

TOK
COMMERCIAL



**GANDOLFO'S
DELI**

712 ARTHUR

CALDWELL, ID 83605

DOWNTOWN CALDWELL RETAIL SPACE FOR SUBLEASE

PROPERTY DETAILS

SUBMARKET:	Caldwell	PARKING:	Street
AVAILABLE:	Immediately	SUBLEASE THRU:	10/31/2026
BLDG TYPE:	Retail	LEASE TYPE:	NNN
BLDG SIZE:	5,140 SF	EST. NNN:	\$5.91/SF

AVAILABLE SPACE

SPACE	RSF	RATE	MONTHLY RATE
Suite 712	1,678 SF	\$25.13/SF (NNN)	\$4,340

CONTACT AGENT FOR SHOWING

PROPERTY HIGHLIGHTS

Newly renovated building, Class A interior finishes

Unbeatable downtown Caldwell location with plaza frontage

Hard to find second generation this size, ready to move in

Abundance of downtown street parking and shared public lots.

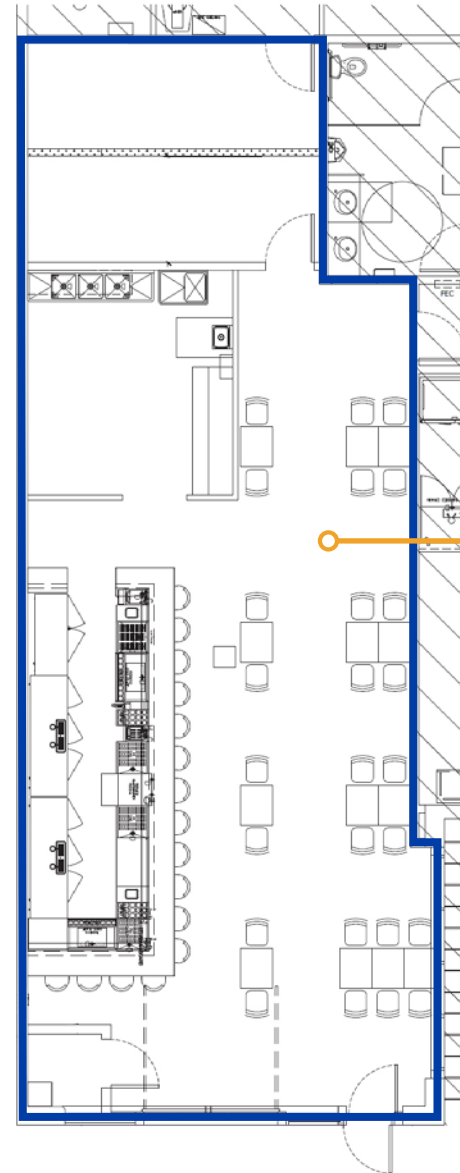
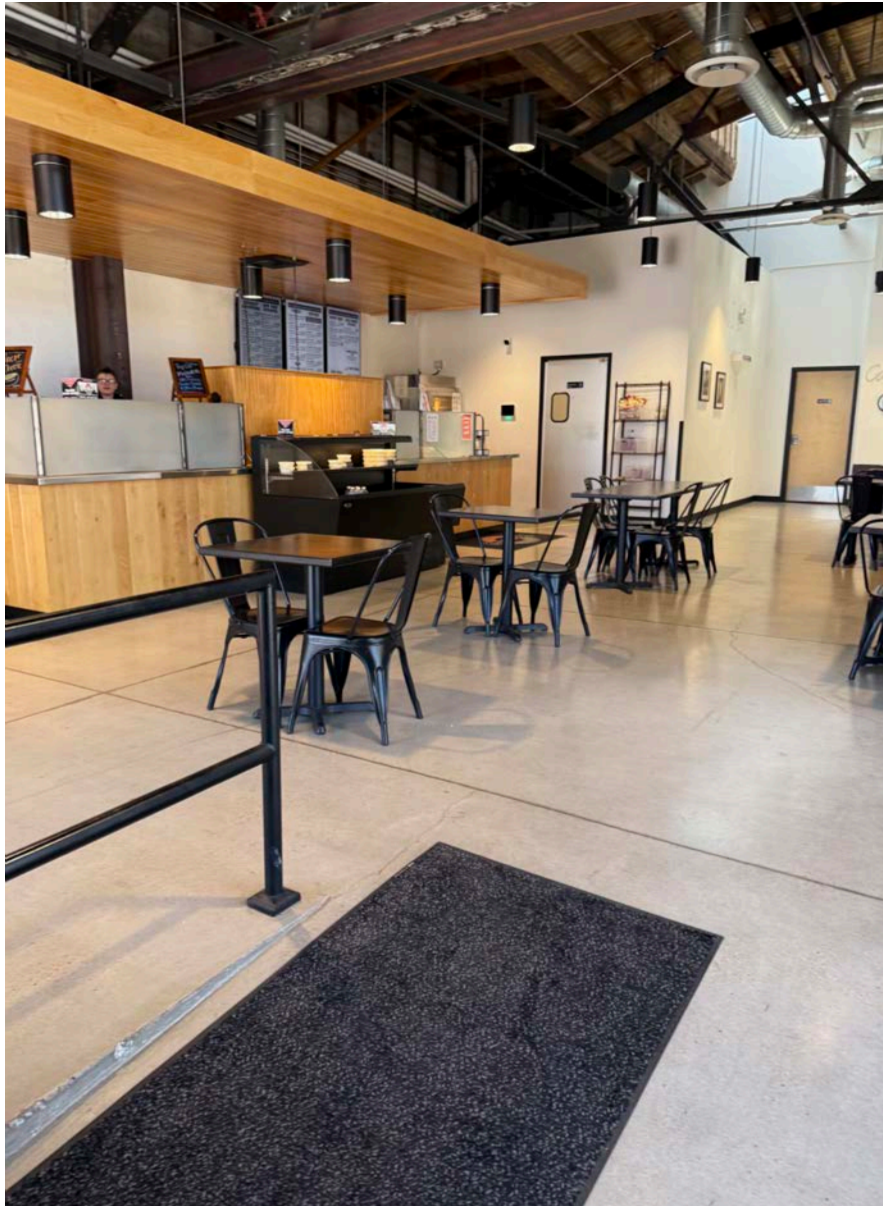


