Chubbuck, ID (Pocatello MSA)

Buckle and Bath & Body Works

Target Anchored Power Center Pad

Top 12% Shopping Center Nationwide – 3.1M Annual Visitors

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COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
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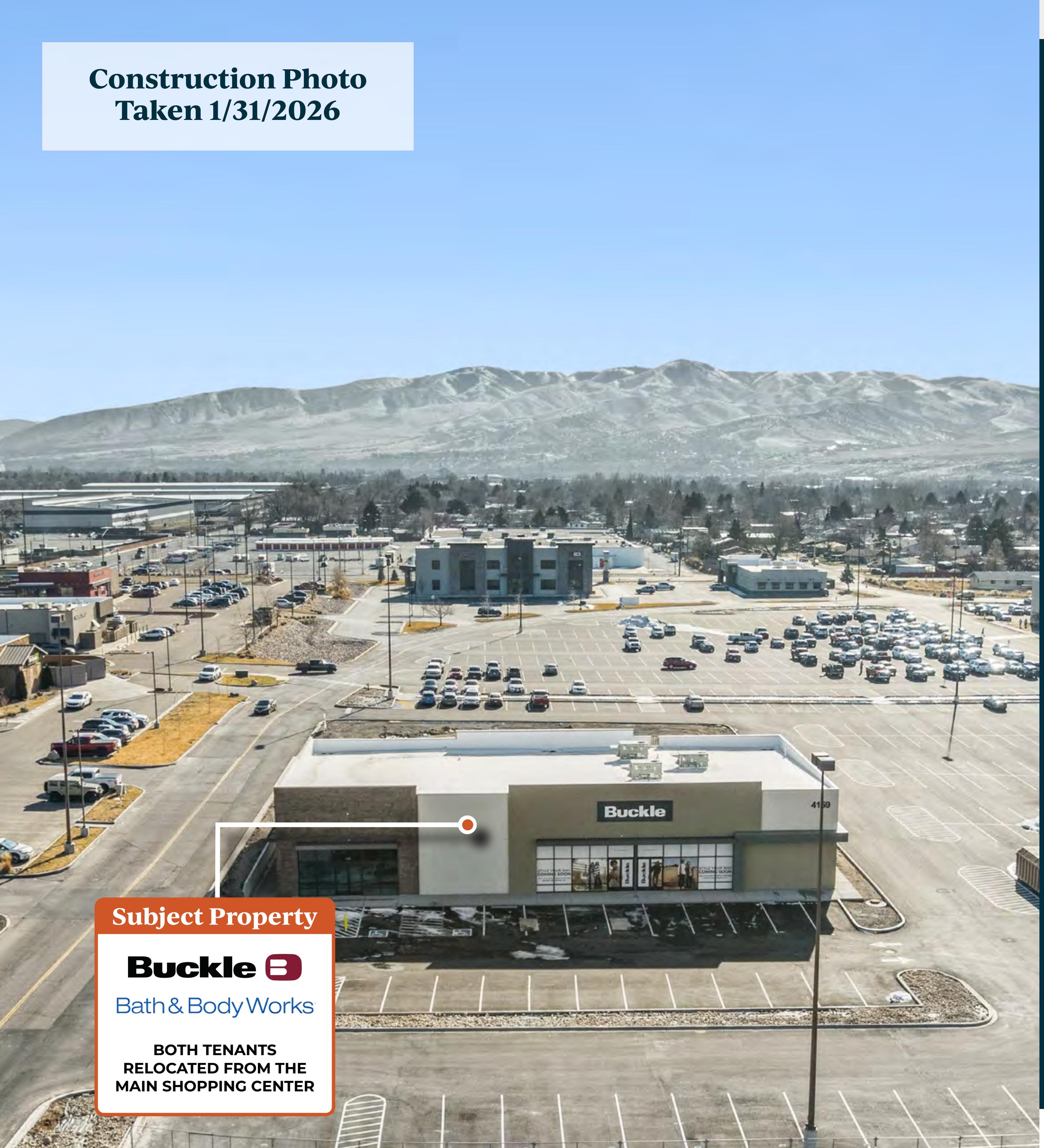


