

**Under New
Ownership!**



EXECUTIVE SUMMARY

Located just north of the Pocatello border in Chubbuck, Pine Ridge Mall is the region's major shopping mall. The mall offers a variety of shopping options including sales and events from their four major retail anchors: Herberger's, JCPenney, Shopko and CAL Ranch Stores.

- Only enclosed regional shopping center in the market
- Aggressive rent deals
- Square feet available (715 SF Minimum, 60,000 SF Maximum)
- Out pads also available
- Located on 73.9 acres at the convergence of I-15 and I-86
- Good selection of national retailers, in-line and perimeter tenants
- Idaho State University, located 3.5 miles from the mall, is one of the state's largest universities with over 15,500 students

ANCHOR TENANTS



OPENING IN SPRING OF 2015



Retail **MAGAZINE** | Market **REPORTS** |  www.cbcbadvisors.com



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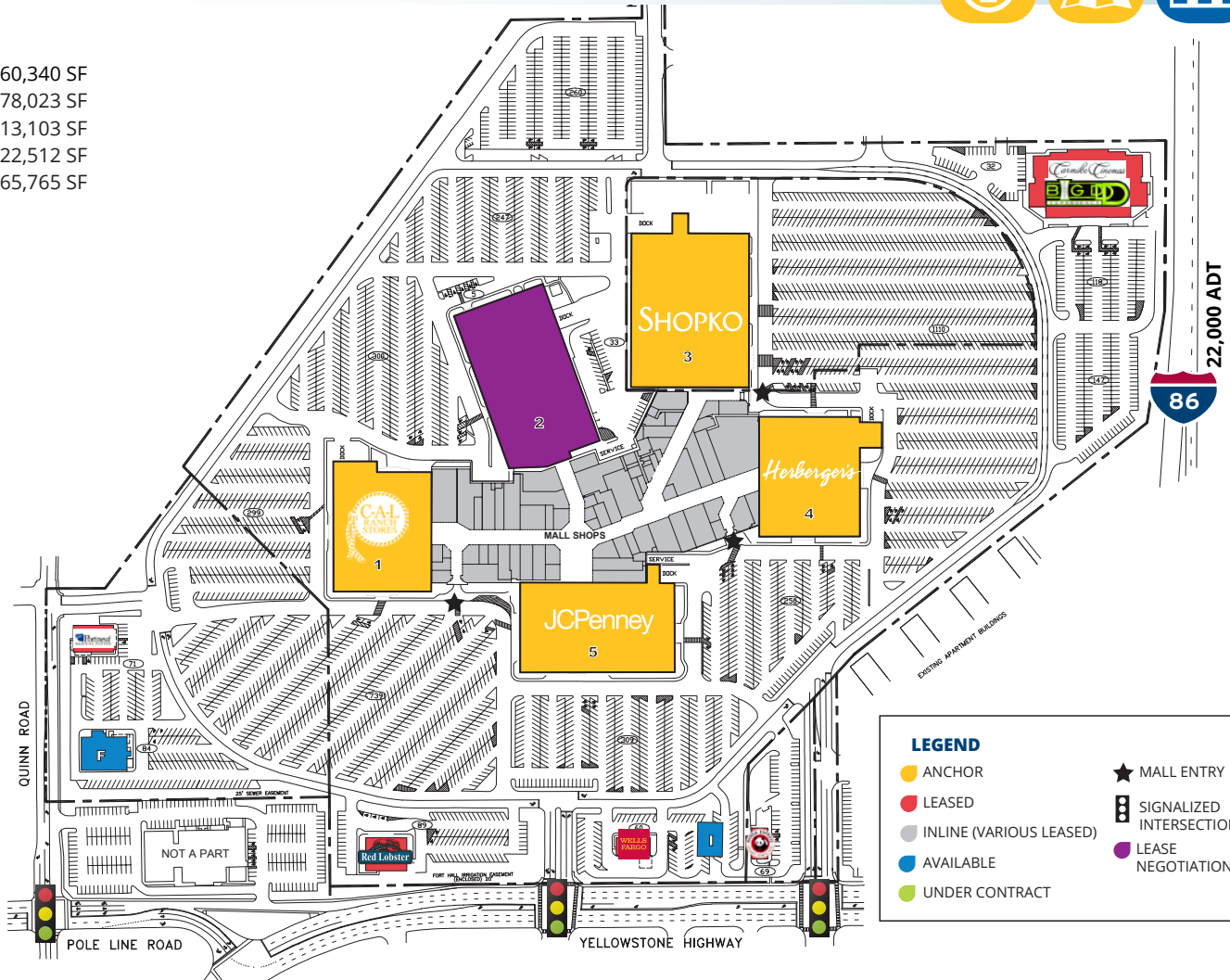


