

E Lincoln Rd 9,300 VPD



97,400 Visits per mo
Source: Placer.ai

N Ammon Rd 15,000 VPD



Now Leasing
Building B

- 1,536 SF
- 1,481 SF
- 1,534 SF
- 1,396 SF
- 1,586 SF

Optional
Build to Suit
Future Retail
Lot 1-0.903 Acre

- 1,513 SF
- 1,513 SF
- 1,565 SF
- 1,513 SF
- 1,565 SF

Now Leasing
Building A

FIT 1
Under Contract

Optional
Build to Suit
Future Retail
Lot 2-1.149 Acre

Optional Build to Suit
Future Retail
Lot 3-0.915 Acre

AMMON ROAD EXPANSION
AS PART OF DIVISION 2



Building C

Optional
Build to Suit
Future Retail

For Lease

3710 E. Lincoln Road
Ammon, Idaho

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

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

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



*Now Leasing
for Fall 2024*

Key Highlights

- Now leasing for Fall 2024
- Located at the roundabout Lincoln & Ammon Road
- Full movement access
- Main traffic corridor
- Build-to-Suit
- Drive-thru options available
- Future retail option
- Mid box
- Ideal for grocery

Property Overview

Property Type Retail/Office

Building Size **Building A:** 7,548 SF
Building B: 7,700 SF
Building C: 1,500 SF

Land Size 11 Acres

Parking Ample

Lease Type NNN

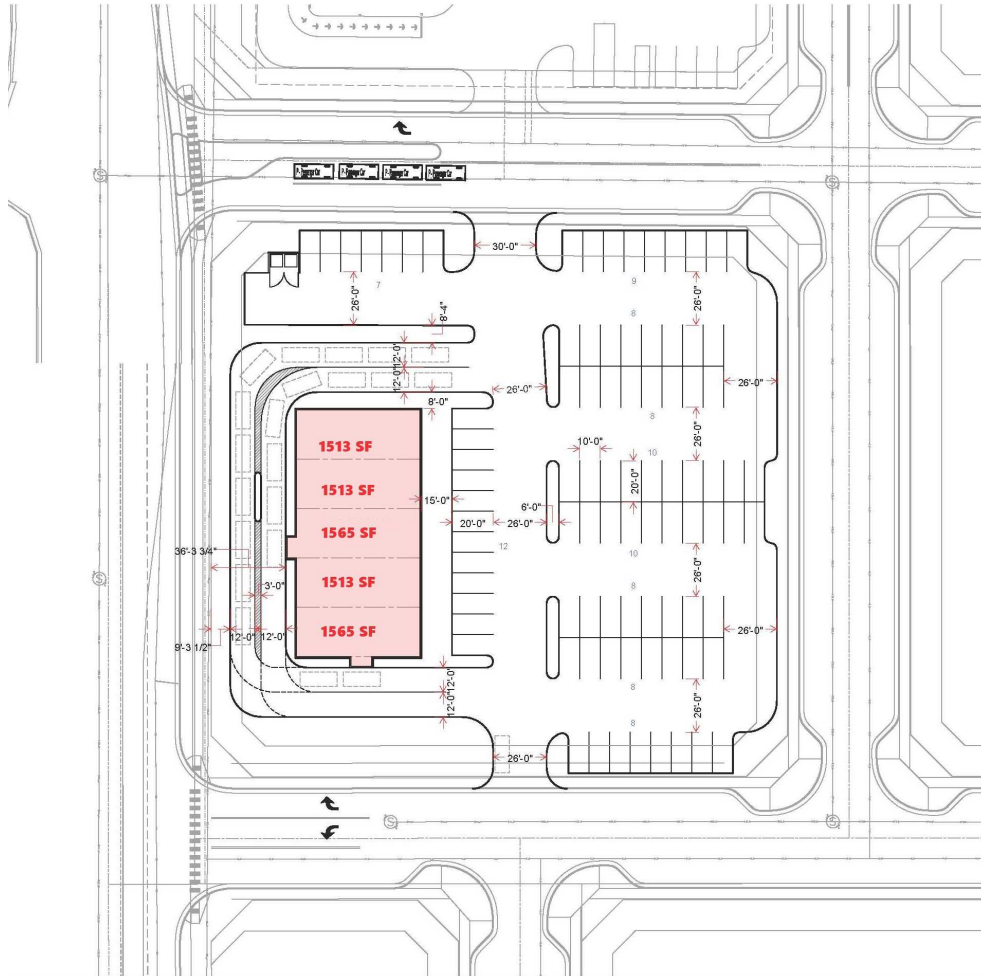
Lease Rate Contact agent for details

Demos

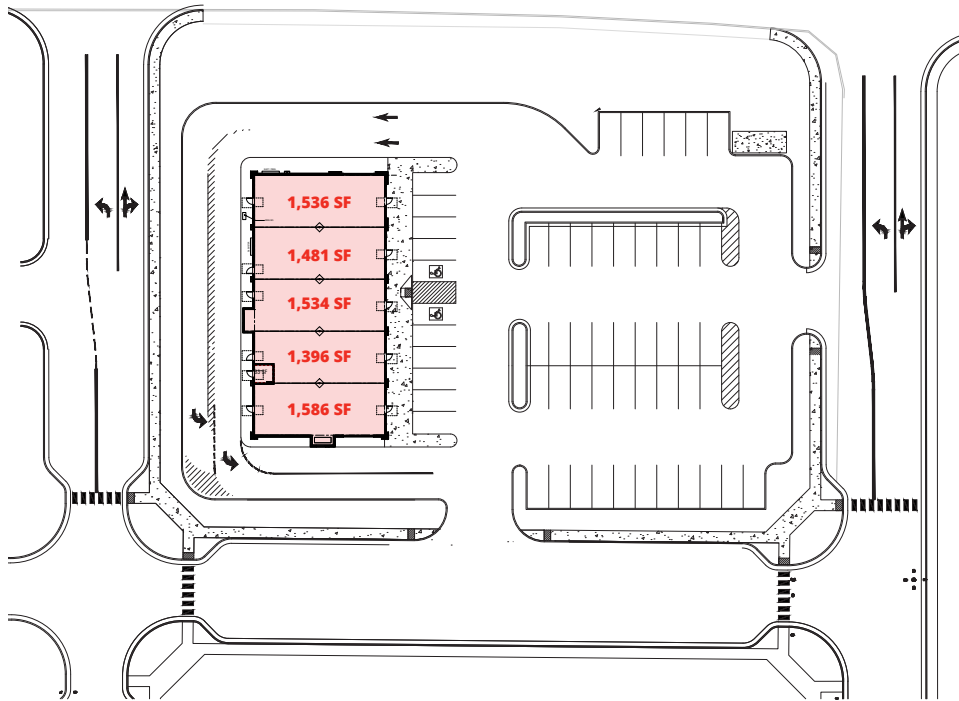
	1 Miles	3 Miles	5 Miles
Population	12,024	56,245	96,524
Households	3,498	18,896	33,516
Avg. HH Income	\$83,824	\$90,899	\$98,210

