



FOR SALE

**538 PERSHING AVE
POCATELLO, ID 83201**

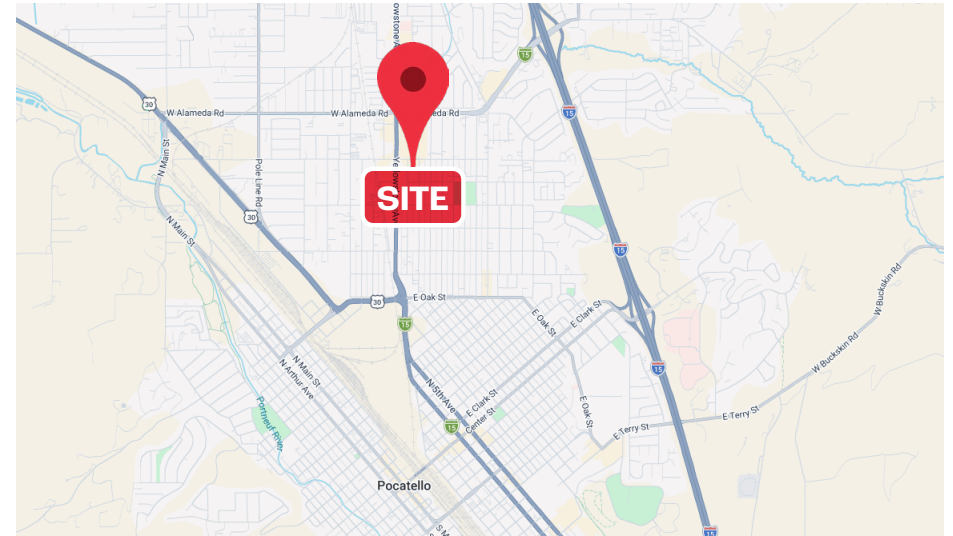
±3,400 SF VACANT INDUSTRIAL WAREHOUSE ON ±0.25 ACRES

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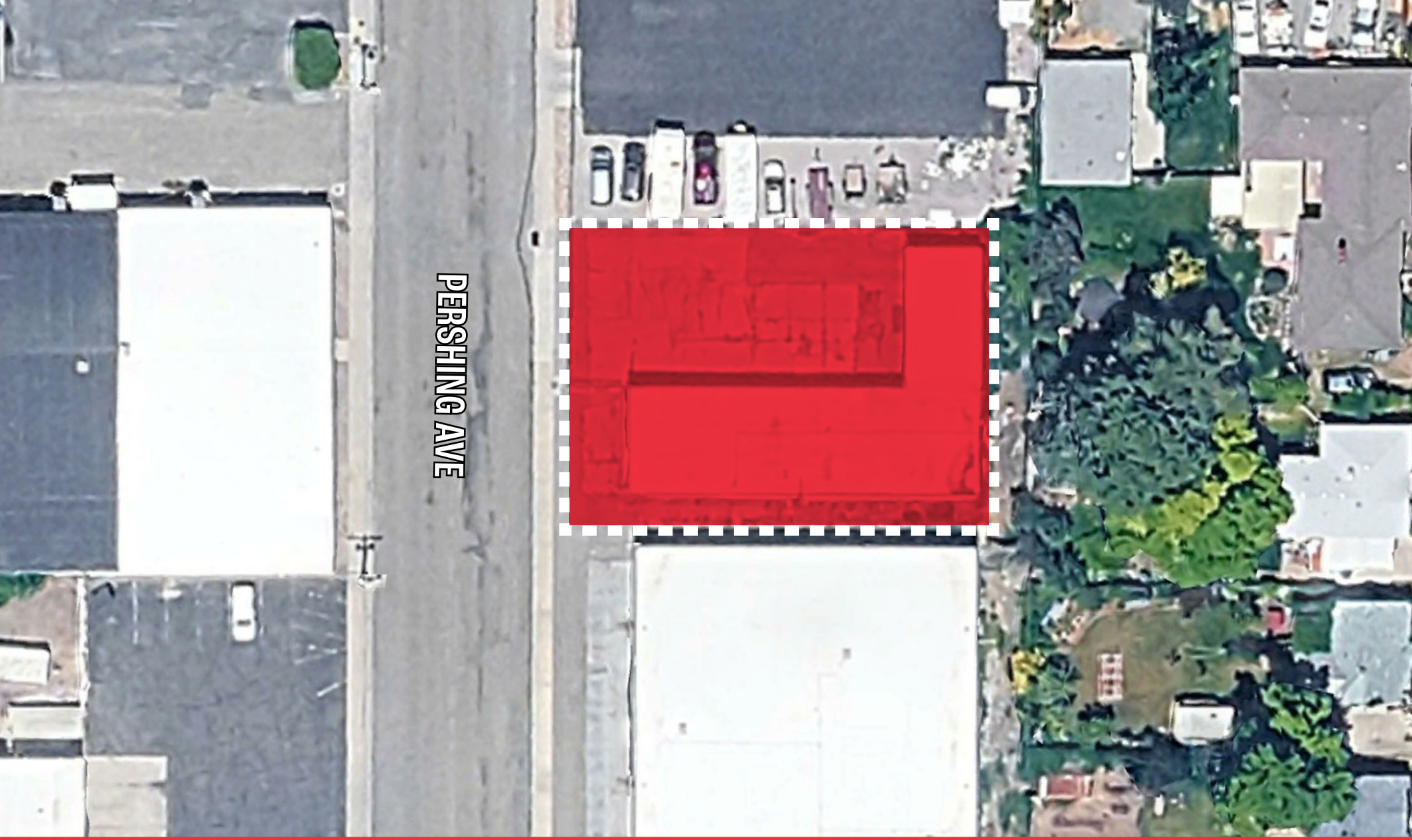
Property Overview

