



The Paris

102 N Main St, Pocatello ID

Investment Opportunity

Offering Memorandum

Don Zebe
+1 208 403 1973
don.zebe@colliers.com

Mike Zebe
+1 208 705 6453
mike.zebe@colliers.com

Jared Zebe
+1 208 709 7311
jared.zebe@colliers.com



INVESTMENT HIGHLIGHTS



Within Historic Downtown Pocatello, *The Paris* is located centrally in the Opportunity Zone at the intersection of Center Street and Main Street. Built in 1892, one of the first buildings in Pocatello, this heritage structure asserted that the town was here to stay.

As a notable example of Richardsonian Romanesque style, many features mark this historic building as architecturally significant. Standing as a two story structure complete with a basement, the upper story boasts dramatic arched windows

along its Center Street frontage, framed by rusticated sandstone across the exterior. Along Main Street, the facade returns to a more understated window shape with ornamental trim, cornices and triangular pediments.

For many years the building housed the Idaho Furniture Company, then later got its name, *The Paris*, from being home to apparel store and wedding shop. Currently this building houses an Antique and Records store, Jeweler, a Popular Photography studio and a one-bedroom Apartment.

PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

- Newer roof
- Prominent iconic building location
- Well maintained building
- Many updates over the years

PROPERTY ADDRESS

102 N Main St
Pocatello, ID 83204

PROPERTY TYPE

Mixed Use Commercial

LAND SIZE

0.11 Acres

BUILDING SIZE

15,000 SF

YEAR BUILT

1892

ZONING

Commercial Central

