



Grand Teton Mall

IDAHO FALLS, IDAHO



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OUR CUSTOMERS ARE READY TO BUY

- Grand Teton Mall is a dynamic shopping center in southeastern Idaho serving a 100-mile radius that encompasses 14 counties and serves over 350,000 residents.
- Strong retail mix with 75 stores including; Aeropostale, American Eagle Outfitters, Barnes & Noble, Bath & Body Works, Buckle, Christopher & Banks, Gap, GapKids, Maurices, Old Navy, Pac Sun, Victoria's Secret, Wet Seal and Zumiez.
- Victoria's Secret and Bath & Body Works consistently rank in the top 10 performers in sales volume in their company.
- Dining out is one of the consumer's favorite choices for entertainment and has generated top performers in national chain restaurants such as Applebee's, Johnny Carino's, Olive Garden, Outback Steakhouse, Ruby River Steakhouse, Texas Roadhouse and TGI Friday's in the primary trade area.

GROWING PRIMARY TRADE AREA

- The number of households in the primary trade area is expected to grow by 10.3% in the next five years.
- Attracting over 4 million visitors per year, Idaho Falls is surrounded by many of the nation's most popular recreational and tourist attractions: Yellowstone National Park, Grand Teton National Park, Jackson Hole, Wyoming, five world class ski resorts, including some of North America's best fly fishing waterways.
- Within the trade area there are four major universities and two major campuses housing over 20,000 students who choose Grand Teton Mall as their primary shopping destination.

OUR CUSTOMER

- Grand Teton Mall is located in Bonneville County where residents have an average household income of \$60,405. The area's major employers include; Bechtel BWXT Idaho at the Idaho National Laboratory, Eastern Idaho Regional Medical Center and Melaleuca, Inc.
- With approximately 8,000 births per year, Grand Teton Mall's trade area has an average household size of 2.99, above the national figure of 2.6 persons.
- Idaho Falls has a young population base with a median age of 32, as compared to the U.S. median age of 36.
- 58.71% of the population of Idaho Falls has attended college, and 63% work in white collar positions.



MALL INFORMATION

LOCATION

Cross Streets: 17th and Hitt Rd.

MARKET

Idaho Falls, Idaho

DESCRIPTION

Single-level, enclosed, regional

ANCHORS

Dillard's, JCPenney, Macy's and Sears

TOTAL RETAIL SQUARE FOOTAGE 543,084

PARKING SPACES 2,896

OPENED 1984

EXPANDED Grand Teton Plaza 2004

RENOVATED 2004, Barnes and Noble expansion 2005

TRADE AREA PROFILE

2007 POPULATION 198,050

2012 PROJECTED POPULATION 215,689

2007 HOUSEHOLDS 65,728

2012 PROJECTED HOUSEHOLDS 72,528

2007 MEDIAN AGE 29.8

2007 AVERAGE HH INCOME \$56,315

2012 PROJECTED AVERAGE HH INCOME \$62,079

20-MILE RADIUS PROFILE

2007 POPULATION 128,297

2012 PROJECTED POPULATION 141,110

2007 HOUSEHOLDS 44,673

2012 PROJECTED HOUSEHOLDS 49,827

2007 MEDIAN AGE 32.1

2007 AVERAGE HH INCOME \$59,306

2012 PROJECTED AVERAGE HH INCOME \$64,467

DAYTIME EMPLOYMENT

3-MILE RADIUS 33,879

5-MILE RADIUS 49,011

SOURCE: CLARITAS, INC.