EXECUTIVE SUMMARY

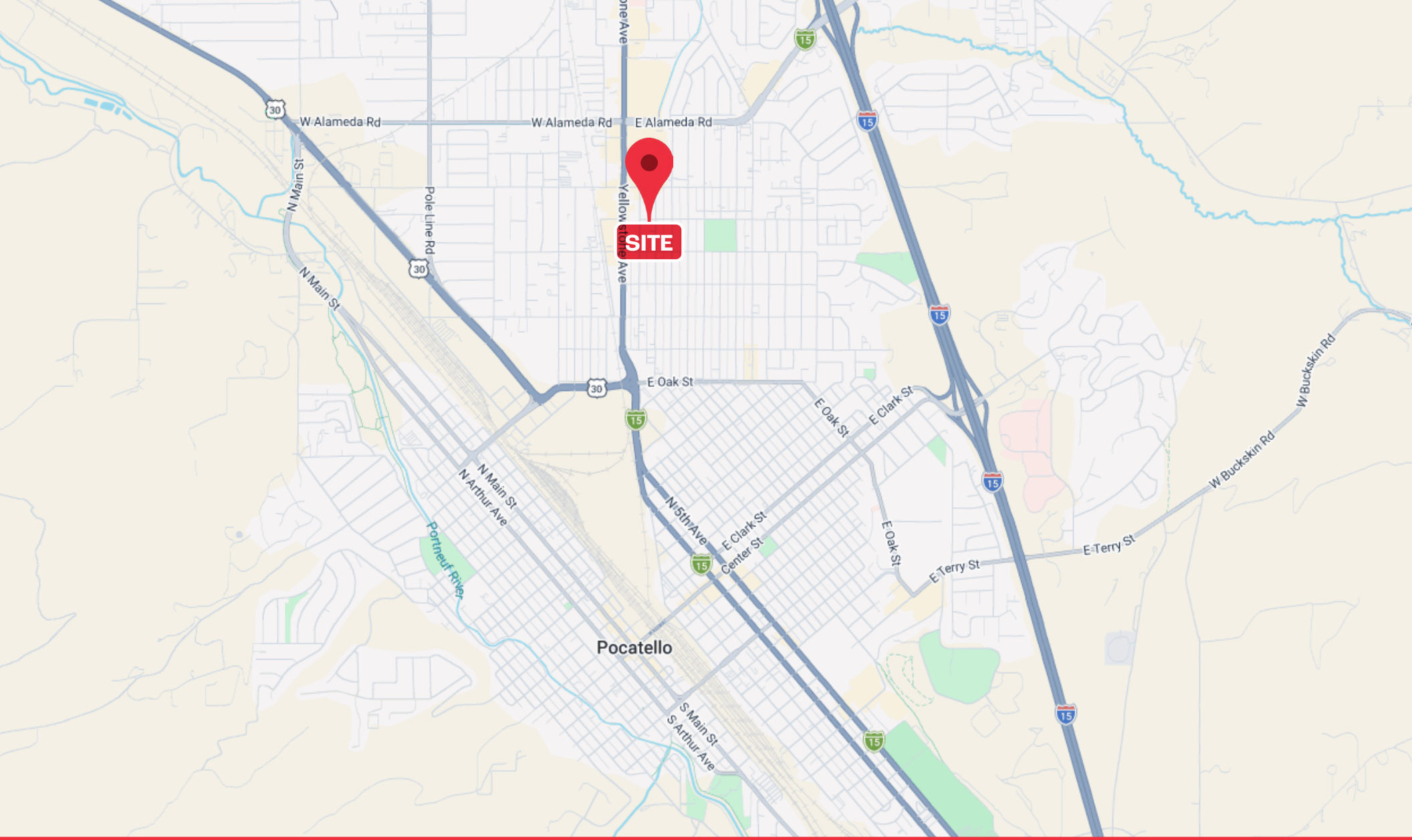
Property Type	Industrial Warehouse
Zoning	CG (Commercial General District)
Building Gross Area	3,400 SF
Total Acreage	±0.25 Acres
Tenancy	Vacant (Owner Occupier/Investment Opportunity)
Asking Price	\$653,000



