

PINE RIDGE MALL

POCATELLO, IDAHO



STRATEGIC LOCATION

- Pine Ridge Mall is located at the convergence of I-15 and I-86 in the heart of the city's retail hub.
- Pocatello is the "Gateway City" to Idaho's vast array of year-round outdoor activities and some of the best hunting and fly fishing in the nation.

DESTINATION CENTER

- Teen apparel, women's apparel, personal care and books continue to be top performing categories at Pine Ridge Mall. The tenant line-up includes a mix of national retailers such as rue21, Aéropostale, American Eagle Outfitters, Buckle, Bath & Body Works and regional favorites such as Deseret Book.
- Pine Ridge Mall is the only enclosed regional shopping destination serving this local market.
- Pine Ridge Mall has the market's only Herberger's department store and stadium seating theater Carmike Cinemas 10.

DIVERSIFIED TENANT MIX

- With a good selection of national retailers in-line and perimeter tenants such as Red Lobster, Carmike Cinemas 10, Wells Fargo Bank, an urgent care facility and a new first-to-market Panda Express, the tenant mix at Pine Ridge Mall meets multiple needs for market residents.

MAJOR EMPLOYERS

- The area's major employers include Idaho State University, School District 25, Portneuf Medical Center, Allstate and On Semiconductor.

EDUCATED CUSTOMER BASE

- Idaho State University, located just 3.5 miles from the mall, is one of the state's largest universities, with over 15,000 students who represent 48 US states and 59 countries.
- Sixty-four percent of the population of the Pocatello metro market has attended college, with nearly the same percentage employed in white-collar professions.

MALL INFORMATION

LOCATION: CROSS STREETS: Yellowstone and Quinn Street
Convergence of I-15 and I-86

MARKET: Pocatello, Idaho

DESCRIPTION: Single-level, enclosed, regional shopping center

ANCHORS: jcpenny, Sears, ShopKo and Herberger's

TOTAL RETAIL SQUARE FOOTAGE: 611,322

PARKING SPACES: 3,900

OPENED: JULY 1981

EXPANDED: 1986

TRADE AREA PROFILE

2013 POPULATION 125,265

2018 PROJECTED POPULATION 129,468

2013 HOUSEHOLDS 44,861

2018 PROJECTED HOUSEHOLDS 46,617

2013 MEDIAN AGE 32.0

2013 AVERAGE HOUSEHOLD INCOME \$50,224

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$48,100

20 - MILE RADIUS

2013 POPULATION 96,996

2018 PROJECTED POPULATION 100,405

2013 HOUSEHOLDS 35,362

2018 PROJECTED HOUSEHOLDS 36,810

2013 MEDIAN AGE 31.8

2013 AVERAGE HOUSEHOLD INCOME \$49,685

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$47,315

DAYTIME EMPLOYMENT

3 - MILE RADIUS 19,161

5 - MILE RADIUS 31,778

Source: Nielsen

