



University Towne Center

Tamana Fields

3 Major Projects in Rexburg, Idaho

TBD University Blvd. & Yellowstone Hwy | Rexburg, ID



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



Colliers Idaho presents three complementary commercial opportunities along University Boulevard and Yellowstone Highway in Rexburg, one of the fastest-growing retail markets in the region. **University Towne Center Phase 1** is leasing now, **Phase 2** delivers Fall 2027, and **Tamana Fields** offers 59 acres of commercial land for sale next door.

University Towne Center Phase 1

Located at Mikan Drive and University Boulevard at the first Rexburg exit, Phase 1 is an established retail center with space available now. Inline units range from 1,200 to 1,800 SF and can be combined. Current tenants include McDonald's, Cafe Zupas, Chipotle, Jersey Mike's, Wing Stop, Doorzza, and Olive Garden.

University Towne Center Phase 2

Phase 2 expands the University Towne Center footprint with new construction beginning Q3 2026 and a projected Fall 2027 delivery. Options include pads, mid-box space from 3,000 to 25,000 SF, and inline space from 1,200 SF. Anchored by TJ Maxx and Ulta.

Tamana Fields

Adjacent to University Towne Center, Tamana Fields offers 59 acres of retail and commercial land for sale at University Boulevard and Yellowstone Highway. Parcels range from 1.2 to 17 acres, with a national grocer and national QSR already under contract.

University Towne Center

UNIVERSITY TOWNE CENTER

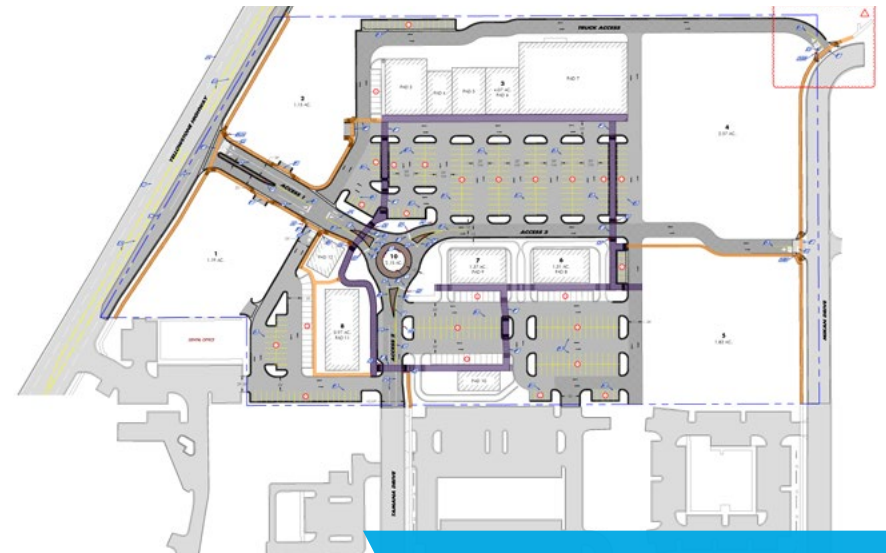
Project Overview

PHASE 1- [See full flyer](#)

Property Type	Retail/Commercial pads
Available Space	Units 2 (1,600 SF) & Unit 3 (1,200 SF) – <i>each can be combined</i> Units 5, 6, & 7 (1,200 SF each) – <i>each can be combined</i>
Location	Rexburg, Idaho: Mikan Drive & University Blvd. First Rexburg exit

PHASE 2 - [See full flyer](#)

Property Type	Retail/Commercial pads
Location	Rexburg, Idaho: Yellowstone Highway & University Blvd.
Land Size	17 Acres
Available Space	96,000 +/- SF
Lease Type	NNN
Leasable Space	Box: Options are 3,000 – 25,000 SF – <i>call agent</i> Pads: 2 available – <i>call agent</i> In-Line: Minimum of 1,200 – <i>call agent</i>



