



# For Lease

## 1111 Yellowstone Avenue Pocatello, Idaho 83201

### Highlights:

- Great visibility on prime retail corridor
- Located on major arterial through Pocatello
- High traffic counts
- 4 Private offices
- Surrounded by many national and regional retailers
- Pylon signage available

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). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Portneuf Valley, LLC.

### CONTACT US

#### Jared Zebe

208 709 7311  
jared.zebe@colliers.com

#### Mike Zebe

208 705 6453  
mike.zebe@colliers.com

#### Don Zebe

208 403 1973  
don.zebe@colliers.com

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



# For Lease

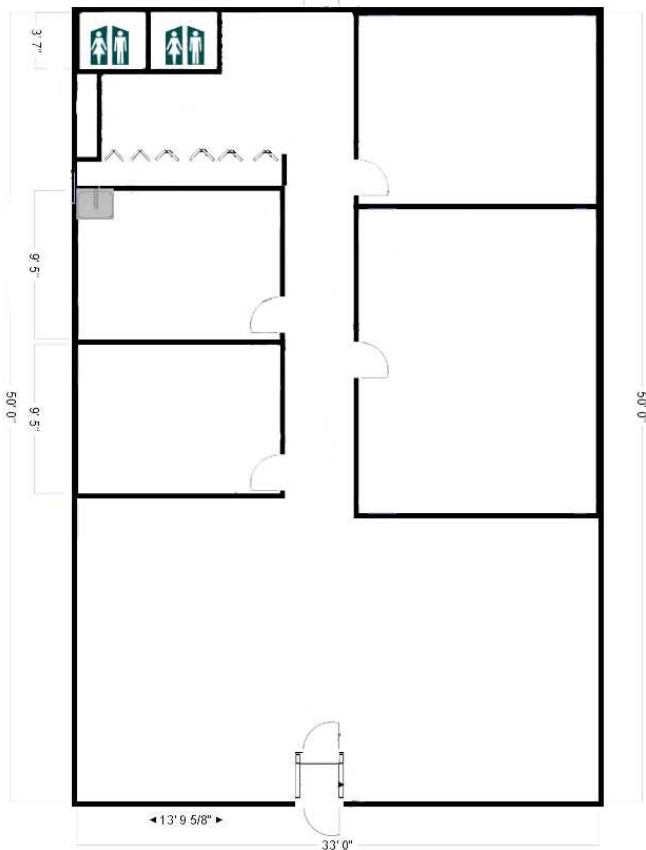
## Property Information

<b>Total Building Size</b>	5,675 SF
<b>Space Available</b>	1,650 SF
<b>Lease Type</b>	NNN
<b>Lease rate</b>	\$16.00 PSF NNN

## Demographics

	1 Miles	3 Miles	5 Miles
Population	11,051	63,325	73,954
Households	4,331	24,150	27,931
Avg. HH Income	\$67,205	\$78,700	\$79,200

## Floor Plan





# Location



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