

NEW CONSTRUCTION RETAIL CENTER SHADOW ANCHORED BY WALMART



TOK COMMERCIAL
REAL ESTATE

760 PIONEER ROAD | IDAHO FALLS 83402

CONTACTS

BRADLEY NICOLL

208.243.8036
bradley@tokcommercial.com

BLAKE PHIPPEN

208.932.3332
blake@tokcommercial.com

MARK BOUCHARD

801.643.9711
mark@tokcommercial.com

DARREN PUETZ

208.656.2273
darren@tokcommercial.com

HIGHLIGHTS

Brand-new retail development featuring modern design and exceptional visibility.

Shadow anchored by Walmart, capturing strong daily traffic and regional draw.

Other neighboring tenants include Panda Express, Deseret Book, and Jimmy Johns. Less than a minute from Culvers, Olive Garden, Longhorn, and multiple hotels.

Two (2) drive-thru opportunities available, plus flexible in-line suite options.

DETAILS

SPACE	SIZE	RATE
Suite A - F	1,332 - 10,460 SF	Contact Agent

PROPERTY TYPE:	Retail/Restaurant
BUILDING SIZE:	10,640 SF
LEASE TYPE:	NNN

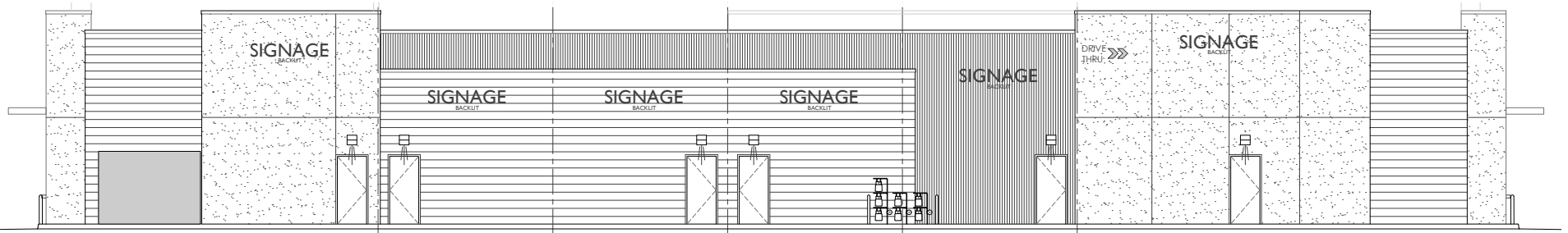
EXPECTED DELIVERY - Q1 2027

ELEVATION SITE PLAN

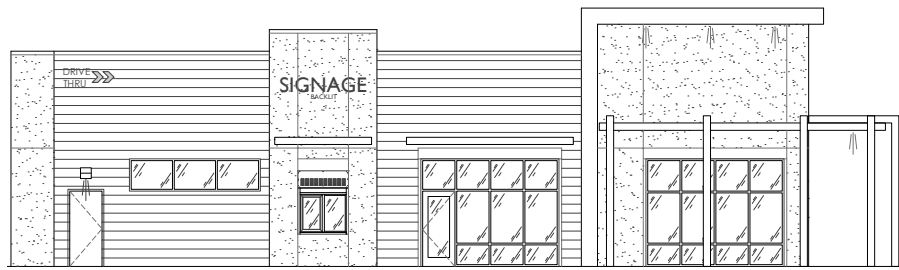
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