ANCHOR TENANTS

1 C-A-L Ranch	60,340 SF
2 Lease Negotiations	78,023 SF
3 Shopko	113,103 SF
4 Herberger's	122,512 SF
5 JCPenney	65,765 SF

PAD SITES

- E Urgent Care
- F AVAILABLE - 5,800 SF
- G Red Lobster
- H Wells Fargo
- I Available
- D Panda Express
- M Carmike Cinemas



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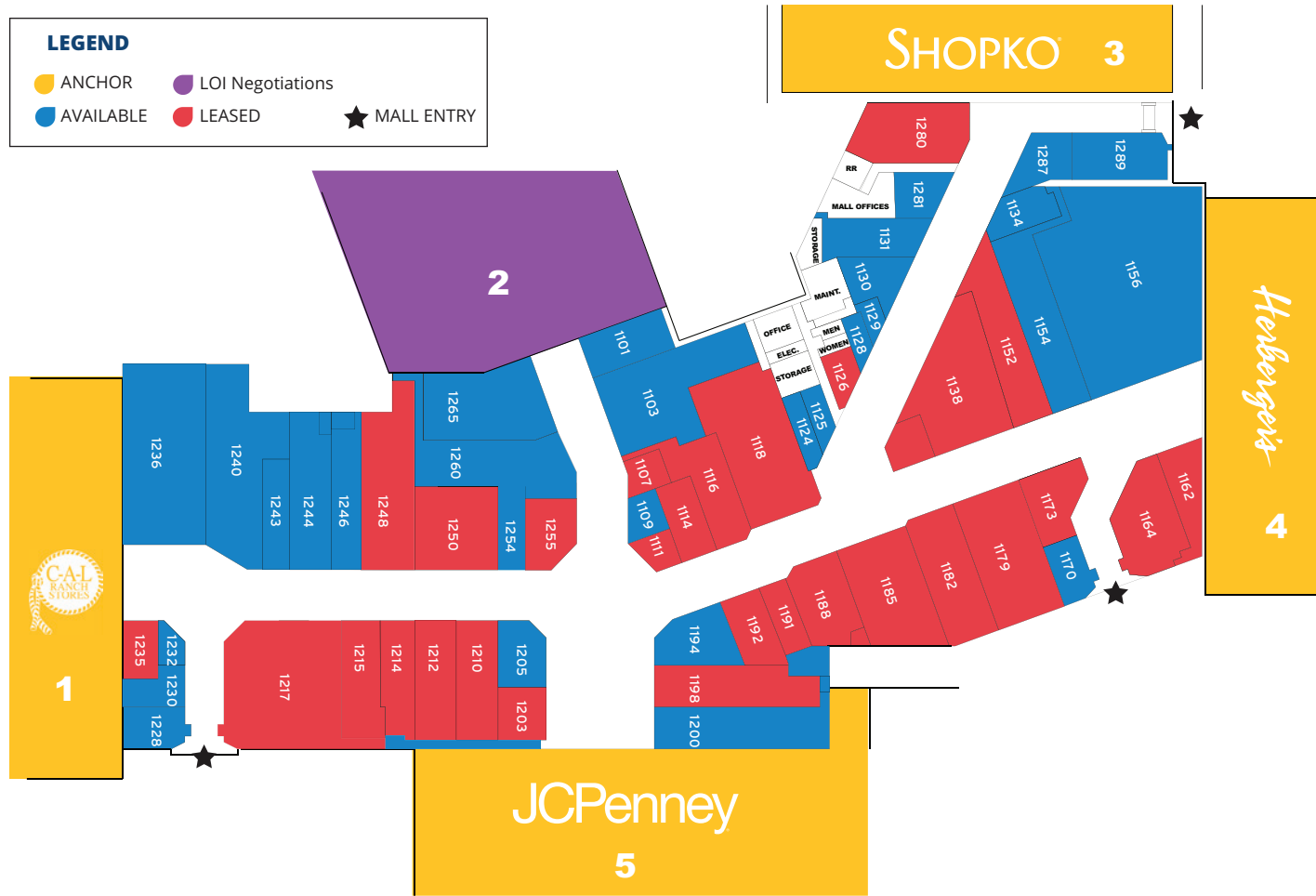


MALL TENANTS

1101	1,671 SF	1200	3,351 SF
1103	4,814 SF	1203	Mastercuts
1107	Coin Play USA	1205	1,372 SF
1109	714 SF	1210	Vanity
1111	Pretzel Maker	1212	Farmer's Market
1114	Snappy's	1214	GNC
1116	Bath & Body Works	1215	Zumiez
1118	Head Over Heels	1217	Deseret Book
1124	802 SF	1228	Battle Energy Alliance
1125	440 SF	1230	991 SF
1126	BCS Dogs	1232	501 SF
1128	464 SF	1235	Pocatello Hearing
1129	349 SF	1236	6,835 SF
1130	1,276 SF	1240	5,133 SF
1131	1,710 SF	1243	1,332 SF
1134	1,107 SF	1244	2,809 SF
1138	Maurices	1246	1,911 SF
1143	Claire's	1248	T-shirt Plus
1152	Christopher & Banks	1250	Aeropostale
1154	3,714 SF	1254	1,002 SF
1156	11,636 SF	1255	Samuels Jewelers
1164	Tuxedos Now	1260	3,569 SF
1170	1,018 SF	1265	4,279 SF
1173	Purse Gypsy	1280	American Red Cross
1179	Rue 21	1281	1,093 SF
1182	Payless Shoe Store	1287	1,257 SF
1185	Buckle	1289	Campfire USA
1188	Foot Locker	1291	B&BW Storage
1191	Details Boutique	1293	Girl Scouts
1192	Fanzz	1295	700 SF
1194	1,776 SF		
1198	Community Room		