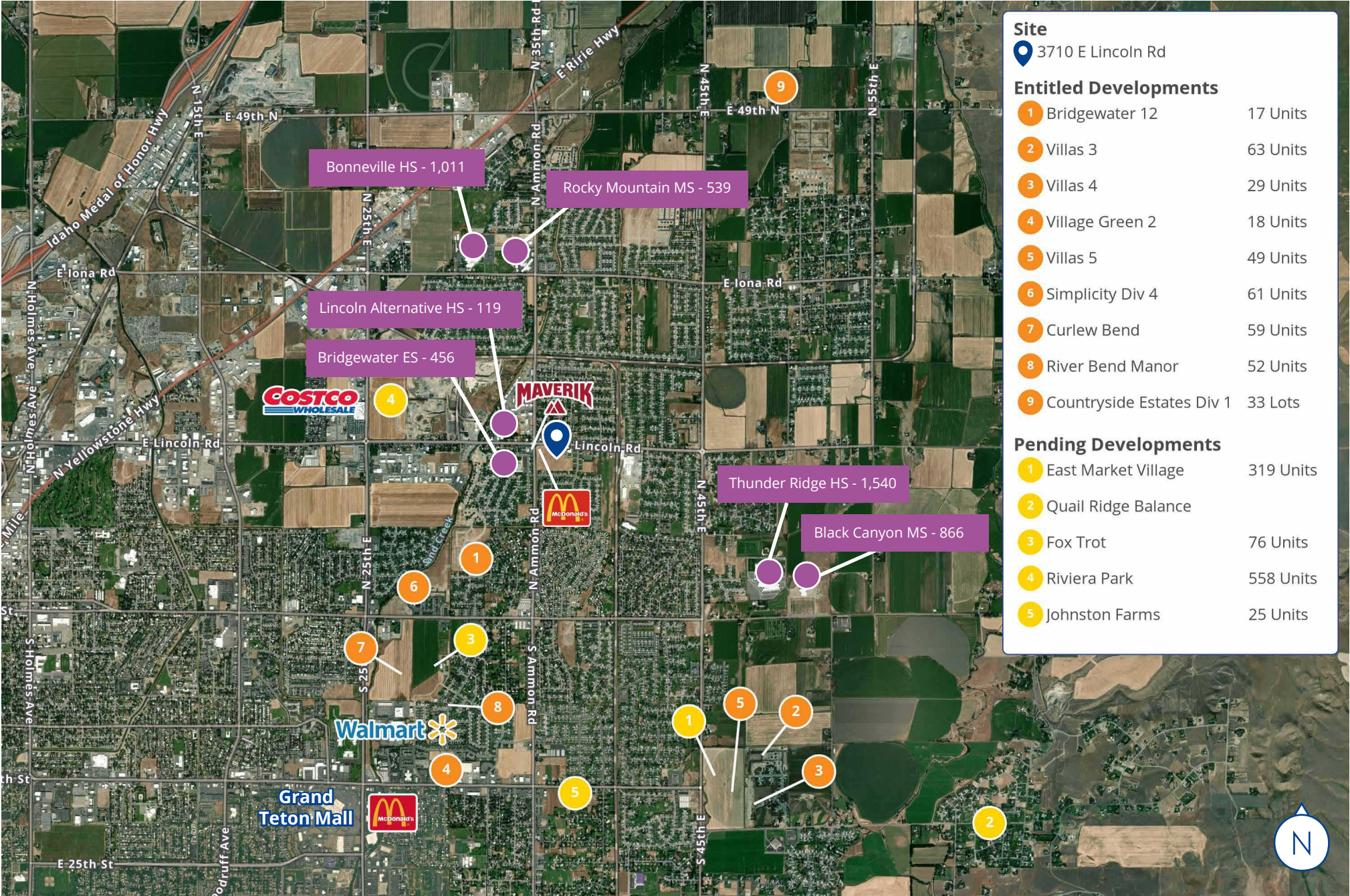


Building A Site Plan



Building B Site Plan





Site
 3710 E Lincoln Rd

Entitled Developments

1	Bridgewater 12	17 Units
2	Villas 3	63 Units
3	Villas 4	29 Units
4	Village Green 2	18 Units
5	Villas 5	49 Units
6	Simplicity Div 4	61 Units
7	Curlew Bend	59 Units
8	River Bend Manor	52 Units
9	Countryside Estates Div 1	33 Lots