Buckle and Bath & Body Works

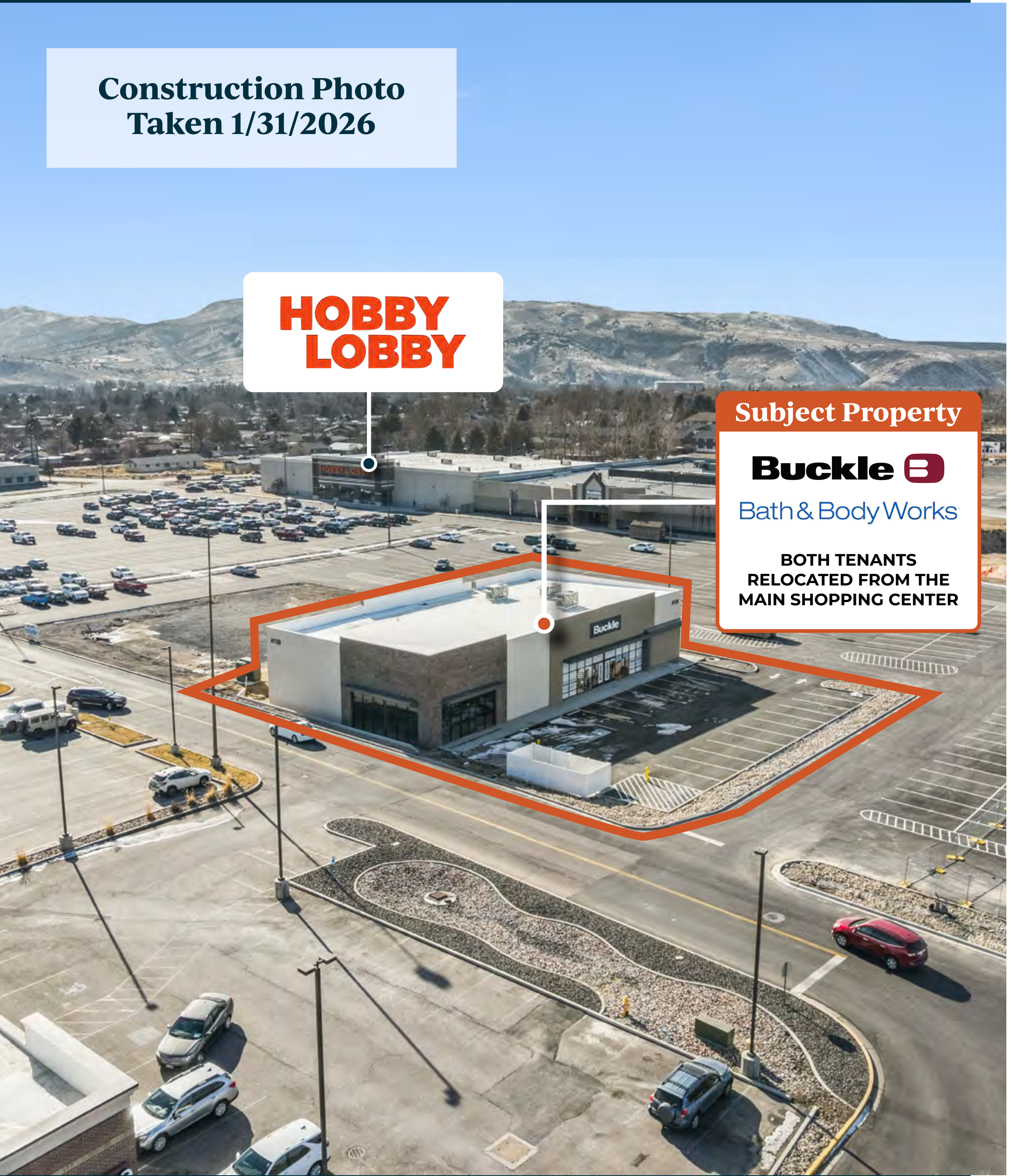
4159 Yellowstone Ave C, Chubbuck, ID 83202

