

CHUBBUCK RETAIL PADS

PAD-READY SITES NEXT TO REGIONAL MALL FOR SALE / TBD HAWTHORNE ROAD / CHUBBUCK, ID



PRICE IMPROVED!

CONTACT

Brent Wilson, CLS

✉ brent@tokcommercial.com
(208) 227-8148

Brian Wilson

✉ brian@tokcommercial.com
(208) 227-8148

LISTING COMMENTS

Recent price reduction for this pad-ready site!

Dominant shopping destination for the Pocatello/Chubbuck retail area.

Anchored by Home Depot, and AMC Movie Theatre.

Adjacent to Pine Ridge Shopping Mall.

Great I-86 frontage and access to Yellowstone Highway.

Traffic counts in excess of 25,000 vehicles per day.

AVAILABLE SPACE

Size: 1.05-2.11 Acres | 91,994 SqFt

Price: \$5.75/sf | ~~\$598,000~~ **\$529,200.00**

Zoning: General Commercial (C-2)

March 4, 2021

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

tokcommercial.com

1



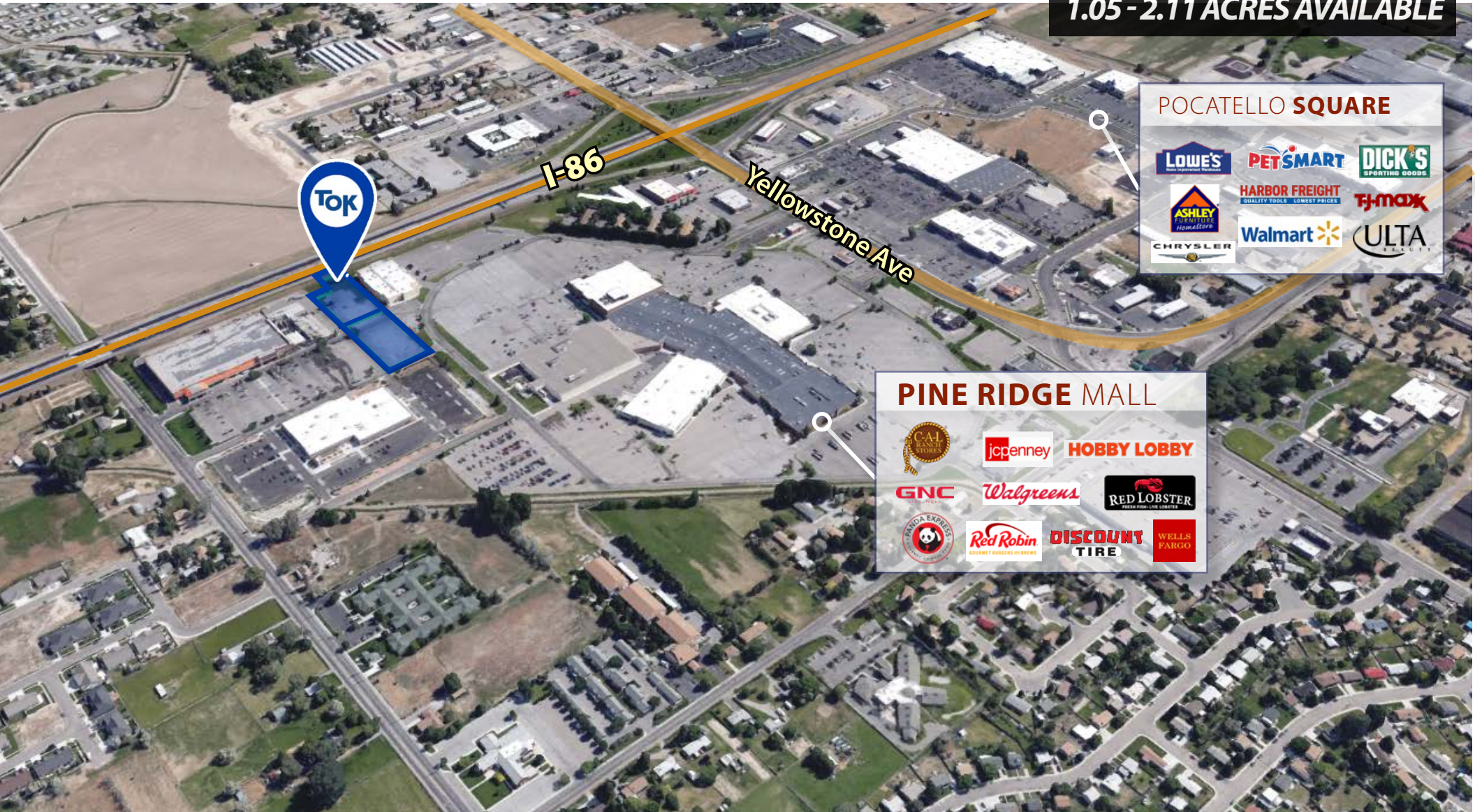
PAD-READY SITES NEXT TO REGIONAL MALL FOR SALE

CHUBBUCK RETAIL/OFFICE PADS

HAWTHORNE ROAD, CHUBBUCK ID 83202

COMMERCIAL

1.05 - 2.11 ACRES AVAILABLE



POCATELLO SQUARE

PINE RIDGE MALL



PAD-READY SITES NEXT TO REGIONAL MALL FOR SALE

CHUBBUCK RETAIL/OFFICE PADS

HAWTHORNE ROAD, CHUBBUCK ID 83202

COMMERCIAL

MAJOR RETAIL SYNERGY

PINE RIDGE MALL | POCATELLO SQUARE



DEMOGRAPHICS

2020	1 MI	3 MI	5 MI
Population:	8,826	56,291	73,432
Avg HH Income:	\$57,200	\$65,341	\$64,719
Daytime Pop:	6,805	22,090	29,628

#1

State for **Economic Momentum**
(FFIS Index)

#3

State for **Best Employment Rate**
(U.S. Bureau of Labor Statistics)

#1

State for **Financial Solvency**
(Barron's Report)

#3

State for **Investment in Broadband (CARES)**
(The Well News)

#1

State for **Personal Income Growth**
(PEW)

Top 10

States for **Unemployment Trust Fund Balance**
(U.S. Department of Labor)



Idaho ranks **first in the nation for financial stability**

because it values:

- **Limiting government spending**
- **Using conservative revenue forecasting**
- **Maintaining healthy rainy-day balances**