PARKING

On-street & city parking lot

OFFERING PRICE

\$1,200,000

PROPERTY ACCESS

Contact Agent





HISTORIC DOWNTOWN
POCATELLO



Historic Downtown Pocatello

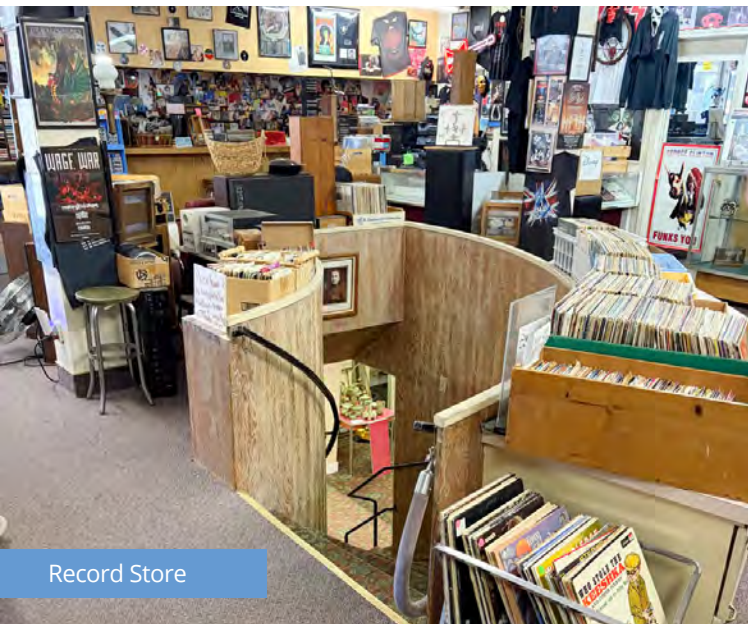
Business Improvement District



The Paris



PROPERTY GALLERY



Record Store



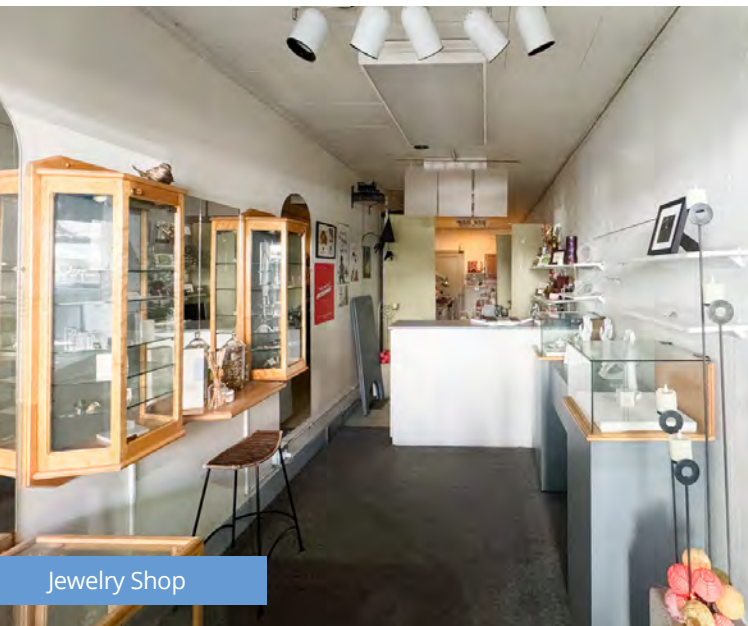
Main Street Frontage



Antique Store



Ice Cream Shop



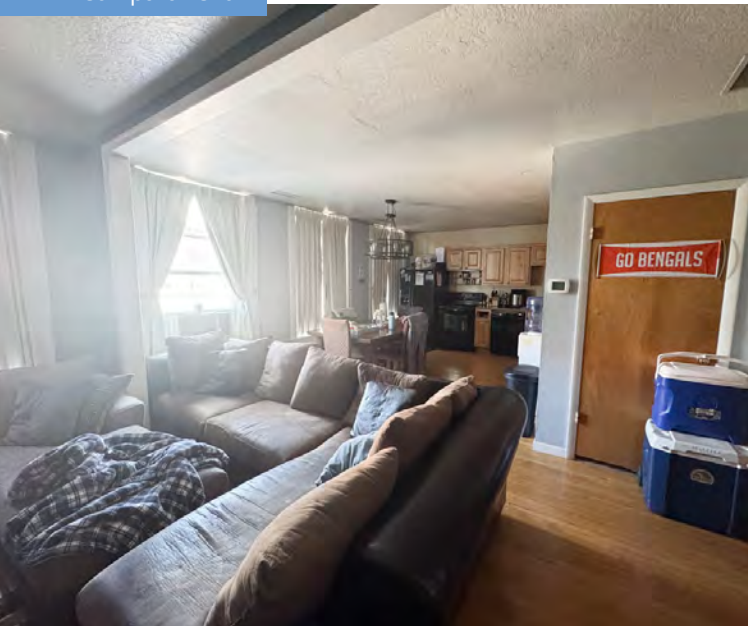
Jewelry Shop



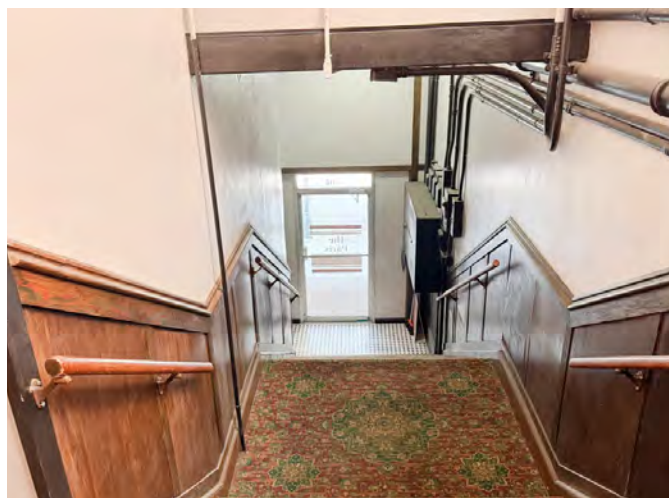
PROPERTY GALLERY



1 Bed Apartment



Photography Studio



Local Overview | Pocatello, ID

Pocatello is the 6th largest city in Idaho, yet it has maintained a distinctly small-town atmosphere. 32 parks, the Museum of Natural History, several golf courses, Ross Park Aquatic Complex, mountain biking and hiking trails, skate park, and Zoo Idaho are just a few of the attractions visitors and residents enjoy.

Pocatello is home to several corporate headquarters, such as Farm Bureau Insurance and several multinational companies, like onsemi, Petersen, Inc., SME Steel and the FBI.

The city is also home to Idaho State University with over 12,000 students.

Resources:

City of Pocatello Website | pocatello.gov

Things to do in Pocatello | visitpocatello.com

United States Census Bureau | census.gov

U.S Bureau of Labor Stats | bls.gov



2026
population

59,606



Unemployment
Rate

4%



2026 Average
Household Income

\$92,047



Average Commute
Time (min)

16

#4

Best Places to Live in
Idaho- Pocatello 2026

2026

USNews

Colliers

"What I love most about Pocatello
isn't just the mountains or the views.
It's the people."

