



Build-to-Suit  
or Ground Lease

# Alameda Plaza

900 Yellowstone Avenue | Pocatello, Idaho 83201



Contact us for Pre-leasing Options:

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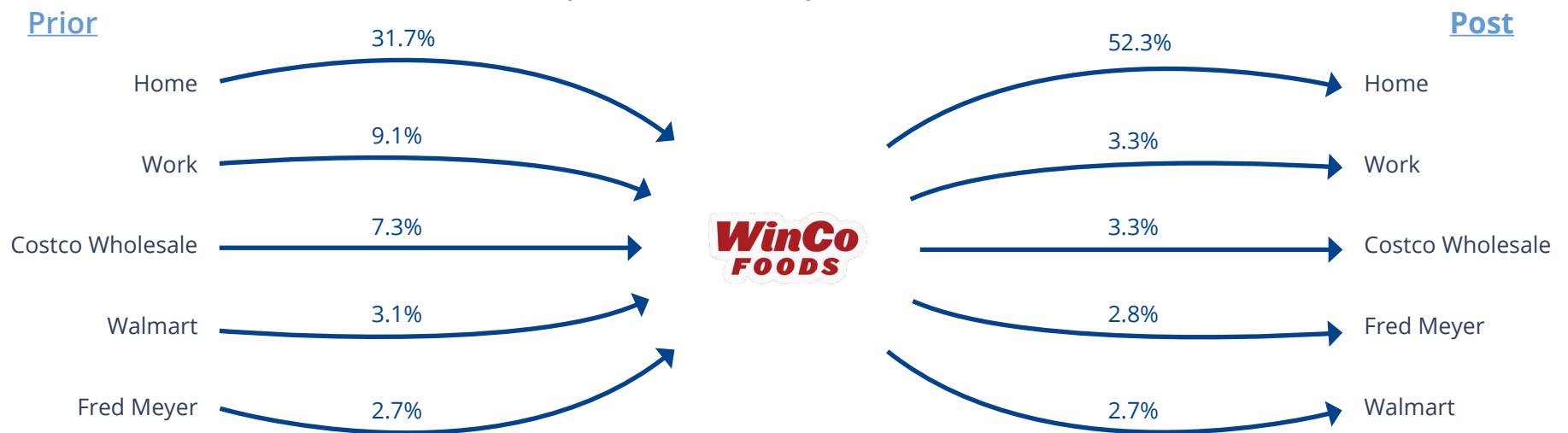
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# Monthly Visit Metrics



## Alameda Plaza Traffic Flow Monthly Winco & Fred Meyer Visits Over 290,000



Source: Placer.ai

# Property Overview

Property Type	Retail
Building Size	25,194 SF
Land Size	6.75 Acres
Parking	Ample
Lease Type	NNN
Lease Rate	Inquire with Agent

## Key Highlights

- Full movement access
- Multiple points of ingress and egress
- Centrally located in the Portneuf Valley
- Close proximity to I-15
- Some of the best traffic counts in the county
- Anchored by WinCo
- Shadow anchored by Fred Meyer

## Demographics

	Pocatello Trade Area
Population	153,359
Households	55,797
Median HH. Income	\$63,574
Avg. HH. Income	\$82,610

## Space Available

Suite	Size
1	1,560 SF
2	1,560 SF
3	1,560 SF
4	5,040 SF
5	5,040 SF
6	5,040 SF
7	1,560 SF
8	1,560 SF
9	1,560 SF
10	1,560 SF
Pad 1	5,829 SF
Pad 2	2,325 SF