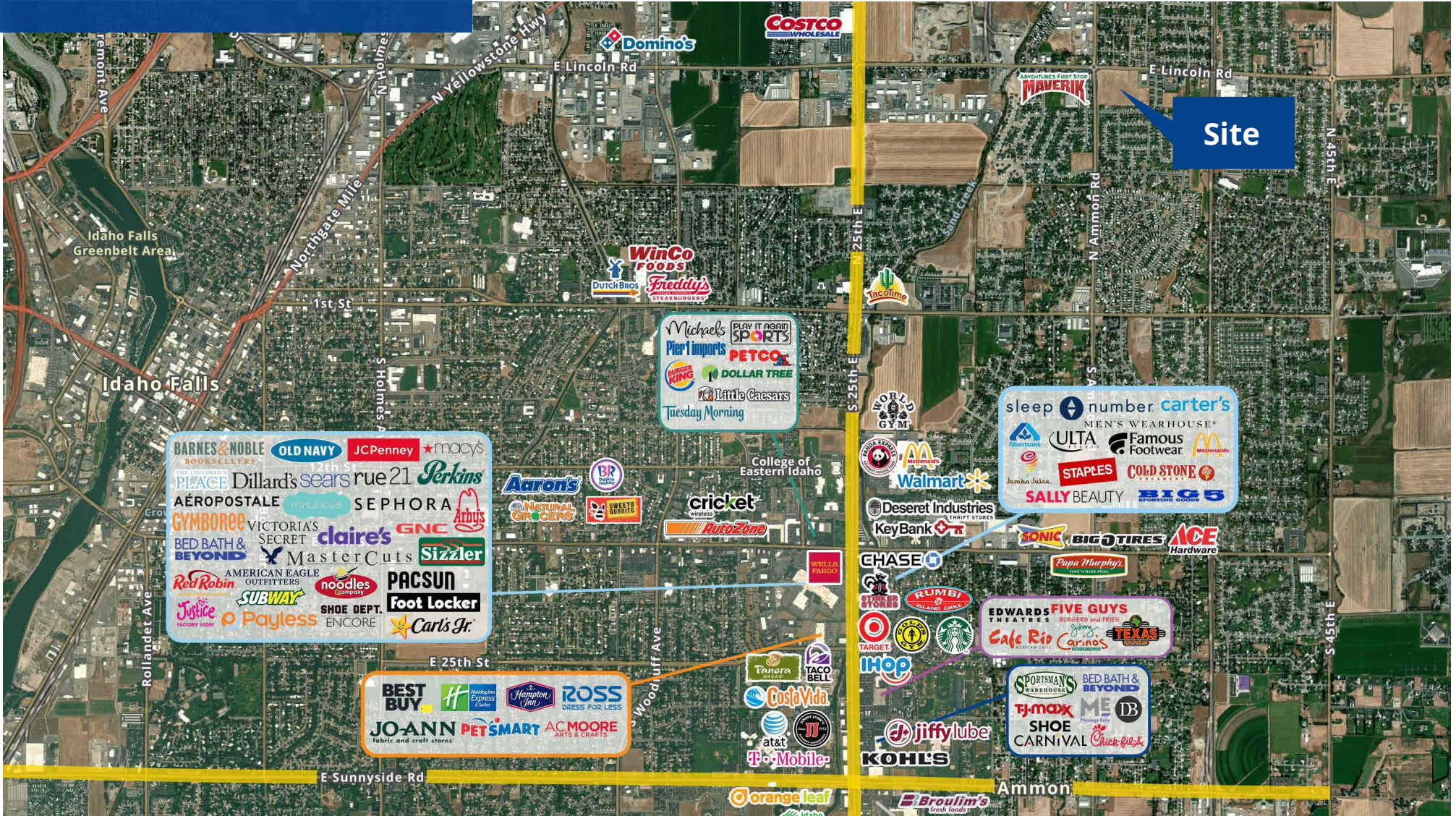
Pending Developments

1	East Market Village	319 Units
2	Quail Ridge Balance	
3	Fox Trot	76 Units
4	Riviera Park	558 Units
5	Johnston Farms	25 Units

Location

 [Google Map](#)

 [Street View](#)



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

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