



Pine Ridge Mall

35,000 SF Anchor Endcap Available | Pad Sites For Sale or BTS



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Pine Ridge Mall

Property Overview

Pine Ridge Mall

Located just north of the Pocatello border in Chubbuck, The Pine Ridge Mall is the region's only major enclosed shopping mall. The mall offers a variety of shopping options including sales and events from major retail anchors.

Major Retail Anchors

Hobby Lobby, JCPenney, CAL Ranch Stores, AMC Big D luxury large format cinema (similar to IMax).

Notable Inline Tenants

Deseret Book, Maurices, Samuels Jeweler, Christopher and Banks, Rue21, Bath and Body Works, Buckle, Vanity, and many more.

New Exterior Pad Site Tenants

Panera Bread, Red Robin, Aspen Dental, FedEx Office, Discount Tire, and Super Cuts

More than 2,100 jobs created within one mile during 2016-2017





Pine Ridge Mall

Site Plan

Space Available

Suite	Size	Type
Pad A	5,800 SF	BTS Retail Pad
Pad B	Up to 7,000 SF	BTS Retail Pad
4235	Up to 35,000 SF	Mall Endcap/ Anchor



Pad A
5,800 SF

Anchor Endcap
35,000 SF
DEMISABLE

Pad B
Up to 7,000 SF

INTERSTATE 86



Pine Ridge Mall

Pine Ridge Mall Improvements

"We built this city" DATE: 6-10-18

RMES
Engineers • Surveyors • Planners
301 50th St W, P130 Williston, ND 58801 (701) 575-0110
800 East Oak Street Pocatello, ID 83201 (208) 234-0110
www.rmes.biz





Pine Ridge Mall



Colliers

Local Area Overview - Pocatello

Pocatello is the 6th largest city in Idaho, yet it has maintained a distinctly small-town atmosphere. 32 parks, the Museum of Natural History, several golf courses, Ross Park Aquatic Complex, mountain biking and hiking trails, skate park, and Zoo Idaho are just a few of the attractions visitors and residents enjoy.

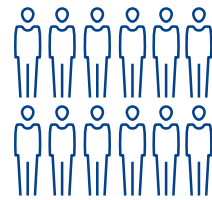
Pocatello is home to several corporate headquarters, such as Farm Bureau Insurance and Federal Bureau of Investigation. There are also several multinational companies, like ON Semiconductor, Petersen, Inc., and ATCO Structures & Logistics.

The city is also home to Idaho State University with over 12,000 students.

Resources:

pocatello.us

worldpopulationreview.com



2020
population

57,947



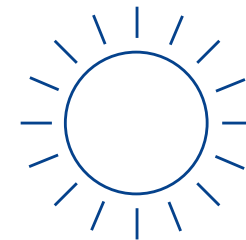
Best State to Live
Livability, 2020

#1



2020 Average
Household Income

\$62,916



Average
Weather

62





Pine Ridge Mall

Demographics

Pine Ridge Mall	1 Mile	3 Miles	5 Miles
2018 Estimated Population	10,679	41,759	67,059
2023 Projected Population	10,877	42,697	68,741
2018 Estimated Households	3,957	15,568	25,561
2023 Projected Households	4,068	16,077	26,469
2018 Est. Avg. Household Income	\$62,815	\$65,291	\$65,266
2018 Est. Med. Household Income	\$50,828	\$53,782	\$51,545
2010 Median Home Value	\$133,545	\$145,664	\$146,824
2010 Median Rent	\$648	\$598	\$558
2018 Est. Median Age	32.3	32.6	32.3
2018 Est. Total HH Expenditure	\$202 M	\$812 M	\$1.33 B



Market Gap Analysis



Industry Group	Demand (POTENTIAL)	Supply (RETAIL SALES)	Retail Gap \$263 Million
Recreational Vehicle Dealers	\$50.3 M	\$26.7 M	\$23.6 M
Furniture Stores	\$30 M	\$13.3 M	\$16.7 M
Grocery Stores	\$226 M	\$162.2 M	\$63.9 M
Specialty Food Stores	\$13.5 M	\$4.8 M	\$8.6 M
Electronics & Appliance Stores	\$46 M	\$43 M	\$3 M
Health & Personal Care Stores	\$77.8 M	\$72.3 M	\$5.5 M
Clothing Stores	\$34. M	\$12.9 M	\$21. M
Shoe Stores	\$7.3 M	\$3.9 M	\$3.4 M
Jewelry, Luggage & Leather Goods Stores	\$12.5 M	\$7.8 M	\$4.8 M
Sporting Goods, Hobby, Book & Music Stores	\$57.9 M	\$26.3 M	\$31.6 M
Book, Periodical & Music Instruments	\$6.7 M	\$1 M	\$5.7 M
Department Stores Excluding Leased Depts.	\$228.7 M	\$176.6 M	\$52.2 M
Office Supplies, Stationery & Gift Stores	\$14.3 M	\$12.2 M	\$2.1 M
Restaurants/Other Eating Places	\$158.5 M	\$135.2 M	\$23.3 M
Other Miscellaneous Store Retailers	\$44.1 M	\$17.3 M	\$26.8 M

Source: Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.



Pine Ridge Mall

Gallery