PRICE: $4,751,000 **CAP RATE:** 6.40%

Price/SF	$553.92
NOI	$304,059
LEASE TYPE	Corporate NNN
LEASE TERM	10 Years
RENT INCREASES	10% Every 5 Years
BUILDING SIZE	8,577 SF
LAND AREA	0.97 AC
YEAR BUILT	2026

New construction pad to ground up Target anchored power center

The old mall was demolished to make way for a new Target, and both Buckle and Bath & Body Works relocated after **25+ year operating histories** at this site at **relatively low pad rents.** The center is now **over 95% occupied** and ranked in the **top 12%** of shopping centers nationwide in terms of annual visitors – 3.1M (per Placer.ai).



The Offering

- Both tenants signed new 10-year lease extensions after relocating from the old mall building
- New construction Target and strip buildings
- Corporate signed leases for each tenant
- Replaceable rents of $33/SF and $39/SF

Pine Ridge Mall

- 660,000+ SF of leasable area currently at 95% occupancy
- Ranked in the top 12% of shopping centers nationwide in terms of annual visitors – 3.1M (per Placer.ai)
- Other major national tenants driving traffic to the center include Hobby Lobby, C-A-L Ranch Stores, Planet Fitness, and AMC Theatres

Market Highlights

- Explosive growth submarket – estimated population increases of 14-16% within a 3, 5, and 7-mile radius over the next 5 years
- Seamless access to major highways like I-86 and US-91 and close in proximity to the Pocatello Regional Airport
- Other national tenants driving traffic to the direct trade area include Walmart, Lowe's, Dick's Sporting Goods, Home Depot, Old Navy, Ross, and TJ Maxx

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	**SQ. FT.**	**TERM YEARS**		**CURRENT RENT**	**MONTHLY RENT**	**YEARLY RENT**	**RENT/SF**
Buckle	**5,074**	**2/10/2026**	1/31/2032	**$167,442**	**$13,954**	**$167,442**	**$33.00**
	10% Increase	2/1/2032	**1/31/2037**		$15,349	$184,186	$36.30
	Option 1	2/1/2037	1/31/2042		$16,884	$202,605	$39.93
	Option 2	2/1/2042	1/31/2047		$18,572	$222,865	$43.92
Bath & Body Works	**3,503**	**6/29/2026**	6/30/2031	**$136,617**	**$11,385**	**$136,617**	**$39.00**
	10% Increase	7/1/2031	**6/30/2036**		$12,523	$150,279	$42.90
	Option 1	7/1/2036	6/30/2041		$13,776	$165,307	$47.19
	Option 2	7/1/2041	6/30/2046		$15,153	$181,837	$51.91
TOTALS:	**8,577**			**$304,059**	**$25,338**	**$304,059**	**$35.45**

The Buckle, Inc. is a specialty retailer of casual apparel, footwear, and accessories targeting fashion-conscious young men and women. Founded in 1948 and headquartered in Kearney, Nebraska, the company brings more than 75 years of operating history and operates over 440 retail stores across 42 U.S. states, primarily in regional malls and lifestyle centers. In fiscal year 2024, Buckle generated $1.218 billion in net sales and $195.5 million in net income. The company is publicly traded on the New York Stock Exchange (NYSE: BKE) and maintains a strong balance sheet with significant cash reserves, no meaningful long-term debt, and consistent profitability.

