

NEW CONSTRUCTION RETAIL CENTER SHADOW ANCHORED BY WALMART



TOK COMMERCIAL
REAL ESTATE

760 PIONEER ROAD | IDAHO FALLS 83402

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HIGHLIGHTS

Brand-new retail development featuring modern design and exceptional visibility.

Shadow anchored by Walmart, capturing strong daily traffic and regional draw.

Other neighboring tenants include Panda Express, Deseret Book, and Jimmy Johns. Less than a minute from Culvers, Olive Garden, Longhorn, and multiple hotels.

Two (2) drive-thru opportunities available, plus flexible in-line suite options.

DETAILS

SPACE	SIZE	RATE
Suite A - F	1,332 - 10,460 SF	Contact Agent

PROPERTY TYPE:	Retail/Restaurant
BUILDING SIZE:	10,640 SF
LEASE TYPE:	NNN

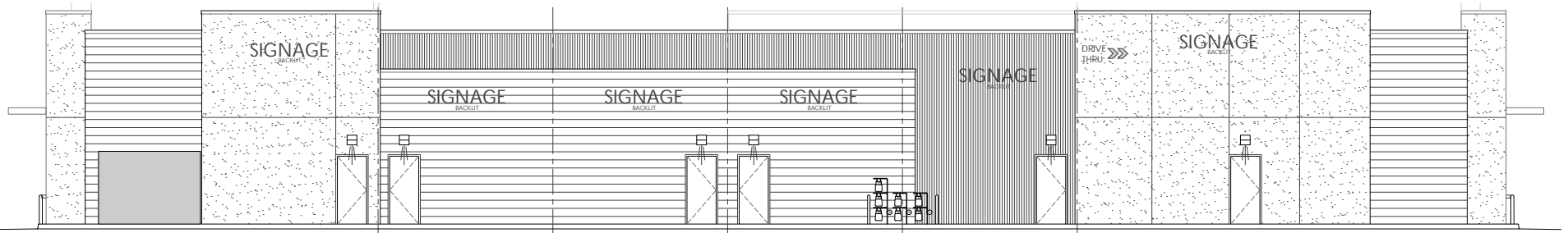
EXPECTED DELIVERY - Q1 2027

ELEVATION SITE PLAN

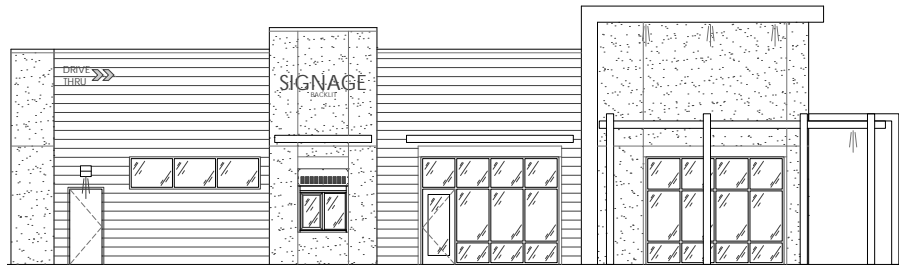
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



