

4215 YELLOWSTONE AVENUE

Chubbuck, Idaho 83202

45,000 - 90,500 SF Available - Former Shopko - Pine Ridge Mall / For Lease



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PACCRA.COM

**WE ARE
THE CENTER
OF RETAIL**





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AVAILABLE

45,000 - 90,500 SF (Divisible)

LEASE RATE

Dependent Upon Use, Terms & Size

LOT - PARCEL

8.43 Acres - RCPR1000102, RCPRM000202

PARKING

696 Stalls ±; 7.37/1,000 SF

TRAFFIC COUNTS

Yellowstone - 24,000 ADT
Interstate 86 - 27,000 ADT

POTENTIAL USES

Retail, Hardware, Furniture, Call Center, Entertainment, Industrial

SURROUNDING TENANTS

Hobby Lobby, C-A-L Ranch, Home Depot, Walgreens, Walmart Supercenter, Dick's Sporting Goods, Petco, Discount Tire, Wells Fargo, McDonald's, Costa Vida, T.J. Max, Red Lobster, Panera, NAPA, D.L. Evans, Red Robin, Gem Prep Charter School

LOCATION - AMENITIES

On Yellowstone Avenue at Interstate 86 Exit 61, Multiple Access Points, High Visibility, Loading Docks, Pylon & Building Signage

LISTING FEATURES

- Former Shopko for lease in the Pine Ridge Mall with excellent visibility, prime location and strong retail synergy
- Building is divisible to fit mid-size box users, contact agents to negotiate size, terms, use and lease rate
- Close proximity to Interstate 86 Exit 61 at Yellowstone Avenue, two main thoroughfares with high traffic counts & easy access
- 10 Minutes north of Idaho State University - 2019 student enrollment over 12,425 and 800 full and part-time faculty and staff
- Surrounded by multifamily & singles family residential developments, apartment complexes, hotels & motels
- 2020 - 3 Mile Demos - Population 52,893, Households 19,482, Median Household Income \$52,192, Daytime Population 18,417
- Immediate availability, contact agents to discuss potential uses, tenant improvements / build-outs & lease information

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CUSHMAN & WAKEFIELD
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 COMMERCIAL REALTY ADVISORS