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT

Premise & Term	
Tenant	The Buckle, Inc.
Lease Guarantor	Corporate
Lease Type	NNN
Lease Term	10 Years
Rent Increases	10% Every 5 Years
Original Rent Commencement	9/23/1998
New Lease Rent Commencement	2/10/2026
Options	Two, 5-Year

Expenses	
CAM	Tenant Reimburses
Property Taxes	Tenant Reimburses
Insurance	Tenant Reimburses
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Additional Provisions	
Co-Tenancy	A "Co-Tenancy Failure" occurs if, at any time after July 1, 2027: (a) Target (the "Anchor") is not open and operating for business within the Shopping Center, or (b) less than two (2) of the following tenants: HomeGoods, Hobby Lobby, Sierra, Trader Joe's and Burlington (collectively, the "Majors") are open and operating for business within the Shopping Center. In the event of a Co-Tenancy Failure, Tenant shall have the right to pay Landlord, in lieu of Minimum Annual Rental, an amount equal to fifty percent (50%) of Minimum Annual Rental for each calendar month. In addition, if the Co-Tenancy Failure shall not have been cured within twelve (12) months from the date of such Co-Tenancy Failure, Tenant shall have the right, within sixty (60) days following the end of the twelve (12) month period, to terminate this Lease by written notice sent to Landlord and, upon a date which shall be fifteen (15) days following the date of the notice, this Lease shall cease and terminate.

Bath & Body Works®

Bath & Body Works is a leading specialty retailer of personal care and home fragrance products, including body lotions, soaps, candles, and sanitizers. Bath & Body Works, Inc. is headquartered in Columbus, Ohio. The company operates approximately 1,904 company-owned stores in the U.S. and Canada and more than 500 additional franchised international locations, supported by a strong omnichannel platform. Bath & Body Works reported approximately $7.3 billion in net sales for fiscal year 2024, reflecting its position as one of the largest specialty personal care retailers in the world.

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LEASE ABSTRACT

Premise & Term	
Tenant	Bath & Body Works, LLC
Lease Guarantor	Corporate
Lease Type	NNN
Lease Term	10 Years
Rent Increases	10% Every 5 Years
Original Rent Commencement	10/9/1999
New Lease Rent Commencement	6/29/2026
Options	Two, 5-Year
Expenses	
CAM	Tenant Reimburses
Property Taxes	Tenant Reimburses
Insurance	Tenant Reimburses
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility
Additional Provisions	
Co-Tenancy	If at any time during the Term (a) Target (the "Anchor") (or its Like Replacement) is not open and operating for business, or (b) less than two (2) of HomeGoods, Hobby Lobby, Sierra Trading Post, or Burlington (the "Key Stores") (or their Like Replacements) are open and operating for business, then the following shall apply: (a) If said condition shall exist at any time, Tenant's Basic Rent shall abate and Tenant shall pay a reduced Basic Rent equal to fifty percent (50%) of the annual Basic Rent for so long as such condition exists; and (b) If said condition continues for more than twelve (12) consecutive months, Tenant shall have the right to terminate this Lease by providing fifteen (15) days' notice to Landlord within sixty (60) days following the twelve (12) month expiration.

