

RETAIL PAD WITH DRIVE-THRU CAPABILITY | FOR SALE OR LEASE

EDMARK PLAZA LOT 9

3110 CLEVELAND BLVD | CALDWELL, ID 83607



Logos for Caribee's, Starbucks, Jersey Mike's, Allstate, and Arctic Circle.

48,000 VPD
McDonald's logo

RETAIL/FLEX
COMING SOON

SITE

ACCESS

ACCESS

ACCESS

FIREHOUSE SUBS
FOUNDED BY FIREMEN
PLANNED RETAIL
ALSO FOR LEASE/BTS

PIZZA PAPA JOHN'S

TOK
COMMERCIAL



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OFFERING DETAILS

PROPERTY ADDRESS	3110 Cleveland Blvd Caldwell, ID 83605
PROPERTY TYPE	Retail Pad
ZONING	Service Commercial
LOT SIZE	36,122 SF
TOTAL PRICE	\$722,440
PRICE/SF	\$20.00/SF
LEASE RATE	CONTACT AGENT

HIGHLIGHTS

- Rare Cleveland Blvd frontage with drive-thru capability.
- Ample cross-accessed parking.
- Near signalized intersection.
- Surrounded by national retailers.
- Multiple access points.
- Flexible Layouts

PERFECTLY SITUATED ON HEAVILY TRAFFICKED ARTERIAL





POPULATION
72,293
3 MI. RADIUS



HISTORIC ANN. GROWTH
21.5%
PAST 5 YEARS



AVG. HOUSEHOLD INC.
\$86,111
3 MI. RADIUS

Caldwell is the fastest growing city in the state. It has experienced a 21.5% increase in population over the past five years. Furthermore, it ranked 51st nationally among the fastest-growing cities. The city's commercial and industrial growth has outpaced even its residential growth, with a 40% increase in valuation according to the Canyon County assessor.

boost mobile RITE AID Chevron
 LES SCHWARZ F&B SCHUBERT & BEAN Sanchar
 Jacolime SUBWAY TACO BELL DQ
 McDonald's Albertsons NAPA True Value
 metro by T-Mobile Scallis boost LIKE NU



RAM Jeep DODGE CHRYSLER
 THE SOCIETY OF ST. VINCENT DE PAUL CALIBER COLLISION D-B SUPPLY

GameStop AT&T TAKE 5
 MAVERIK Valvoline Samsom Wellman THEATRES
 metro DUTCH BROS T SUBWAY
 DOLLAR TREE GROCERY OUTLET Freddy's Jack
 AW Sanchar Kentucky Fried Chicken Little Caesars

Caldwell Executive Airport

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