



**HOBBY LOBBY**

**NEW RETAILERS  
COMING SOON**

**GEM PREP  
POCATELLO**

**CAL Ranch  
vip.petcare**



**AMC  
THEATRES**

**TARGET**  
**ESTIMATED  
OPENING  
Q1 2027**



**Panera  
BREAD**

**PENDING  
DEVELOPMENT**

**Olive  
Garden**

**Subject Property**  
**Buckle**  
**Bath & Body Works**  
YEAR BUILT: 2026

**IHOP**



# Buckle and Bath & Body Works

**CP PARTNERS**  
COMMERCIAL REAL ESTATE

TARGET ANCHORED POWER CENTER PAD  
TOP 12% SHOPPING CENTER NATIONWIDE – 3.1M ANNUAL VISITORS

CHUBBUCK, ID (POCATELLO MSA)

In Association with ParaSell, Inc. | A Licensed Idaho Broker #C050030



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# Buckle and Bath & Body Works

4159 Yellowstone Ave C, Chubbuck, ID 83202 [↗](#)

**\$4,751,000**

PRICE

**6.40%**

CAP RATE

PRICE/SF	\$553.92
NOI	\$304,059
LEASE TYPE	Corporate NNN
LEASE TERM	10 Years
RENT INCREASES	10% Every 5 Years
BUILDING SIZE	8,577 SF
LAND AREA	0.97 AC
YEAR BUILT	2026

Construction Photo Taken 1/31/2026



## New construction pad to ground up Target anchored power center

The old mall was demolished to make way for a new Target, and both Buckle and Bath & Body Works relocated after **25+ year operating histories** at this site at **relatively low pad rents**. The center is now **over 95% occupied** and ranked in the **top 12%** of shopping centers nationwide in terms of annual visitors – 3.1M (per Placer.ai).

## The Offering

- Both tenants signed new 10-year lease extensions after relocating from the old mall building
- New construction Target and strip buildings
- Corporate signed leases for each tenant
- Replaceable rents of \$33/SF and \$39/SF

## Pine Ridge Mall

- 660,000+ SF of leasable area currently at 95% occupancy
- Ranked in the top 12% of shopping centers nationwide in terms of annual visitors – 3.1M (per Placer.ai)
- Other major national tenants driving traffic to the center include Hobby Lobby, C-A-L Ranch Stores, Planet Fitness, and AMC Theatres

## Market Highlights

- Explosive growth submarket – estimated population increases of 14-16% within a 3, 5, and 7-mile radius over the next 5 years
- Seamless access to major highways like I-86 and US-91 and close in proximity to the Pocatello Regional Airport
- Other national tenants driving traffic to the direct trade area include Walmart, Lowe's, Dick's Sporting Goods, Home Depot, Old Navy, Ross, and TJ Maxx



**HOBBY  
LOBBY**

**SUBJECT PROPERTY**

**Buckle**  
Bath & Body Works

Tenant Info		Lease Terms		Rent Summary			
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Rent/SF
<b>Buckle</b>	<b>5,074</b>	<b>2/10/2026</b>	1/31/2032	<b>\$167,442</b>	<b>\$13,954</b>	<b>\$167,442</b>	<b>\$33.00</b>
	<i>10% Increase</i>	2/1/2032	<b>1/31/2037</b>		\$15,349	\$184,186	\$36.30
	Option 1	2/1/2037	1/31/2042		\$16,884	\$202,605	\$39.93
	Option 2	2/1/2042	1/31/2047		\$18,572	\$222,865	\$43.92
<b>Bath &amp; Body Works</b>	<b>3,503</b>	<b>6/29/2026</b>	6/30/2031	<b>\$136,617</b>	<b>\$11,385</b>	<b>\$136,617</b>	<b>\$39.00</b>
	<i>10% Increase</i>	7/1/2031	<b>6/30/2036</b>		\$12,523	\$150,279	\$42.90
	Option 1	7/1/2036	6/30/2041		\$13,776	\$165,307	\$47.19
	Option 2	7/1/2041	6/30/2046		\$15,153	\$181,837	\$51.91
<b>TOTALS:</b>	<b>8,577</b>			<b>\$304,059</b>	<b>\$25,338</b>	<b>\$304,059</b>	<b>\$35.45</b>