LEGEND

Property Boundary

8,577

Rentable SF

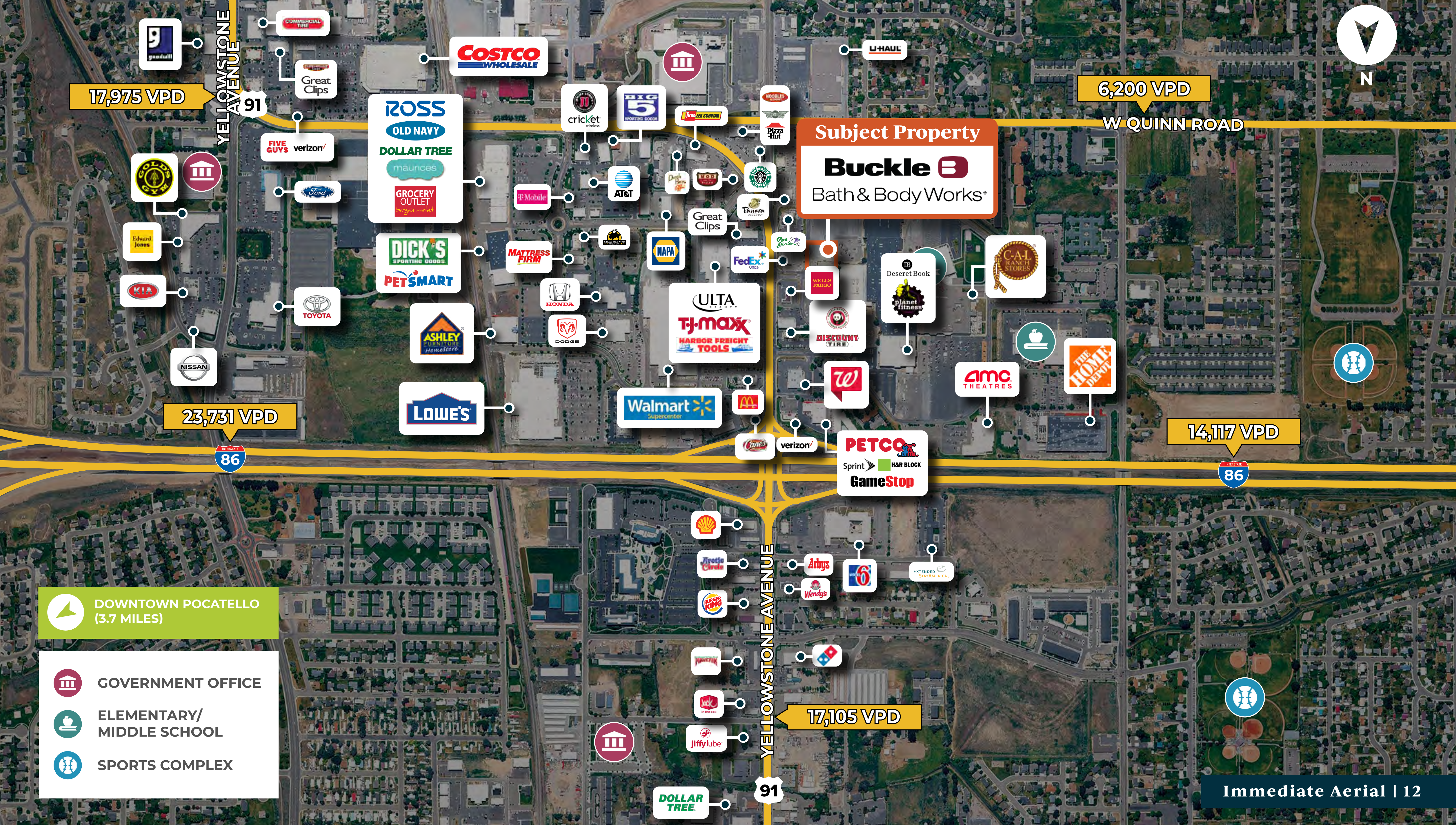
0.97

Acres

Ingress/ Egress

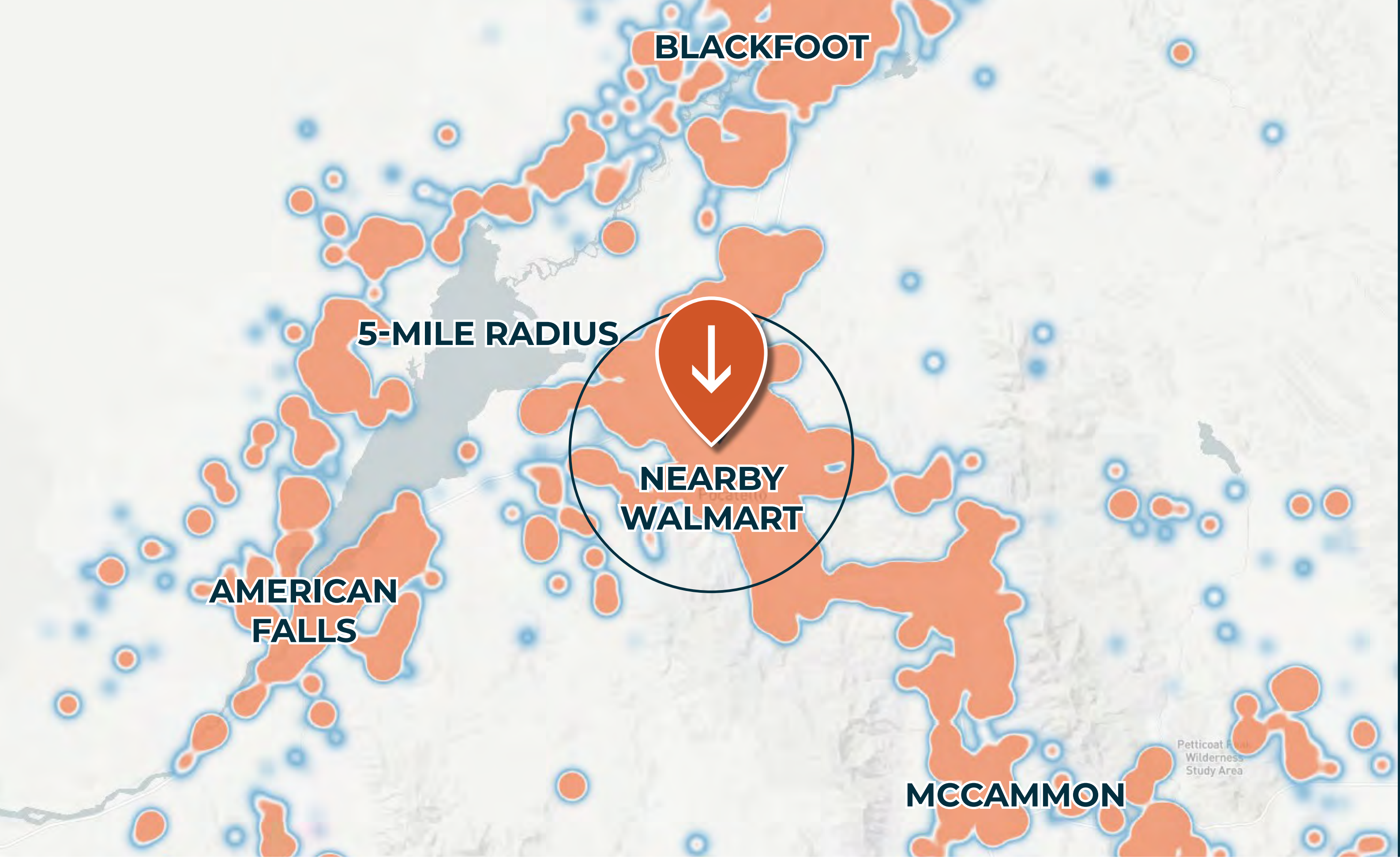
The subject property is located in a dense retail node; in addition to the Pine Ridge Mall, nearby retailers include as **Walmart, Lowe's, TJ Maxx, Dick's Sporting Goods, PetSmart, Ross Dress for Less, Old Navy, Grocery Outlet** and more


Standard Restaurant Supply
Smith's
Family Dollar
AutoZone
O'Reilly Auto Parts
Domino's Pizza
Burger King
Subway
Little Caesars
Freddy's Frozen Custard & Steakburgers
Raising Cane's Chicken Fingers
Texas Roadhouse
15
Walmart Supercenter
Lowe's
Ashley
Ross Dress for Less
Old Navy
Dick's
PetSmart
Grocery Outlet
Dollar Tree
Mattress Firm
T.J.Maxx
Shoe Station
Harbor Freight
Ulta Beauty
extended Stay America
86
motel 6
86
AMC Theatres
planet fitness
petco
GameStop
verizon
Discount Tire
Panda Express Chinese Kitchen
Wells Fargo
91
Great Clips
It's gonna be great
Olive Garden
Olive Garden
Panera Bread
Subject Property
Buckle
Bath & Body Works
CAL Ranch
vip petcare
GEM PREP POCATELLO
TARGET
ESTIMATED OPENING Q1 2027
NEW RETAILERS COMING SOON
HOBBY LOBBY