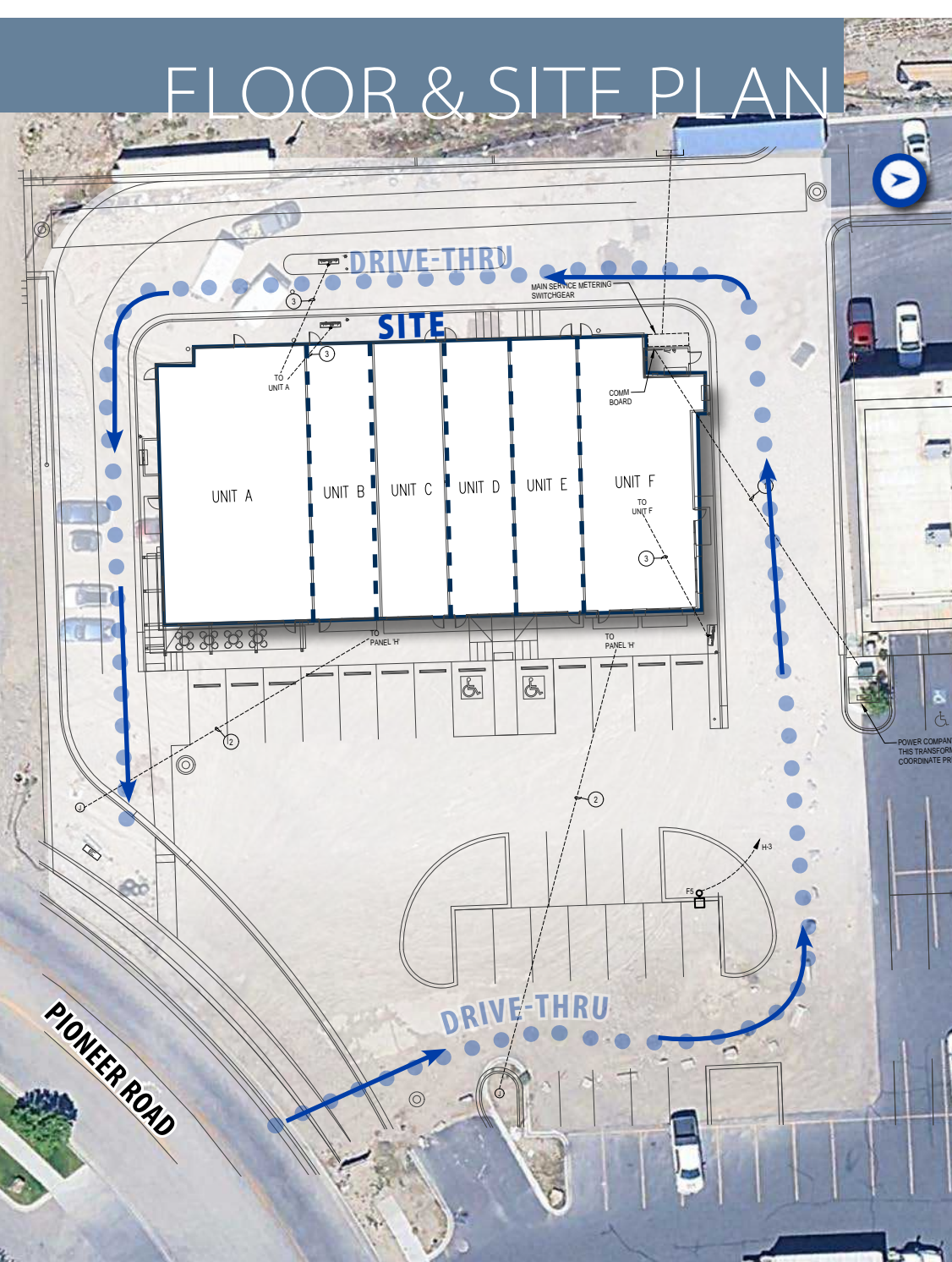
NORTH ELEVATION



UPDATED: 6.29.2026

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FLOOR & SITE PLAN



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MULTIFAMILY DEVELOPMENT NEAR THE SITE!



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LOCAL AERIAL



IDAHO FALLS AERIAL

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DOWNTOWN IDAHO FALLS

2.7M+ ANNUAL VISITORS
#4 MOST VISITED WALMART IN IDAHO
(OUT OF 26 LOCATIONS)



1 MILE RADIUS

POPULATION	HISTORIC ANN. GROWTH	AVG. HOUSEHOLD INC.
9,014	1.6%	\$79,566
1 MI. RADIUS	1 MI. RADIUS	1 MI. RADIUS

3 MILE RADIUS

POPULATION	HISTORIC ANN. GROWTH	AVG. HOUSEHOLD INC.
59,368	1.2%	\$94,830
3 MI. RADIUS	3 MI. RADIUS	3 MI. RADIUS

5 MILE RADIUS

POPULATION	HISTORIC ANN. GROWTH	AVG. HOUSEHOLD INC.
96,044	1.2%	\$101,136
5 MI. RADIUS	5 MI. RADIUS	5 MI. RADIUS

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