# Buckle

The Buckle, Inc. is a specialty retailer of casual apparel, footwear, and accessories targeting fashion-conscious young men and women. Founded in 1948 and headquartered in Kearney, Nebraska, the company brings more than 75 years of operating history and operates over 440 retail stores across 42 U.S. states, primarily in regional malls and lifestyle centers. In fiscal year 2024, Buckle generated \$1.218 billion in net sales and \$195.5 million in net income. The company is publicly traded on the New York Stock Exchange (NYSE: BKE) and maintains a strong balance sheet with significant cash reserves, no meaningful long-term debt, and consistent profitability.



## Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

## LEASE ABSTRACT

### Premise & Term

Tenant	The Buckle, Inc.
Lease Guarantor	Corporate
Lease Type	NNN
Lease Term	10 Years
Rent Increases	10% Every 5 Years
Original Rent Commencement	9/23/1998
New Lease Rent Commencement	2/10/2026
Options	Two, 5-Year

### Expenses

CAM	Tenant Reimburses
Property Taxes	Tenant Reimburses
Insurance	Tenant Reimburses
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

### Additional Provisions

#### Co-Tenancy

A "Co-Tenancy Failure" occurs if, at any time after July 1, 2027: (a) Target (the "Anchor") is not open and operating for business within the Shopping Center, or (b) less than two (2) of the following tenants: HomeGoods, Hobby Lobby, Sierra, Trader Joe's and Burlington (collectively, the "Majors") are open and operating for business within the Shopping Center. In the event of a Co-Tenancy Failure, Tenant shall have the right to pay Landlord, in lieu of Minimum Annual Rental, an amount equal to fifty percent (50%) of Minimum Annual Rental for each calendar month. In addition, if the Co-Tenancy Failure shall not have been cured within twelve (12) months from the date of such Co-Tenancy Failure, Tenant shall have the right, within sixty (60) days following the end of the twelve (12) month period, to terminate this Lease by written notice sent to Landlord and, upon a date which shall be fifteen (15) days following the date of the notice, this Lease shall cease and terminate.

# Bath & Body Works®

Bath & Body Works is a leading specialty retailer of personal care and home fragrance products, including body lotions, soaps, candles, and sanitizers. Bath & Body Works, Inc. is headquartered in Columbus, Ohio. The company operates approximately 1,904 company-owned stores in the U.S. and Canada and more than 500 additional franchised international locations, supported by a strong omnichannel platform. Bath & Body Works reported approximately \$7.3 billion in net sales for fiscal year 2024, reflecting its position as one of the largest specialty personal care retailers in the world.



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## LEASE ABSTRACT

### Premise & Term

Tenant	Bath & Body Works, LLC
Lease Guarantor	Corporate
Lease Type	NNN
Lease Term	10 Years
Rent Increases	10% Every 5 Years
Original Rent Commencement	10/9/1999
New Lease Rent Commencement	6/29/2026
Options	Two, 5-Year

### Expenses

CAM	Tenant Reimburses
Property Taxes	Tenant Reimburses
Insurance	Tenant Reimburses
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

### Additional Provisions

#### Co-Tenancy

If at any time during the Term (a) Target (the "Anchor") (or its Like Replacement) is not open and operating for business, or (b) less than two (2) of HomeGoods, Hobby Lobby, Sierra Trading Post, or Burlington (the "Key Stores") (or their Like Replacements) are open and operating for business, then the following shall apply: (a) If said condition shall exist at any time, Tenant's Basic Rent shall abate and Tenant shall pay a reduced Basic Rent equal to fifty percent (50%) of the annual Basic Rent for so long as such condition exists; and (b) If said condition continues for more than twelve (12) consecutive months, Tenant shall have the right to terminate this Lease by providing fifteen (15) days' notice to Landlord within sixty (60) days following the twelve (12) month expiration.

