

University Towne Center Phase 2

Rexburg, Idaho



Highlights

- Pads available
- Mid box available
- Build-to-suit
- In-line space available, minimum 1,200 SF
- Delivery Fall 2027
- High visibility: Yellowstone Highway & University Boulevard
- Call for availability

New construction begins Q3 2026

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Property Overview

Property Type: Retail/Commercial pads

Land Size: 17 Acres

Leasable Space: Box: Call agent
Pads: Call agent
In-Line: Call agent

Space Available: 96,000 +/- SF

Lease type: NNN

Location: Rexburg, Idaho: Yellowstone
Highway & University Blvd.

Available Space

Box options are a min of 3,000 SF
up to 25,000 SF

Pads Available

2 available

In Line

Min of 1,200



Phase 1



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.



2024
population

39,975



2024 Average Household
Income

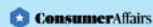
\$71,244

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



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"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



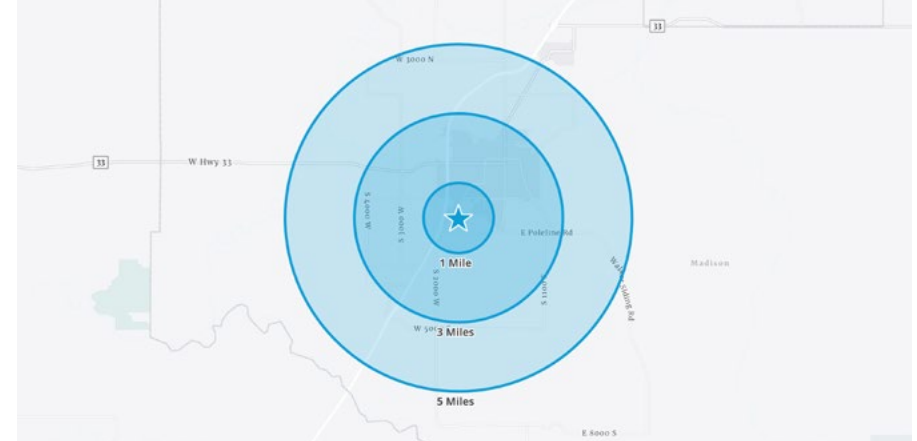
Notable Locations Near Rexburg

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](https://www.census.gov)
- **Median age of 23**, driven by 40,000 annual BYU-Idaho enrollment [ESRI](https://www.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://www.byu.edu/enrollment)
- Cost of living remains **7.4% below the national average**, supporting affordability and continued population growth [About Life in Rexburg | City of Rexburg](https://www.cityofrexburg.org/about-life-in-rexburg)
- **Retail, food & accommodation** rank among the top employment sectors [rexburg.org](https://www.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.



Property Aerial



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