

OfficeMax **Carl's Jr.**
McDonald's **SPORTSMAN'S WAREHOUSE** **SONIC**
Fred Meyer Great Clips IT'S GONNA BE GREAT
O'Reilly **KFC** **Aaron's**
SHERWIN WILLIAMS **jamba** **COLD STONE**
Arby's **Cafe Rio** **WELLS FARGO**
Walgreens **Starbucks**
WaFd Bank **PAPA MURPHY'S**
AutoZone **usbank**

Chevron **Exxon** **BURGER KING**
AW
CONOCO **FAMILY DOLLAR**

SUBWAY **Chevron** **LA QUINTA**
BURGER KING **Shell** **Phillips 66**
RLH **Quality Inn** **Super 8** **Jack in the box**
BW | Best Western Hotels & Resorts **Applebee's**

Hampton Inn **Hampton Inn** **Smclair**
TOWNEPLACE SUITES **HOME2**
MARRIOTT **MAVERIK**
Fairfield BY MARRIOTT

Albertsons **PAPA JOHN'S** **Starbucks** **Chevron** **Shell**
Timmy Jones **Jack in the box** **BIG TIRES** **McDonald's** **UHAUL**
Chick-fil-ä **ERSTEIN BROS** **Habitat for Humanity** **ReStore** **SUBWAY** **Pizza Hut**

±32,518 VPD