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SITE

Pine Ridge Mall

0.5 MILES

EXIT 61

28,950 ADT

9,300 ADT

21,500 ADT

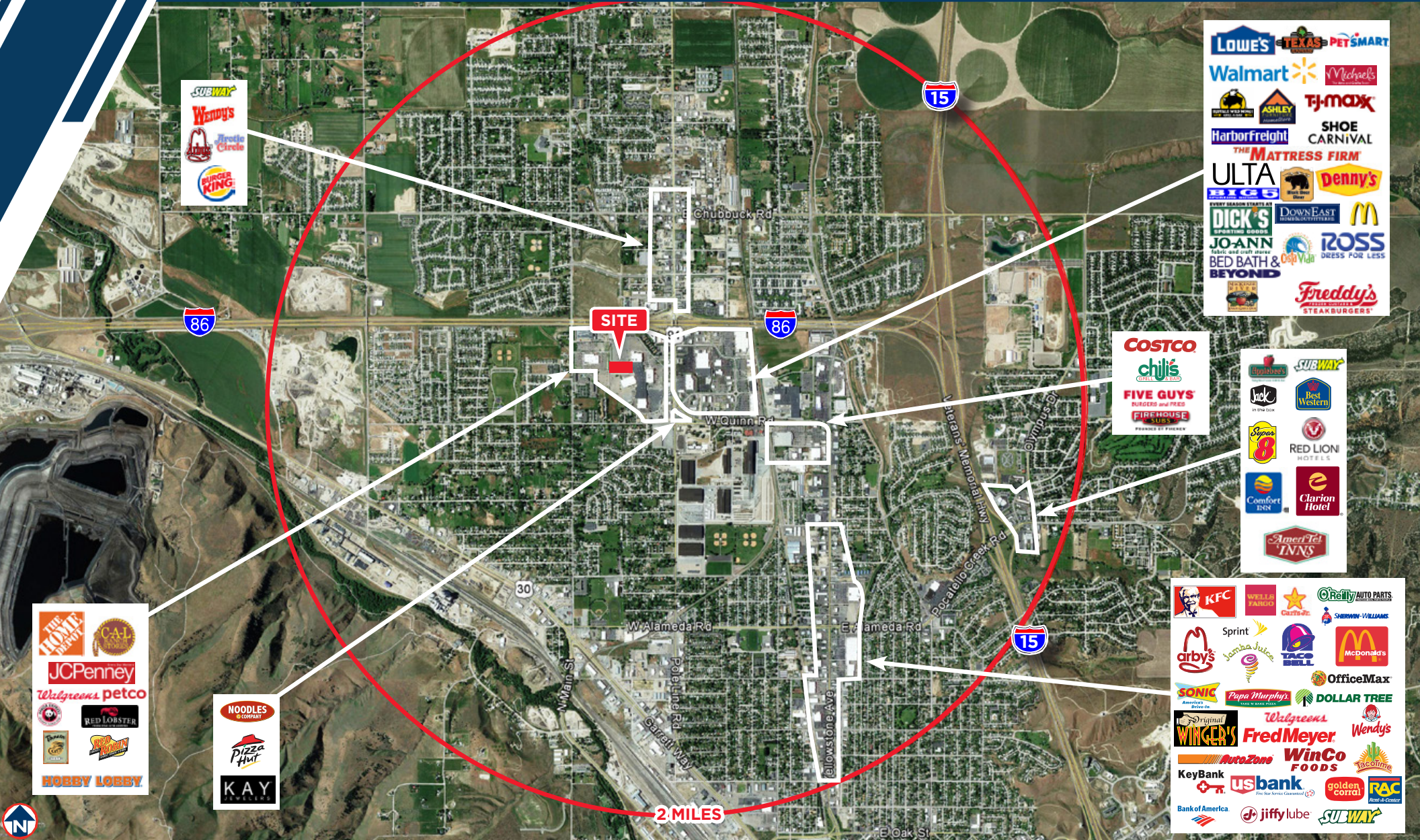
13,000 ADT

Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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2 MILES

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- LOCATED IN A HIGH GROWTH AREA IN SE IDAHO -

In the identified area, the current year population is 73,224. In 2010, the Census count in the area was 66,972. The rate of change since 2010 was 0.87% annually. The five-year projection for the population in the area is 76,615 representing a change of 0.91% annually from 2020 to 2025.



	1 mile	3 miles	5 miles
Population			
2000 Population	5,848	43,623	60,760
2010 Population	7,243	47,961	66,972
2020 Population	8,162	52,893	73,224
2025 Population	8,723	55,526	76,615
2000-2010 Annual Rate	2.16%	0.95%	0.98%
2010-2020 Annual Rate	1.17%	0.96%	0.87%
2020-2025 Annual Rate	1.34%	0.98%	0.91%
2020 Male Population	49.0%	49.6%	49.9%
2020 Female Population	51.0%	50.4%	50.1%
2020 Median Age	32.2	32.7	32.0

Households			
2020 Wealth Index	45	57	58
2000 Households	2,148	15,615	22,176
2010 Households	2,782	17,703	24,927
2020 Total Households	3,153	19,482	27,194
2025 Total Households	3,370	20,441	28,462
2000-2010 Annual Rate	2.62%	1.26%	1.18%
2010-2020 Annual Rate	1.23%	0.94%	0.85%
2020-2025 Annual Rate	1.34%	0.97%	0.92%
2020 Average Household Size	2.58	2.70	2.64

Average Household Income			
2020 Average Household Income	\$58,046	\$65,268	\$64,740
2025 Average Household Income	\$62,338	\$71,307	\$70,670
2020-2025 Annual Rate	1.44%	1.79%	1.77%

Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	444	1,704	2,648
Total Employees:	6,138	18,417	29,495



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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Bannock County Labor Force & Employment

This part of the state enjoys a diverse and highly-skilled labor force with an excellent work ethic. During the last decade, major business expansions and relocations positively affected employment in Bannock County.