LEGEND

Property Boundary

8,577 Rentable SF

0.97 Acres

Ingress/Egress



The subject property is located in a dense retail node; in addition to the Pine Ridge Mall, nearby retailers include **Walmart, Lowe's, TJ Maxx, Dick's Sporting Goods, PetSmart, Ross Dress for Less, Old Navy, Grocery Outlet and More**





STANDARD RESTAURANT SUPPLY

Smith's FAMILY DOLLAR AutoZone O'Reilly AUTO PARTS

Domino's Pizza

BURGER KING SUBWAY



Little Caesars Freddy's STEAKBURGERS Cane's CHICKEN FINGERS TEXAS ROADHOUSE

motel 6

Walmart Supercenter

LOWE'S

ASHLEY ROSS DRESS FOR LESS! OLD NAVY DICK'S PETSMART DOLLAR TREE GROCERY OUTLET MATTRESS FIRM

T.J. maxx SHOE STATION HARBOR FREIGHT ULTA BEAUTY

extended STAY AMERICA



planet fitness

petco GameStop verizon



Great Clips IT'S GONNA BE GREAT

AMC THEATRES



DISCOUNT TIRE PANDA EXPRESS CHINESE KITCHEN

WELLS FARGO



Olive Garden ITALIAN KITCHEN

CAL Ranch vip.petcare

GEM PREP POCATELLO

TARGET ESTIMATED OPENING Q1 2027

Subject Property Buckle Bath & Body Works

Olive Garden ITALIAN KITCHEN

Panera BREAD

NEW RETAILERS COMING SOON

HOBBY LOBBY



17,975 VPD




6,200 VPD

23,731 VPD

14,117 VPD

17,105 VPD

 DOWNTOWN POCATELLO  
(3.7 MILES)

-  GOVERNMENT OFFICE
-  ELEMENTARY/  
MIDDLE SCHOOL
-  SPORTS COMPLEX



29,696 VPD

23,731 VPD

10,234 VPD

37,969 VPD

11,646 VPD

20,478 VPD

14,159 VPD

DOWNTOWN POCATELLO  
(3.7 MILES FROM SUBJECT PROPERTY)

IDAHO FALLS  
(49 MILES)

- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX

### Ring Radius Population Data

	3-MILE	5-MILES	7-MILES
2024	57,488	76,198	82,884
2029 Proj.	66,626	87,295	94,507

### Ring Radius Household Income Data

	3-MILE	5-MILES	7-MILES
Average	\$84,420	\$80,878	\$81,897
Median	\$68,970	\$63,823	\$64,516

Visits to the nearby Walmart are up 8.8% over the past three years, with a high visit frequency of 12 times over the past 12 months.