# Site Plan

LOT 1, BLOCK 1  
ALAMEDA PLAZA SUB. REPLAT - WINCO FOODS  
INSTR. NO. 27306449



# Retail Concepts

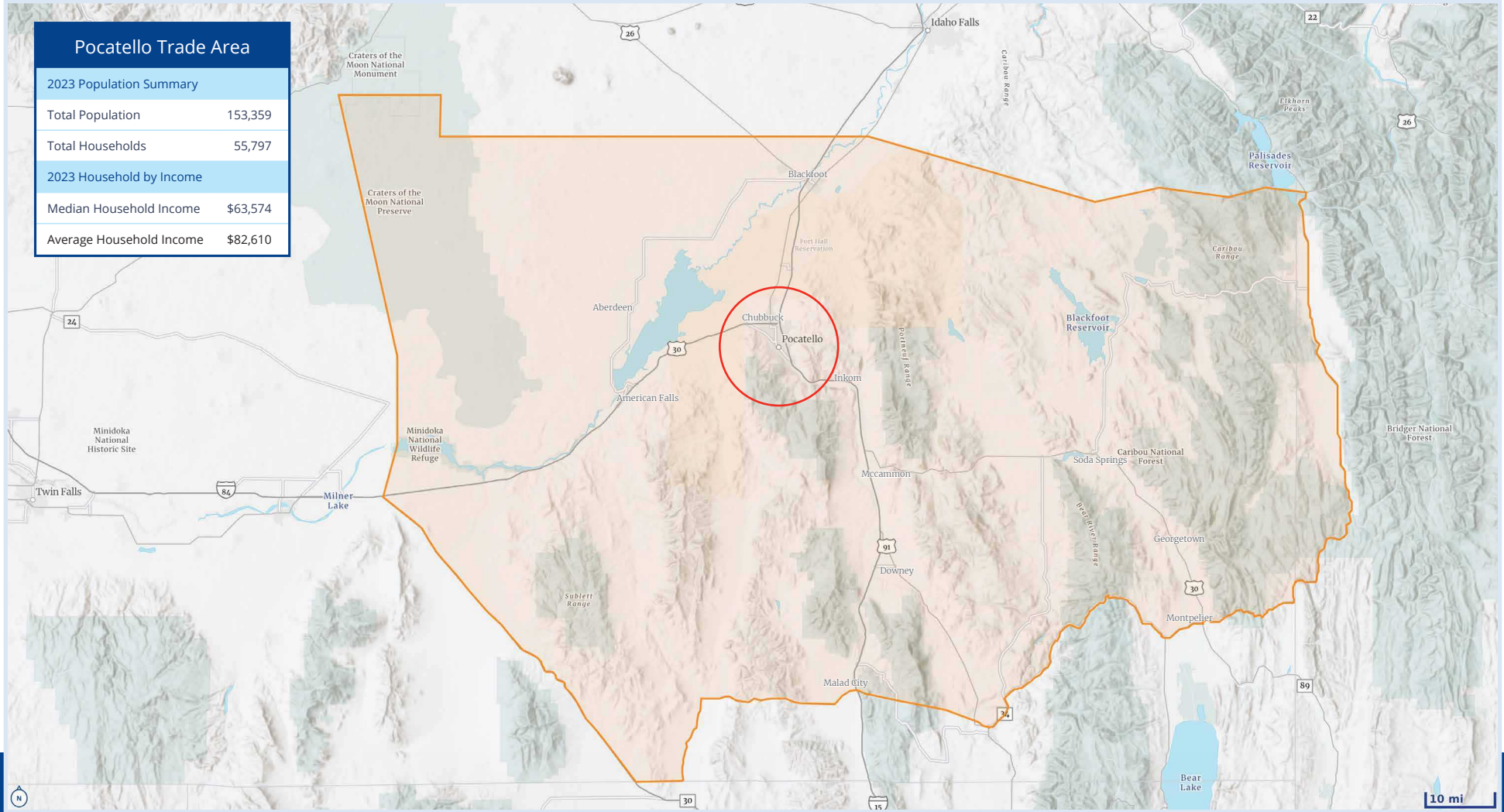


Alameda Retail Concept - Pocatello, ID  
methodstudio



Alameda Retail Concept - Pocatello, ID  
methodstudio  
architecture | interiors | planning

# The Portneuf Valley



## Portneuf Valley Center of Trade

Pocatello/Chubbuck has been noted as a regional shopping, restaurant selection and entertainment attraction to many of the residents in the more rural, outlying communities. Idaho State University attracts sports fans and concert goers with their state of the art performing arts facility and the world

renowned ICCU Dome hosting indoor local high school, state championship and college football.

Many residents across the county find it easier to travel to a regional center and do a week's worth, if not a month's worth of food shopping as variety is not readily available in

the markets that serve them. In addition to restaurant selection, soft good selection and entertainment.

The Pocatello/Chubbuck region (Portneuf Valley) is the go to area for over 153,000 regional and local residents.

# Location



Google Map



Street View

verizon | claire's | DISCOUNT TIRE

noodles & COMPANY | SANTA EXPRESS | Red Robin

AMC THEATRES | JCPenney | Panera Bread

Olive Garden | HOBBY LOBBY | T Mobile

Buckle | GNC | THE HOME DEPOT

PETCO | zumiez

Bath & Body Works | Starbucks | planet fitness

AspenDental

jiffylube | TRACTOR SUPPLY CO | usbank

KFC Cafe | Rip | Aarons | WELLS FARGO

DOLLAR TREE | Starbucks

TACO BELL | Arby's | Fred Meyer | Papa Murphy's | Wendy's

Domino's Pizza | WinCo FOODS | FedEx | O'Reilly AUTO PARTS

ups | Carl's Jr. | SONIC | McDonald's

Jamba Juice | Walgreens | GMC

LIBERTY TAX | KeyBank | OfficeMax

COLD STONE CREAMERY | Advance Auto Parts

ULTA | ROSS | JO-ANN fabric and craft stores | DICK'S SPORTING GOODS | MOD

BUFFALO WILD WINGS | TJ-maxx | SHOE CARNIVAL | TEXAS | McDonald's

BIG 5 | OLD NAVY | IHOP | NAPA

GROCERY OUTLET | Lowe's | Freddy's STEAKBURGERS

COSTCO WHOLESALE | Tires LES SCHWAB | HARBOR FREIGHT | Walmart

CrossFit | verizon | SUBWAY | PAPA JOHN'S

Albertsons | Pizza Hut | ACE Hardware | Jack in the box

JOHN JOHN'S | Jockey Mikes SUBS | Little Caesars

Chick-fil-A | McDonald's | EUSTAIN BROS BABELS | Starbucks | TACO BELL



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