LEGEND

- ANCHOR
- LOI Negotiations
- AVAILABLE
- LEASED
- ★ MALL ENTRY



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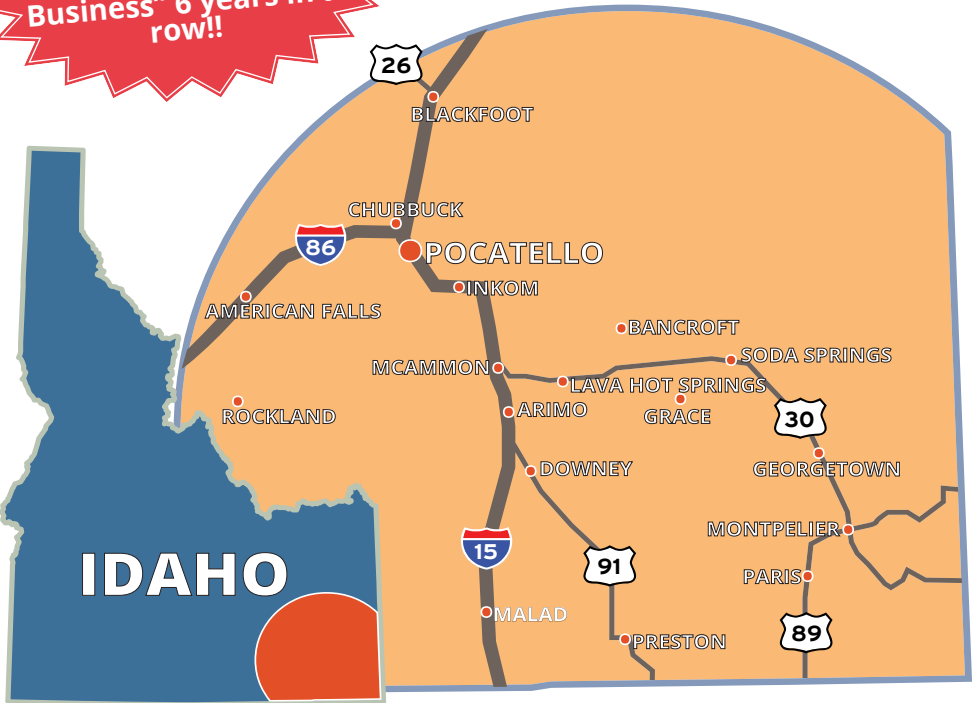
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Pocatello has ranked 6th as Forbes "Best Small Place for Business" 6 years in a row!!



SOUTHEAST IDAHO TRADE AREA

The city of Chubbuck and Pocatello, in Bannock County, are located in southeast Idaho and nestled at 4,448 feet in the western foothills of the Rocky Mountains along the Oregon Trail and is just 165 miles north of Salt Lake City, UT.

The Pocatello/Chubbuck trade area serves over 167,000 residents in a geographic range encompassing portions of ten counties in south eastern Idaho and western Wyoming. The Yellowstone Avenue (US Highway 91) corridor serves as the retail hub for the region with shopping amenities including Pine Ridge Mall (611,332 sf) Costco, Lowes, Fred Meyer, WinCo, Wal-Mart Super Center, Home Depot, Kmart, Texas Roadhouse, Buffalo Wild Wings, Red Lobster, and others.

This area is the primary shopping destination for roughly 15,500 students and 3,400 staff at Idaho State University, which is located a few miles south of this area. The freeway system access enables the residents of Pocatello and Chubbuck to move about quickly and efficiently. You can get from one end of the community to the other in less than ten minutes.

AREA HIGHLIGHTS

- 5th in Best Quality of Life -Financial Times
- 2nd cost of doing business index -Forbes
- Top of the list of "The 10 Most Exciting Places in ID -Movoto.com
- Top 10 Micro Cities of the Future -Financial Times

MAJOR AREA EMPLOYERS

- Allstate: 500 employees
- Union Pacific: 600 employees
- Amy's Kitchen: 500 employees
- ON Semiconductor: 1,100 employees
- Portneuf Medical Center: 1,200 employees
- Idaho State University: 2,200 employees

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