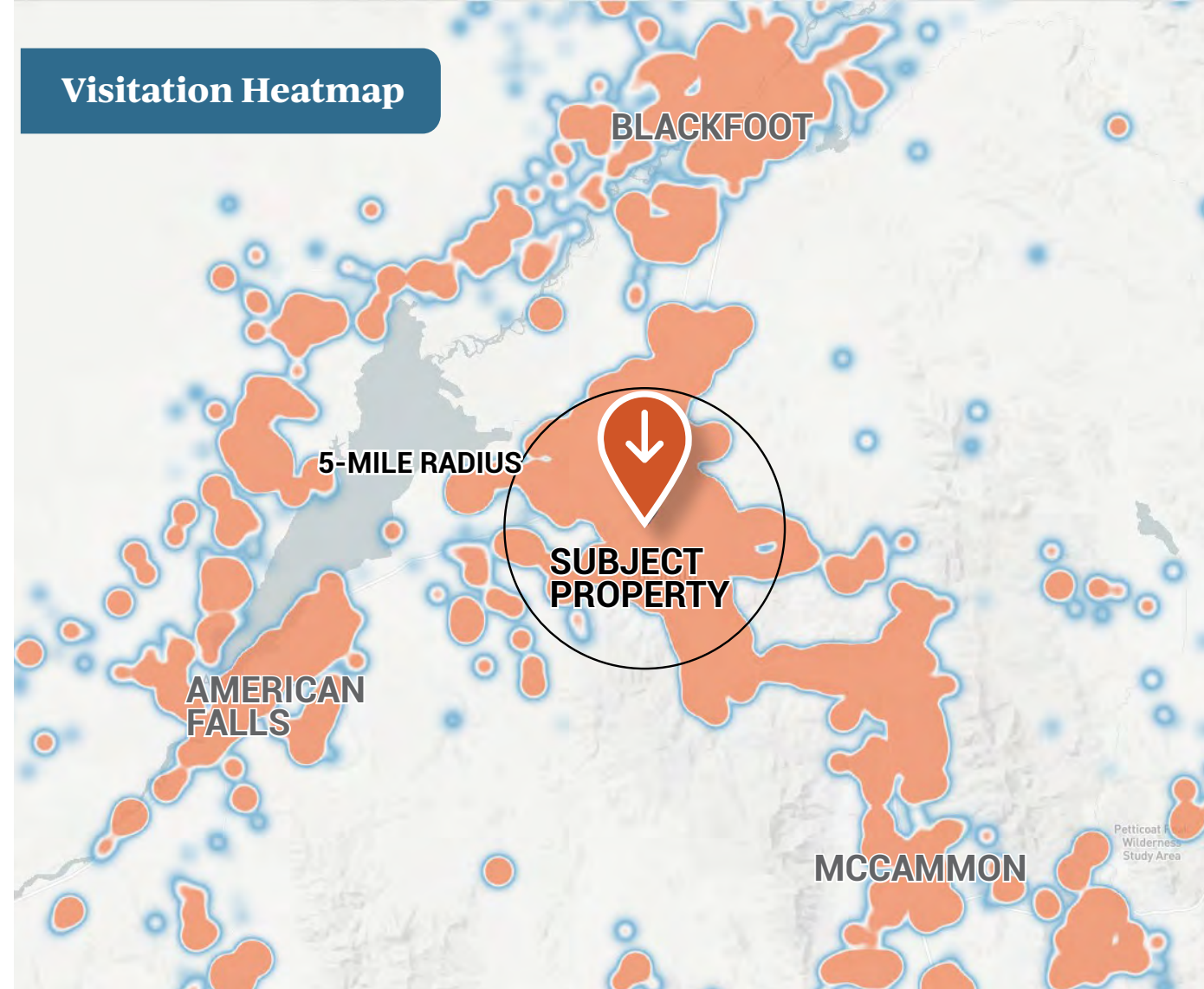
**3.4M Visits**

OVER PAST 12 MONTHS AT THE NEARBY WALMART

**29 Minutes**

AVERAGE DWELL TIME AT THE NEARBY WALMART

### Visitation Heatmap



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

# Pocatello, ID

GATEWAY TO THE NORTHWEST

## Charming, Family-Friendly City

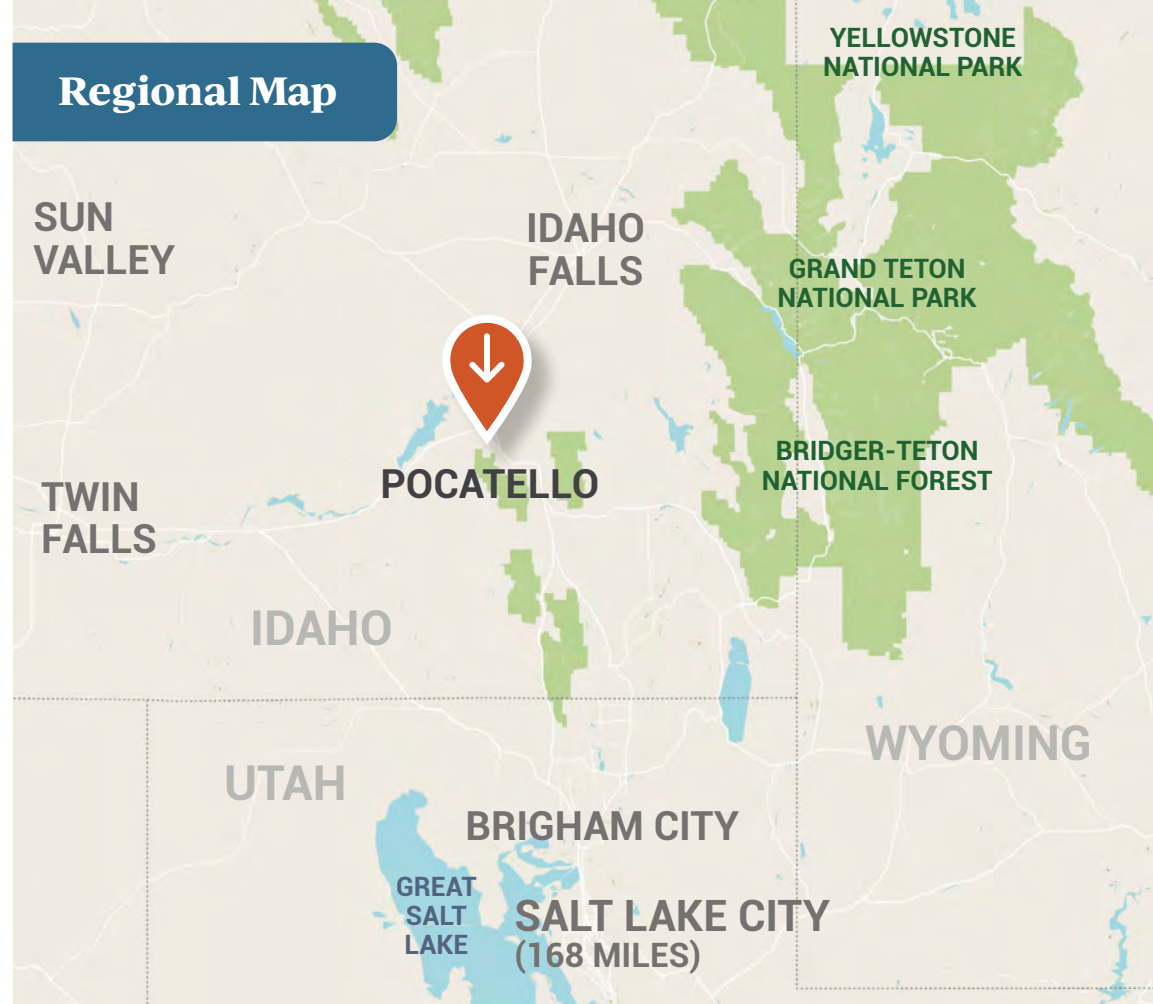
- Pocatello is located in southeastern Idaho at an elevation of 4,448 feet, nestled in the western foothills of the Rocky Mountains along the historic Oregon Trail
- The 5th largest city in Idaho, Pocatello has a population of 58,231 while maintaining a strong small-town feel
- Pocatello is the county seat, and largest city in Bannock County
- A family-friendly valley city with good schools, affordable housing, and a high quality of life
- Headquarters for Farm Bureau Insurance and Varsity Contractors, with multinational employers including LA Semiconductor, Petersen, Inc., Great Western Malting, Amy's Kitchen, and ATCO Structures & Logistics
- Home to Zoo Idaho, the Idaho Museum of Natural History, Fort Hall Replica, and other educational and heritage sites

## Outdoor Haven

- Offers an unusually desirable four-season climate, supporting year-round outdoor and recreational activity
- The Portneuf River – one of few rivers to flow northward – runs through Pocatello and joins the Snake River at the American Falls reservoir north of the city provide opportunities for kayaking, hiking, skiing, fishing, and trail exploration
- Pocatello is the largest city in Eastern Idaho, acting as a gateway to Yellowstone National Park, Grand Teton National Park and the Bridger-Teton National Forest



### Regional Map



**91,010**

POCATELLO MSA ESTIMATED POPULATION (2024)

**\$4.57 B**

POCATELLO MSA GDP (2023)



# Idaho State University

**250**

TOTAL DEGREE PROGRAMS

**~12,640**

NUMBER OF STUDENTS ENROLLED 2025-2026

**125 Years**

AS AN INSTITUTION OF HIGHER LEARNING

- Idaho State University is a Carnegie-classified high research activity, doctorate-granting institution offering more than 250 programs across seven colleges with strengths in fields including health professions, engineering, sciences, arts, and business
- The university enrolls roughly 12,640 students, supported by about 796 instructional faculty, and has an alumni network of approximately 85,000
- ISU is the state's designated lead institution in health professions, and medical education
- The university collaborates closely with Idaho National Laboratory, including a dedicated facility for critical materials research, enabling joint appointments and hands-on research opportunities for faculty and students
- ISU has five campuses: the main campus in Pocatello, and locations in Meridian, Idaho Falls, Twin Falls in Idaho, and Anchorage, Alaska



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