Aerial Imagery



Regional Map



Demographics

	3 MILE	5 MILE	10 MILE
Population			
2020 Population	13,225	57,664	73,563
2025 Population	13,629	60,826	78,072
2030 Population Projection	14,033	62,927	80,867
Annual Growth 2020-2025	0.6%	1.1%	1.2%
Annual Growth 2025-2030	0.6%	0.7%	0.7%
Households			
2020 Households	5,372	22,126	27,612
2025 Households	5,557	23,376	29,322
2030 Household Projection	5,731	24,214	30,403
Annual Growth 2020-2025	1.1%	1.6%	1.7%
Annual Growth 2025-2030	0.6%	0.7%	0.7%
Avg Household Size	2.40	2.50	2.50
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$261,004	\$309,908	\$332,372
Median Year Built	1958	1973	1977
Owner Occupied Households	3,417	14,700	19,554
Renter Occupied Households	2,314	9,514	10,849
Households By Income			
< \$25,000	964	3,792	4,407
\$25,000 - 50,000	1,635	5,861	6,708
\$50,000 - 75,000	904	3,702	4,722
\$75,000 - 100,000	863	3,392	4,408
\$100,000 - 125,000	468	2,444	3,317
\$125,000 - 150,000	421	1,926	2,532
\$150,000 - 200,000	173	1,255	1,713
\$200,000+	129	1,004	1,514
Avg Household Income	\$69,064	\$79,562	\$84,255
Median Household Income	\$54,024	\$61,678	\$67,834

	3 MILE	5 MILE	10 MILE
Population Summary			
Age 15+	10,864	48,831	62,626
Age 20+	9,949	44,502	56,968
Age 35+	6,792	30,784	39,917
Age 55+	3,158	14,812	19,487
Age 65+	1,956	9,242	12,193
Median Age	34.90	35.40	35.80
Avg Age	36.40	37.00	37.30
Education			
Some High School, No Diploma	641	2,743	3,442
High School Graduate	2,582	9,720	12,247
Some College, No Degree	3,714	15,806	19,966
Associate Degree	631	2,786	3,385
Bachelor's Degree	1,443	7,735	10,465
Advanced Degree	585	3,870	5,007
Employment			
Civilian Employed	6,872	29,172	37,075
Civilian Unemployed	359	1,245	1,496
Civilian Non-Labor Force	3,449	17,523	22,887
U.S. Armed Forces	0	26	37
Housing Value			
< \$100,000	355	1,230	1,556
\$100,000 - 200,000	411	1,141	1,231
\$200,000 - 300,000	1,463	4,390	5,078
\$300,000 - 400,000	605	3,366	4,819
\$400,000 - 500,000	184	1,962	3,061
\$500,000 - 1,000,000	232	1,896	2,857
\$1,000,000+	67	204	248

Demographic data © CoStar 2026

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Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

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LISTED BY



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