New construction
begins Q3 2026



Site Plan - Both Phases



Site Aerial - Both Phases



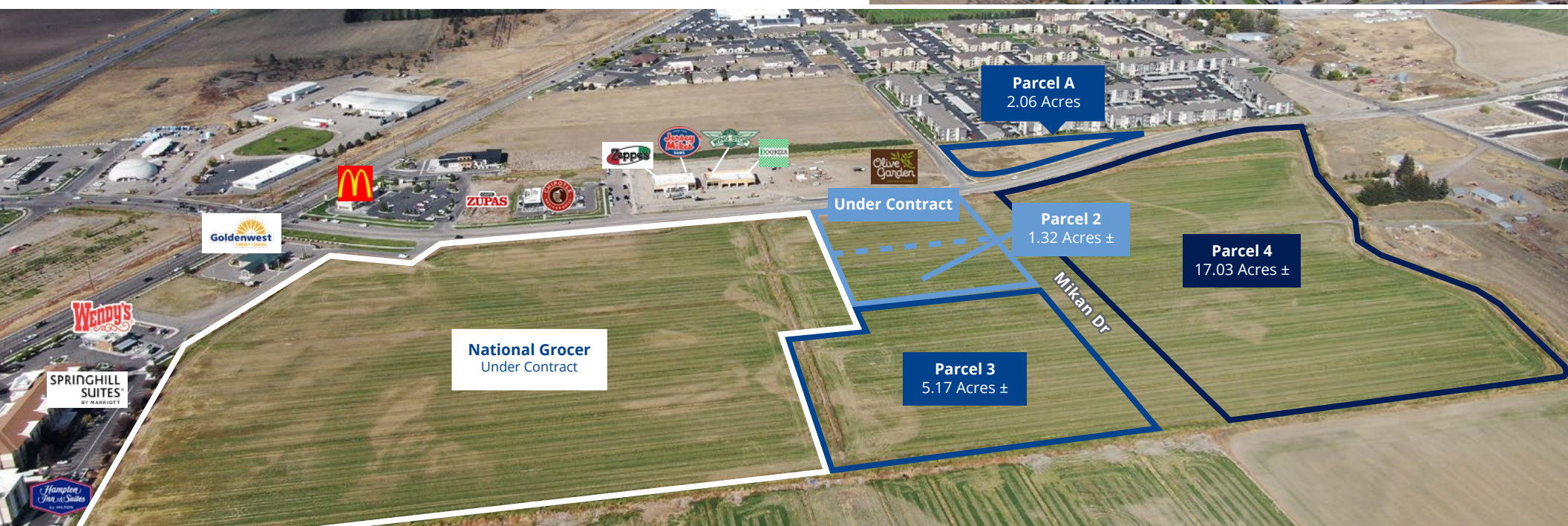
Collie

Tamana Fields

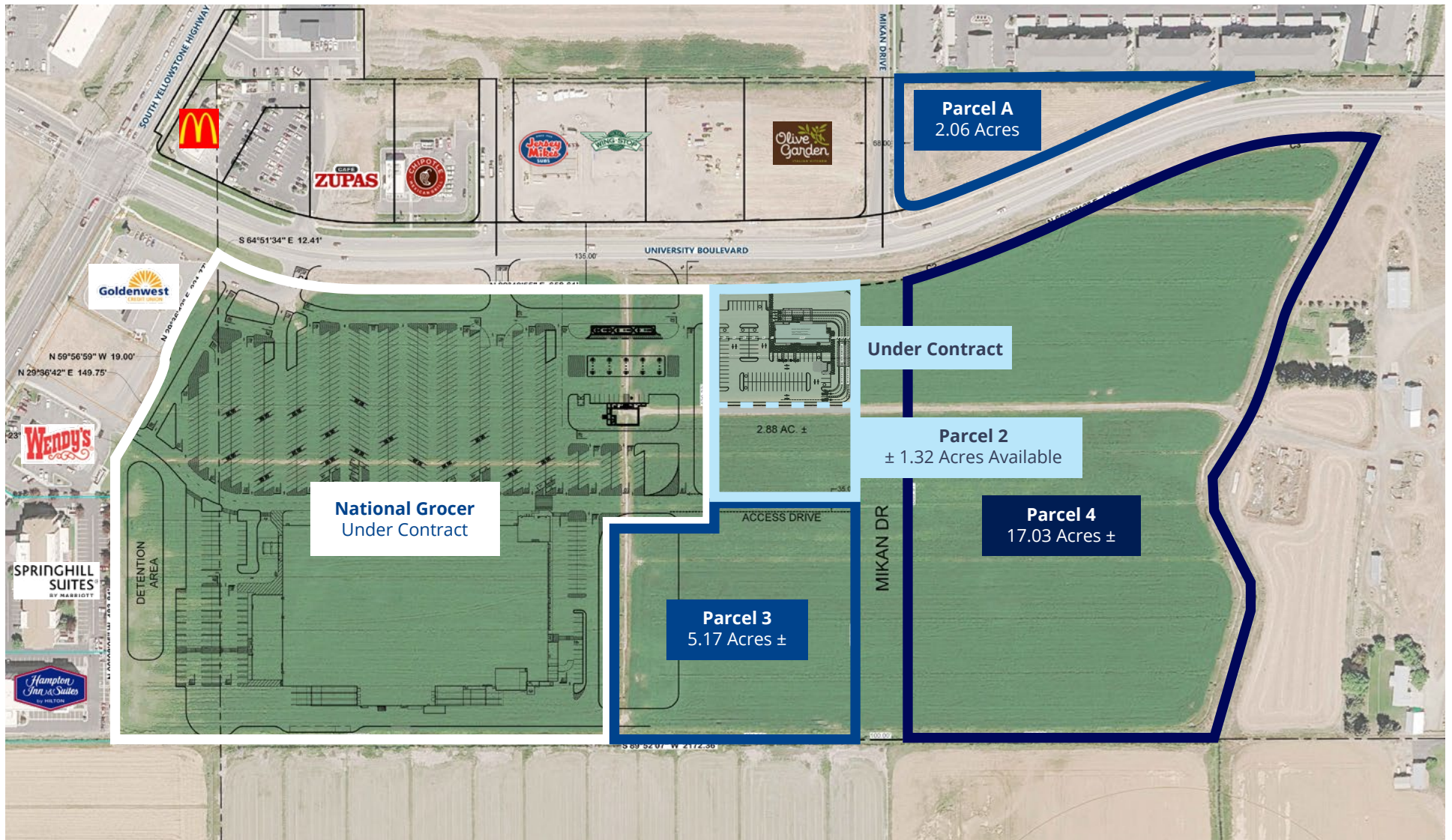
Project Overview

Property Type	Retail/Commercial pads
Land Size	59 Acres
Price	Contact agent
Parcel	RPRXBCA0367207

 [See full Tamana Fields flyer](#)



Site Plan



Local Overview
Rexburg, Idaho

Local Overview | Rexburg, ID

Rexburg, Idaho Trade Area

The City of Rexburg is the commercial center for the 140,000 residents from Salmon, ID to Jackson Hole, WY.

Welcome! to Rexburg, Idaho, America's Family Community. You are about to discover what we already know: Rexburg is a great place to work, live, and raise a family. As of the 2020 Census, Rexburg has a population of over 39,000, making Rexburg the 4th Fastest Growing Small City in the nation. Rexburg is among the youngest city in America; home to Brigham Young University-Idaho, Idaho's largest university; its public school system ranks among the best in the state; in 2023 Rexburg was named the 10th Safest City in America, and the Safest City in Idaho.