- Brian Blad, Mayor of Pocatello

Major Employers



Academic Institutions Near Pocatello



DEMOGRAPHICS

102 N MAIN ST, POCA TELLO, ID 83204

1 Mile 3 Miles 5 Miles 10 Min Drive

POPULATION

2026 Population	9,927	42,923	75,930	53,912
2031 Projected Population	10,118	43,897	78,189	55,366
2010 Census Population	9,947	41,646	68,769	49,996
Historical Change '20-'26	0.24%	0.41%	0.91%	0.62%

HOUSEHOLDS

2026 Households	4,586	17,435	29,439	21,742
2031 Projected Households	4,731	18,083	30,750	22,659
2010 Census Households	4,527	16,401	25,724	19,568
Historical Change '20-'26	0.44%	0.70%	1.28%	0.97%

HOUSEHOLD INCOME

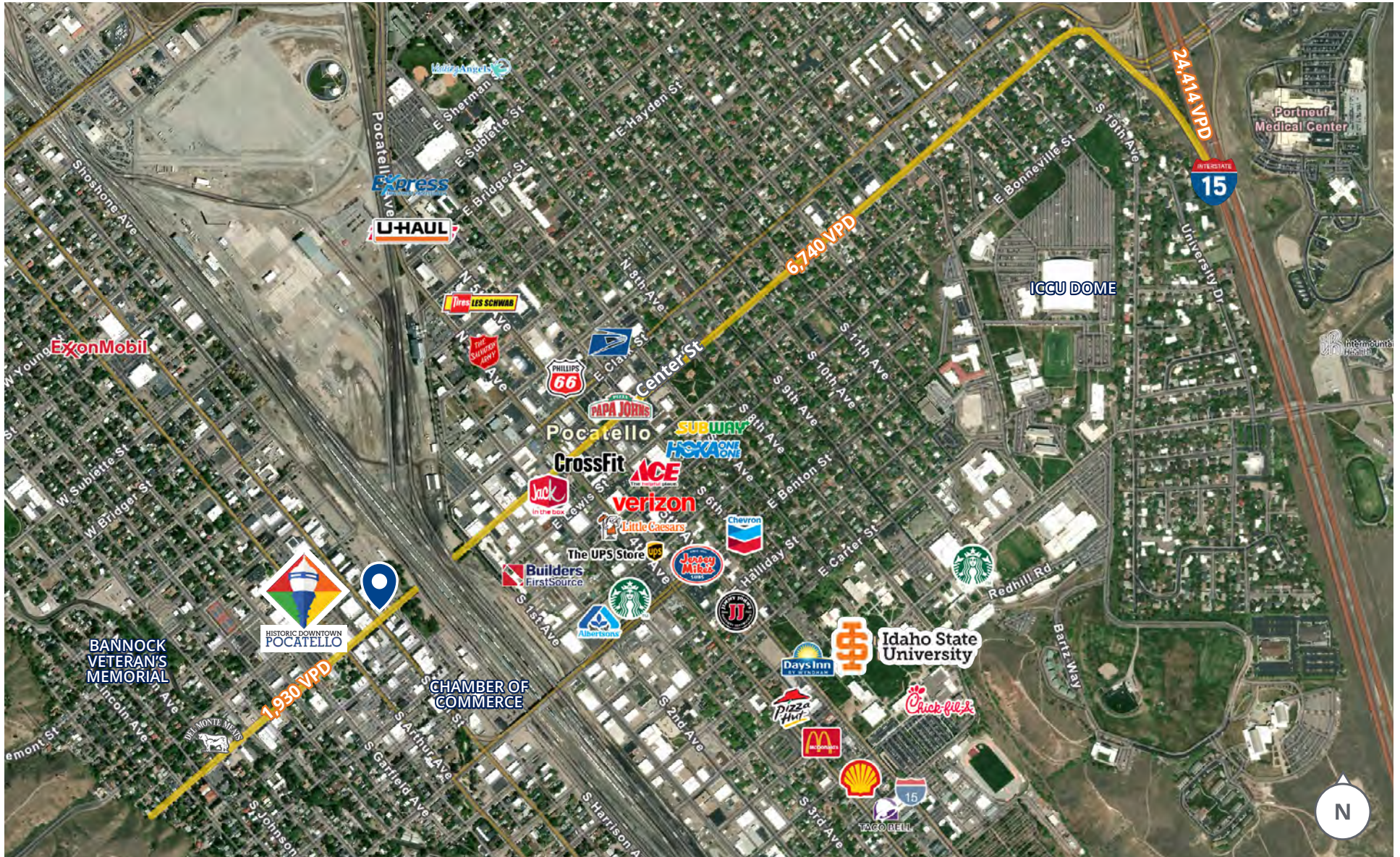
2026 Average HH Income	\$64,573	\$83,163	\$94,618	\$83,130
2031 Projected Avg HH Income	\$74,955	\$96,990	\$109,580	\$96,266
2026 Median HH Income	\$55,317	\$56,780	\$55,905	\$64,219
2031 Projected Med HH Income	\$60,273	\$72,977	\$82,755	\$73,368

MISC.

2026 Median Home Value	\$265,179	\$308,631	\$355,552	\$322,967
2026 Median Gross Rent	\$733	\$891	\$958	\$925
2026 Median Age (Years)	34	34	35	34
All Households Annual Expenditure	\$258.5M	\$1.25B	\$2.39B	\$4.3M



LOCAL RETAILERS



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