

# POCATELLO SQUARE

1710-1844 HURLEY DR., POCATELLO, ID 83202



## ▶ PROPERTY DETAILS

Total Square Footage: 139,064 SF

## ▶ PROPERTY DESCRIPTION

Pocatello Square is a 139,064 SF grocery-anchored center located in Pocatello, ID. This well-located center is anchored by Grocery Outlet (new 10-year lease), Dick's, Ross, Old Navy, and JoAnn Fabrics. National tenants in close proximity include Costco, Walmart Supercenter, Home Depot, Lowes, and Hobby Lobby.

The property is located along Henley Drive and Yellowstone Highway (US-91), with average traffic counts of 24,550 VP and serves the main retail node of Pocatello. The immediate trade area is supported by Idaho State University (12,300+ students) and strong demographics (5-Mile Pop = 72,832 / Avg. HHI = \$66,036).

## ▶ DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population	55,818	72,832	83,778
Average Household Income	\$68,375	\$66,036	\$66,855
2023 Household Estimate	20,793	27,242	31,106

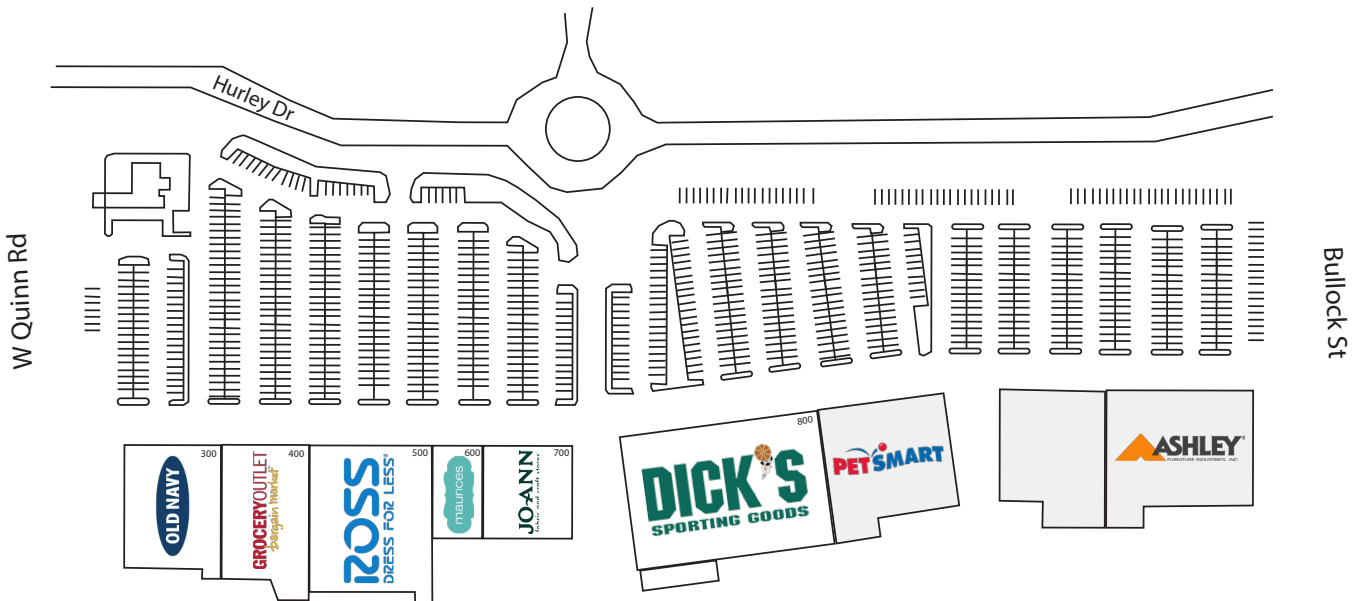
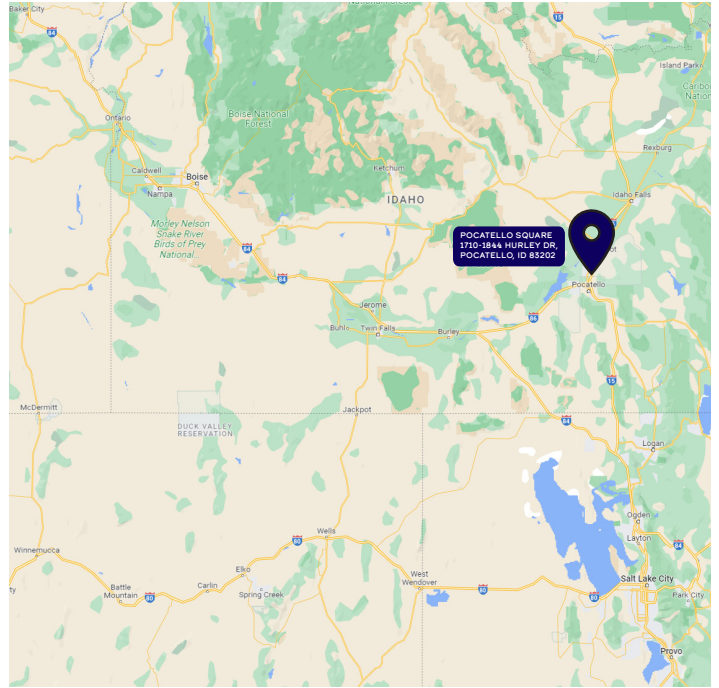
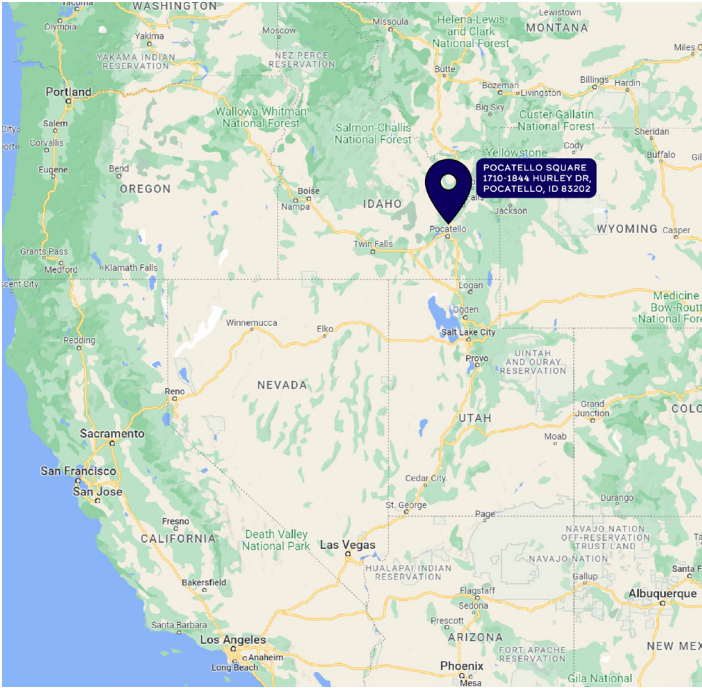
## ▶ TENANTS



For more information contact: Kevin Donegan | [kevind@rcgventures.com](mailto:kevind@rcgventures.com) | 404.665.1126  
[www.rcgventures.com](http://www.rcgventures.com)

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- LEASED
- AVAILABLE
- NOT OWNED

TENANT ROSTER		
SUITE	TENANT	SIZE
300	Old Navy	20,431 SF
400	Grocery Outlet	20,000 SF
500	Ross Dress for Less	30,187 SF
600	Maurices	7,040 SF
700	JOANN Fabric and Crafts	13,427 SF
800	Dick's Sporting Goods	47,979 SF
TOTAL		139,064 SF

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