

Snake River Landing

Retail For Lease

Sunnyside Road & I-15
Idaho Falls, Idaho

Property Information

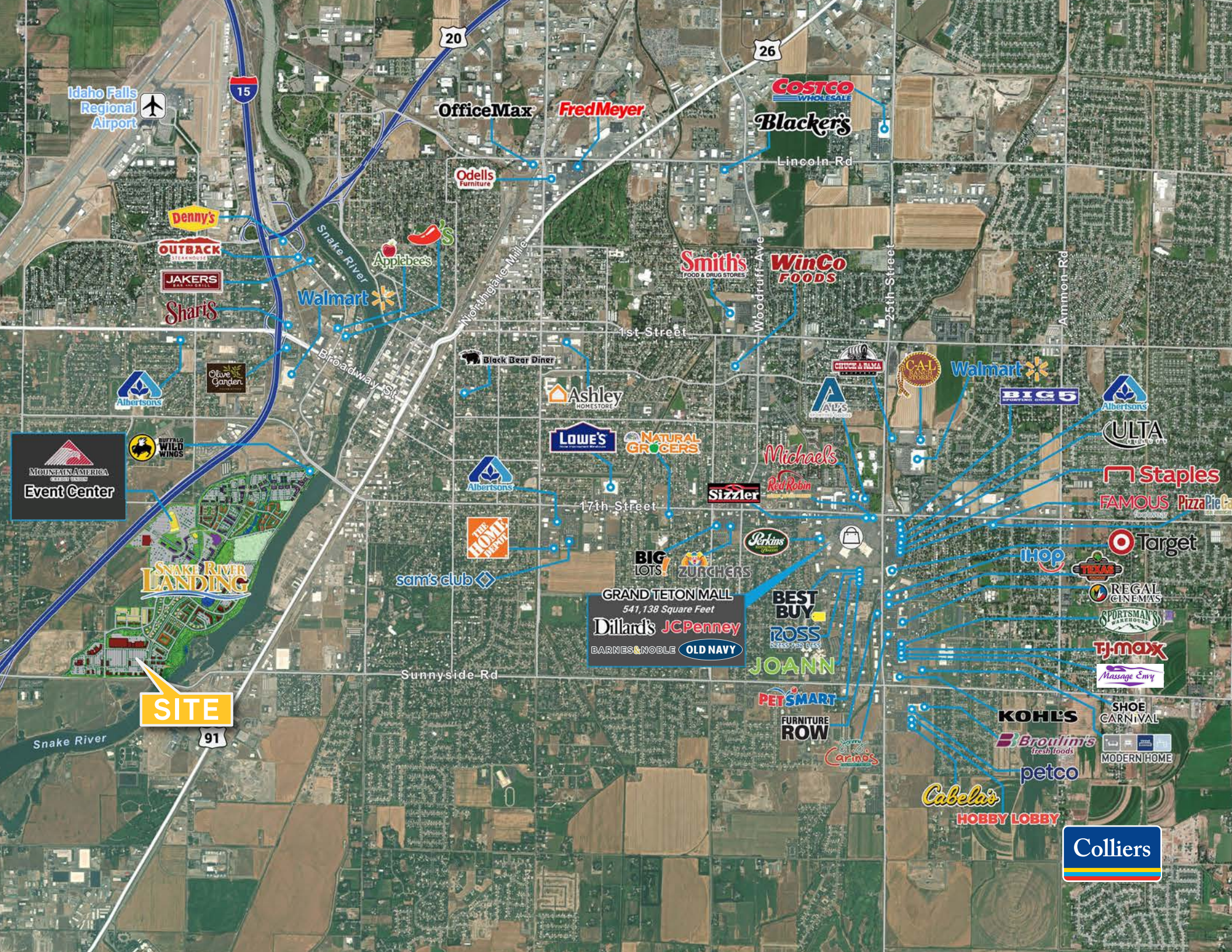
- Available: 1,200 - 160,000 SF of retail spaces with restaurant pads and out lots available for lease or purchase
- Great access off I-15 exit 116
- Walking distance to the Historical Snake River Water Falls
- Tourist traffic on Interstate 15 heading to Yellowstone, Jackson Hole and Teton National Park
- Located two miles from the Mountain America Event Center
- Within 1 mile of several hotels: Home2 Suites, Ameritel Inns, Marriott Fairfield Hotel, Holiday Inn & Suites, Hilton Garden Inn, and Best Western Hotel (2)

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Idaho Falls
Regional
Airport



