



**HAWKINS
COMPANIES**
COMMERCIAL DEVELOPERS

For Lease
For Sale

Pocatello, ID — Pocatello Square Hurley Dr & Hwy 91



For Sale **PETSMART**

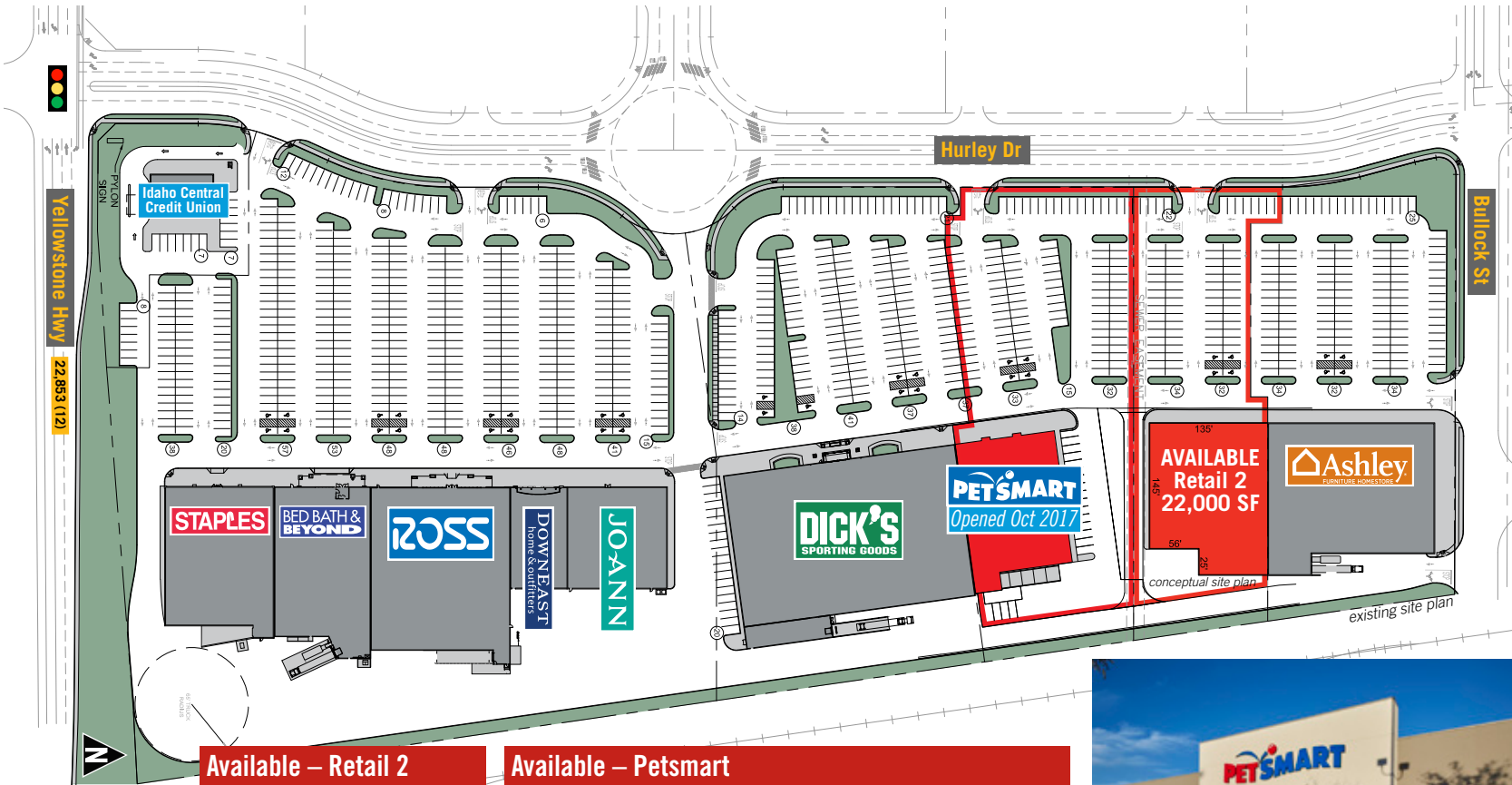
Up to 22,000 SF
Available



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For Sale

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42.907916
-112.459189



Demographics 2017

Population

5 Mile Radius	68,374
10 Mile Radius	78,703
20 Mile Radius	94,468
30 Mile Radius	122,162

Average Household Income

5 Mile Radius	\$57,893
10 Mile Radius	\$59,629
20 Mile Radius	\$60,568
30 Mile Radius	\$60,979

Vehicles Per Day

Yellowstone Hwy —	2015/2012
— S of I-86	30,500
— E of Quinn	22,853
I-86 —	2015
— E of Yellowstone	25,500

Neighbors

Dick's Sporting Goods	Staples
Bed Bath & Beyond	Ross
DownEast Outfitters	JoAnn
Ashley Furniture	Wal-Mart
Costco	Shoe Carnival
Hobby Lobby	TJ Maxx
Big 5 Sporting Goods	Lowe's
Walgreens	Petco
Pine Ridge Mall	Herberger's
Sears	JC Penney
Shopko	Home Depot



Available — Retail 2

- Lot Size: ±0.5 acres or up to 22,000 SF
- BTS available
- Call for details

Available — Petsmart

- Asking Price: \$5,040,000
- Cap Rate: 6.25%
- Lot Size: ±1.98 acres or 86,294 SF
- Petsmart: 18,000 SF
- New 10 year lease
- Petsmart opened for business Oct 2017



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