From low property taxes (Rexburg has some of the lowest property tax rates in Eastern Idaho) to a highly educated workforce, low cost of living, and amazing surroundings, Rexburg is an ideal city to build, grow, or expand a business.

Resources:

www.rexburg.org/

Rexburg's Trade Area encompasses a region that includes the cities of Rigby in the south, to West Yellowstone, MT in the north to Jackson Hole, Wyoming in the east, and Salmon and Challis to the west. Together this region encompasses 19 incorporated cities and a population of over 140,000.



2025
population

39,975



202 Average Household
Income

\$71,244

BYU-Idaho is the largest undergraduate university in Idaho, with more than 36,000 students attending on campus annually across three semesters.

#3

Best State to Move to
in the U.S. - Idaho

JUL
2024



Colliers

"Whether you have been here all your life, are here for a short visit, or considering making Rexburg your new home, Welcome."

- Mayor Jerry Merrill

Major Employers



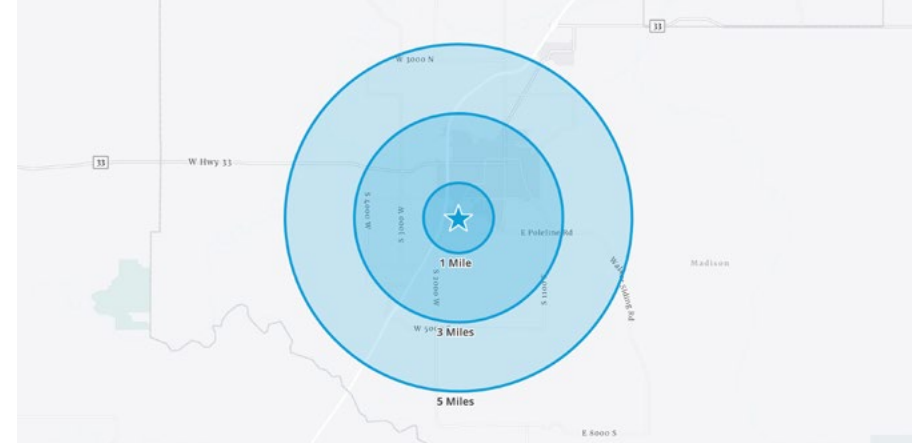
Notable Locations Near Rexburg

Grand Teton National Park
Jackson Hole Wyoming
Yellowstone National Park

Rexburg is a High-Traffic, University-Driven Market

Backed by a growing university and a low cost of living, Rexburg supports a young, reliable consumer base year-round.

- Located in Rexburg, Idaho— Population exceeds 40,300, **making Rexburg the 10th-largest city in Idaho** census.gov
- **Median age of 23**, driven by 40,000 annual BYU-Idaho enrollment [ESRI](https://esri.com)
- Brigham Young University–Idaho Winter 2026 enrollment reached 23,708 students, **up 5.5% year over year** [Enrollment and Demographics - BYU-Idaho](https://enrollmentanddemographics.byu-idaho.edu)
- Cost of living remains **7.4% below the national average**, supporting affordability and continued population growth [About Life in Rexburg | City of Rexburg](https://aboutlifeinrexburg.com)
- **Retail, food & accommodation** rank among the top employment sectors rexburg.org
- Proximity to major residential corridors, commuter routes, and University Towne Center



Demographics	1 Mile	3 Miles	5 Miles
Population*			
2025 Estimated	12,176	42,934	49,691
2029 Projected	12,288	43,931	51,455
Households			
2025 Estimated	3,784	10,368	12,219
2029 Projected	4,005	11,198	13,344
Income			
2025 Average HH	\$45,628	\$71,214	\$75,578
2025 Median HH	\$35,189	\$48,763	\$53,568

* BYU-Idaho's combined on-campus and married student population exceeds 30,000 each year.



TBD UNIVERSITY BLVD

Project Map



2043 E Center Street
Pocatello, Idaho 83201
+1 208 951 2100
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Portneuf Valley, LLC.