17,975 VPD
YELLOWSTONE AVENUE
91
6,200 VPD
W QUINN ROAD
N
Subject Property
Buckle
Bath & Body Works
23,731 VPD
86
14,117 VPD
86
17,105 VPD
YELLOWSTONE AVENUE
91
DOWNTOWN POCATELLO (3.7 MILES)
GOVERNMENT OFFICE
ELEMENTARY/ MIDDLE SCHOOL
SPORTS COMPLEX


N
20,478 VPD
15
91
PORTNEUF MEDICAL CENTER
Idaho State University
37,969 VPD
29,696 VPD
BANNOCK COUNTY FAIR
DOWNTOWN POCATELLO
(3.7 MILES FROM SUBJECT PROPERTY)
N 5TH AVENUE
11,646 VPD
23,731 VPD
86
DICK'S
ROSS
ASHLEY
OLD NAVY
PETSMART
COSTCO WHOLESALE
LOWE'S
Fred Meyer
WinCo FOODS
OfficeMax
SPORTSMAN'S WAREHOUSE
Ridley's
ACE Hardware
verizon
Albertsons
U-HAUL
Walmart
DOLLAR TREE
GROCERY OUTLET
ULTA
TJ•MAXX
TRACTOR SUPPLY CO
FAMILY DOLLAR
YELLOWSTONE AVENUE
10,234 VPD
Smith's
PETCO
amc THEATRES
HOBBY LOBBY
GMC
DOLLAR TREE
HONDA
FedEx
Subject Property
Buckle
Bath & Body Works
14,159 VPD
IDAHO FALLS (49 MILES)
GOVERNMENT OFFICE
ELEMENTARY/ MIDDLE SCHOOL
HIGH SCHOOL
GOLF COURSE
SPORTS COMPLEX



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Walmart** over the past 12 months. Orange shading represents the highest concentration of visits.