Over the last decade, construction jobs have increased dramatically. Much of the construction activity has been residential building, but major commercial construction projects have added to this growth as well. The number of retail jobs have also increased dramatically as established business grew and new retail businesses moved into the area.

Bannock County Industry & Wages

The trade and service industries provide nearly half the jobs in Bannock County. This tends to lower the overall average of wages in the county because many of these jobs are food service jobs which are part time and pay the lowest wages. The comparatively low cost of living in the area offsets the wage shortcomings.

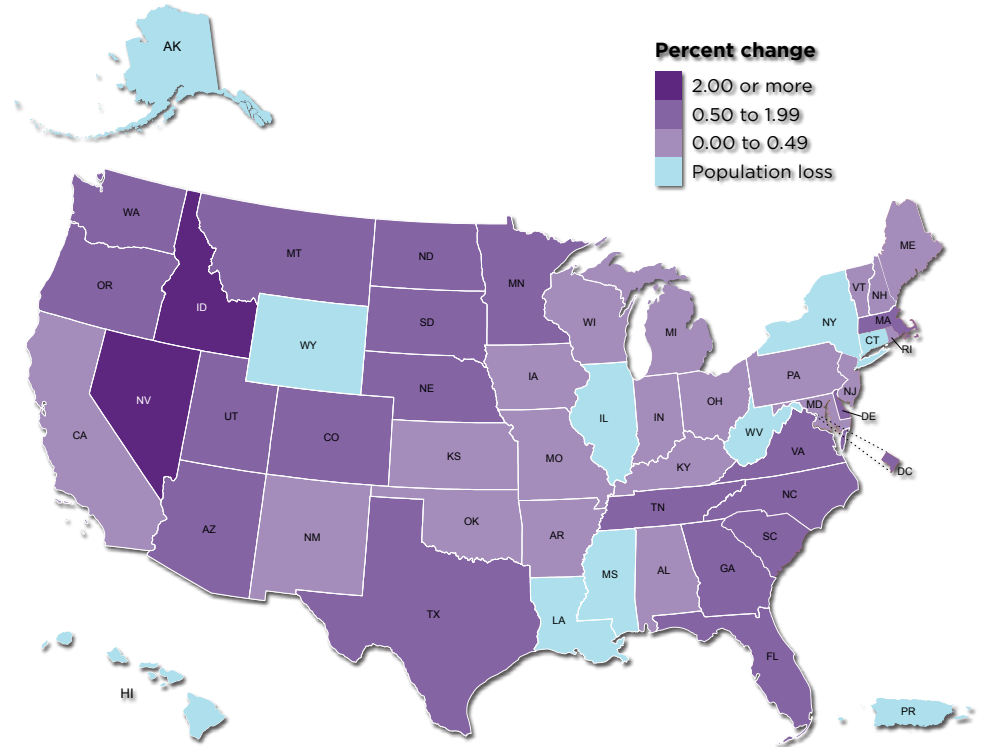
Southeastern Idaho

Southeastern Idaho is adventure's second home. Here you'll find wildlife roaming the pristine landscapes framed by mountains and carved by some of the best rivers in the west. Southeastern Idaho is both a sportsman's paradise and a sightseer's must-see destination. The Snake River Plain, with its wide open vistas, irrigated farm lands and vibrant cities forms the character of Southern Idaho.

Idaho is one of the Nation's Fastest Growing States

Population Change for States (and Puerto Rico)

From July 1, 2017, to July 1, 2018



United States™
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov

Source: Vintage 2018 Population Estimates
www.census.gov/programs-surveys/popest.html

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