Denny's

OUTBACK
STEAKHOUSE

JAKERS
BAR & GRILL

Sharis



Olive Garden



MOUNTAIN AMERICA
Event Center

Snake River
LANDING

SITE



OfficeMax

Fred Meyer

COSTCO
WHOLESALE

Blacker's

Odells
Furniture

Applebee's

Walmart

Smith's
FOOD & DRUG STORES

WinCo
FOODS

Black Bear Diner

Ashley
HOMESTORE

LOWE'S

NATURAL
GROCGERS



Michaels

Sizzler

Red Robin



Walmart

BIG 5
SPORTSWEAR



ULTA
BEAUTY

Staples

FAMOUS
PizzaPie

Target

ihop

TEXAS

REGAL
CINEMA'S

SPORTSMAN'S
WAREHOUSE

TJ-maxx

Massage Envy

KOHL'S

Broulim's
fresh foods

MODERN HOME

petco

Cabela's

HOBBY LOBBY

Colliers

sam's club

GRAND TETON MALL
541,138 Square Feet

Dillard's JCPenney

BARNES & NOBLE OLD NAVY

BIG LOTS!

ZURCHERS

Perkins

BEST BUY

ROSS
DRESS FOR LESS

JOANN

PETSMART

FURNITURE
ROW

Carino's

SHOE
CARNIVAL

Snake River Landing

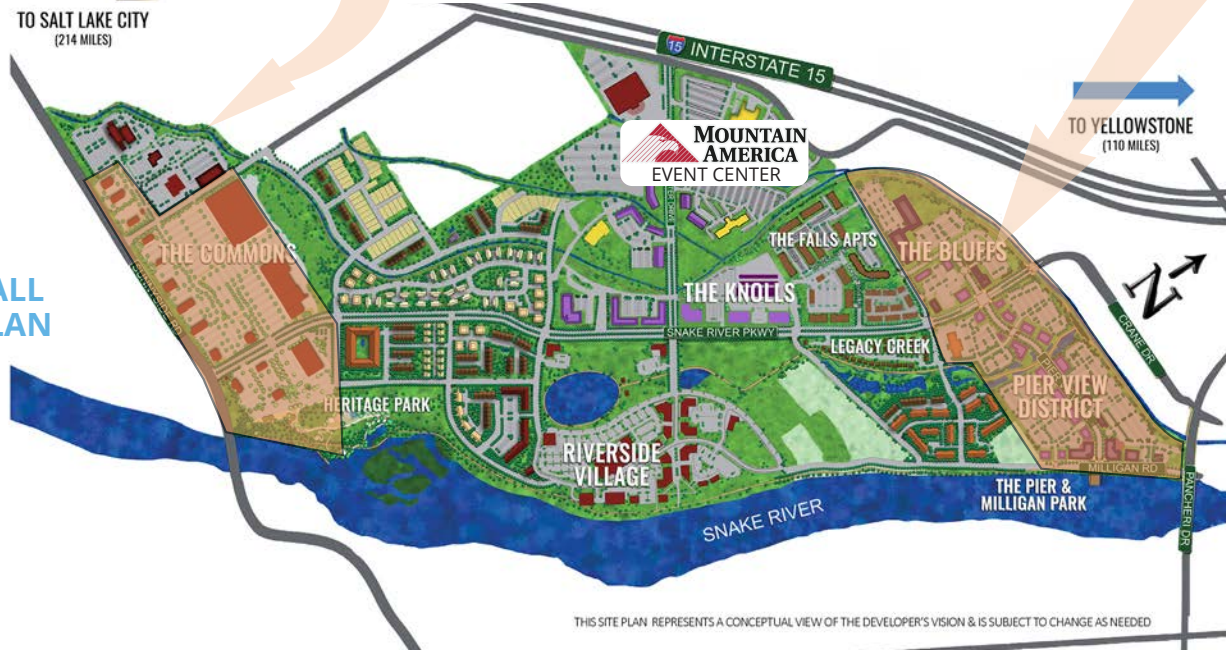
THE COMMONS SITE PLAN



PIER VIEW SITE PLAN



OVERALL SITE PLAN



- Northpoint CPA
- Horrocks Engineers
- Ball Ventures
- Kool Beanz Cafe
- Eagle Cap Executive Suites
- Love at First Bite
- PacificSource
- U.S. Senator James Risch
- Stevens Henager College
- Super Fly Fitness

THIS SITE PLAN REPRESENTS A CONCEPTUAL VIEW OF THE DEVELOPER'S VISION & IS SUBJECT TO CHANGE AS NEEDED



Building Status (Outline Color)

- Existing
- Under Construction
- Planned

Availability (Fill Color)

- Available
- LOI
- Leased





Snake River Landing | For Lease

Demographics	1 Mile	5 Mile	10 Mile
Population			
2024 Estimated	1,915	79,523	138,759
2029 Projected	2,168	84,694	147,951
Households			
2024 Estimated	757	29,465	47,612
2029 Projected	870	31,478	50,887
Income			
2024 Median HHI	\$98,771	\$77,001	\$81,787
2024 Average HHI	\$108,980	\$97,435	\$103,160
2024 Per Capita	\$39,893	\$36,058	\$35,363





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