Visitation Data

3.1M Visits

OVER THE PAST 12 MONTHS TO THE NEARBY WALMART

51 Min

AVERAGE DWELL TIME AT THE NEARBY WALMART

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

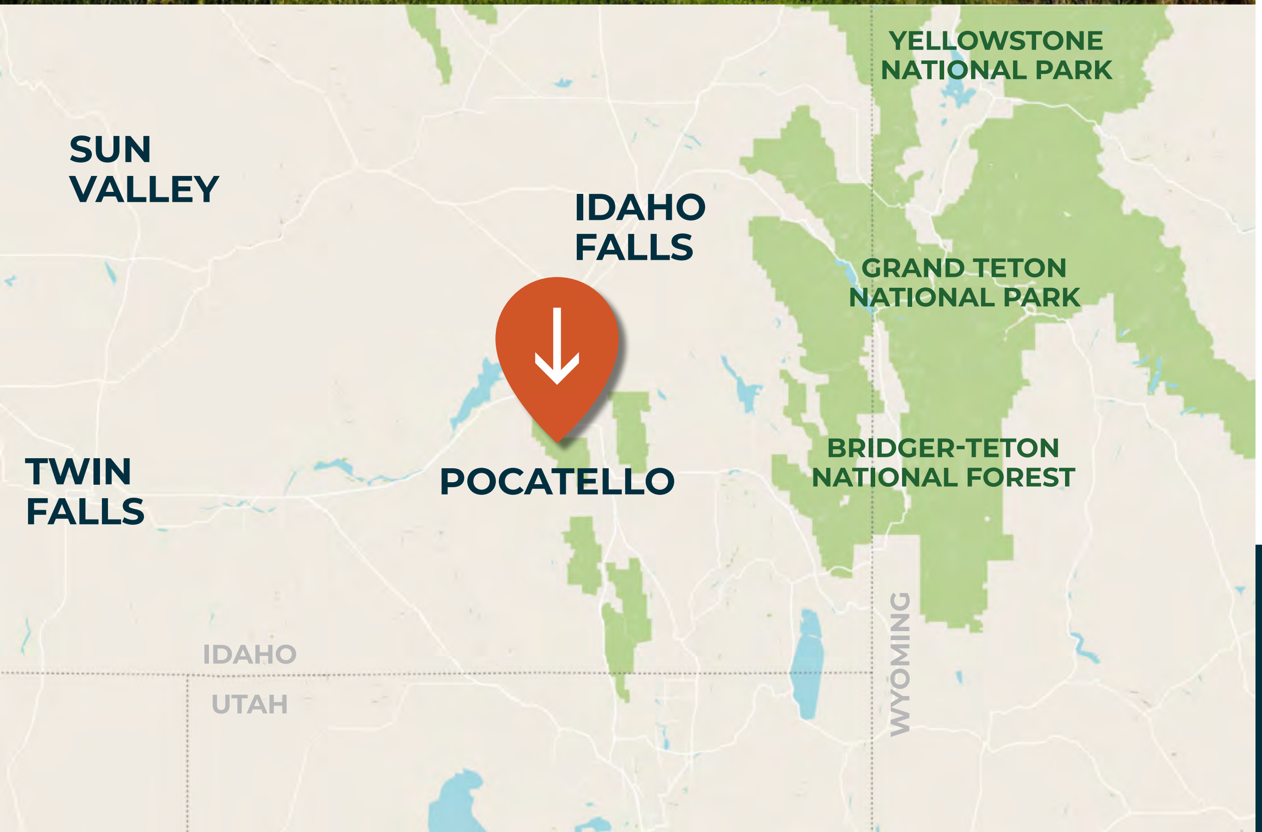
Ring Radius Population Data

	3-Mile	5-Mile	7-Mile
2025	54,991	75,073	81,777
2030 PROJ.	63,424	85,744	93,069

Ring Radius Household Income Data

	3-Mile	5-Mile	7-Mile
AVERAGE	$90,488	$89,115	$90,307
MEDIAN	$74,139	$70,332	$71,207

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Pocatello, ID

Charming, Family-Friendly

- Pocatello sits in southeastern Idaho at 4,448 feet in the Rockies' western foothills, along the historic Oregon Trail
- It is Idaho's fifth largest city with a population of approximately 58,231 and the county seat of Bannock County, with a strong small-town feel
- Family-friendly with good schools, affordable housing, and high quality of life
- Headquarters for Farm Bureau Insurance and Varsity Contractors; home to multinational employers including LA Semiconductor, Petersen, Inc., Great Western Malting, Amy's Kitchen, and ATCO Structures & Logistics
- Cultural and educational draws include Zoo Idaho, the Idaho Museum of Natural History, and the Fort Hall Replica

Outdoor Haven

- The Portneuf River – one of few rivers to flow northward – runs through Pocatello and joins the Snake River at the American Falls reservoir north of the city provide opportunities for kayaking, hiking, skiing, fishing, and trail exploration
- Pocatello is the largest city in Eastern Idaho, acting as a gateway to Yellowstone National Park, Grand Teton National Park and the Bridger-Teton National Forest

91,591

POCATELLO MSA ESTIMATED POPULATION (2025)

$4.57 Billion

POCATELLO MSA GDP

Idaho State University

~12,640

NUMBER OF STUDENTS ENROLLED 2025-2026

250

TOTAL DEGREE PROGRAMS

Idaho State University

125 Years as an Institution of Higher Learning

Overview

- Idaho State University is a Carnegie-classified high research activity, doctorate-granting institution offering more than 250 programs across seven colleges with strengths in fields including health professions, engineering, sciences, arts, and business
- The university enrolls roughly 12,640 students, supported by about 796 instructional faculty, and has an alumni network of approximately 85,000
- ISU is the state's designated lead institution in health professions, and medical education
- The university collaborates closely with Idaho National Laboratory, including a dedicated facility for critical materials research, enabling joint appointments and hands-on research opportunities for faculty and students

UNIVERSITY WEBSITE

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