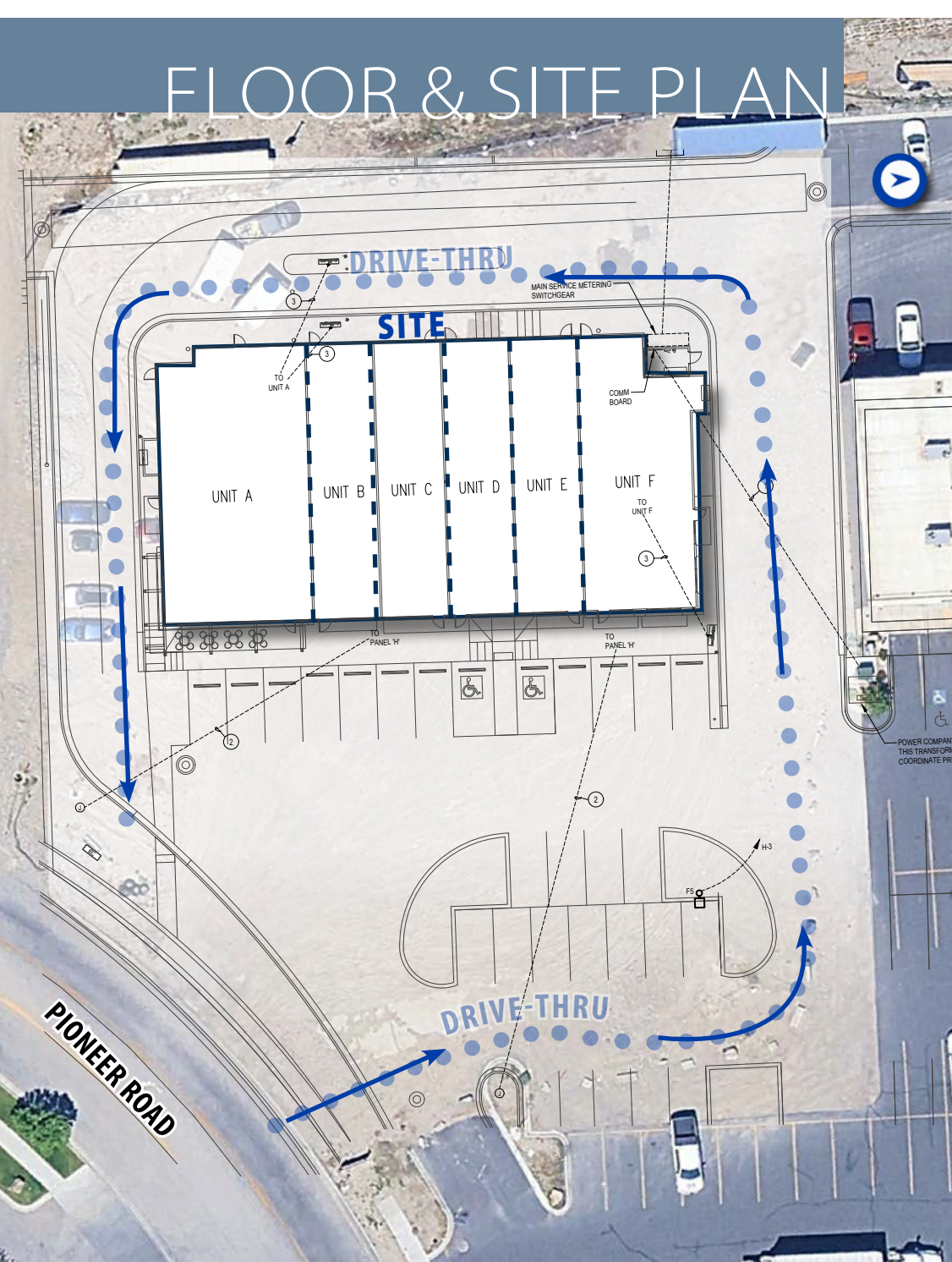
NORTH ELEVATION



UPDATED: 6.29.2026

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FLOOR & SITE PLAN



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MULTIFAMILY DEVELOPMENT NEAR THE SITE!



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LOCAL AERIAL



26,991 VPD



SITE

Walmart

Olive Garden



PANCHERI DR

Arctic Circle



LONGHORN STEAKHOUSE

SUTAH AVE

13,820 VPD

BROADWAY ST



Ford

Snake River

32,795 VPD

Applebee's

IDAHO FALLS AERIAL

TOK
COMMERCIAL

DOWNTOWN IDAHO FALLS

2.7M+ ANNUAL VISITORS
#4 MOST VISITED WALMART IN IDAHO
(OUT OF 26 LOCATIONS)



1 MILE RADIUS

POPULATION 9,014 1 MI. RADIUS	HISTORIC ANN. GROWTH 1.6% 1 MI. RADIUS	AVG. HOUSEHOLD INC. \$79,566 1 MI. RADIUS

3 MILE RADIUS

POPULATION 59,368 3 MI. RADIUS	HISTORIC ANN. GROWTH 1.2% 3 MI. RADIUS	AVG. HOUSEHOLD INC. \$94,830 3 MI. RADIUS

5 MILE RADIUS

POPULATION 96,044 5 MI. RADIUS	HISTORIC ANN. GROWTH 1.2% 5 MI. RADIUS	AVG. HOUSEHOLD INC. \$101,136 5 MI. RADIUS

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