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FLOOR PLAN



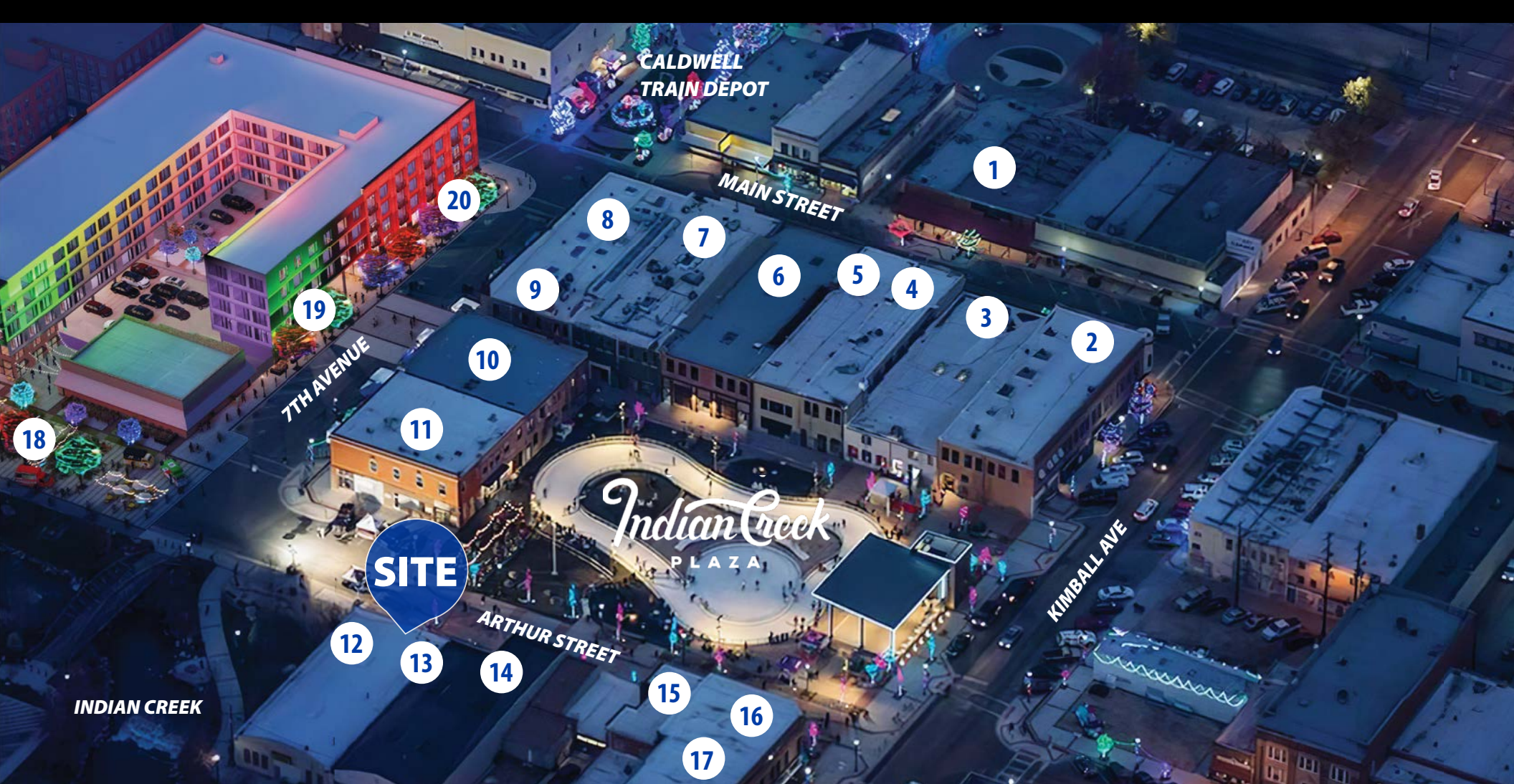
SUITE 712
1,678 SF

712 ARTHUR

UPDATED: 10.17.2025

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CALDWELL
TRAIN DEPOT

MAIN STREET

7TH AVENUE

KIMBALL AVE

ARTHUR STREET

SITE

Indian Creek
PLAZA

INDIAN CREEK

1 INDIAN CREEK STEAKHOUSE

2 BELLA BLUE BOUTIQUE

3 OAKES BROTHERS MAIN ST. MKTPLCE



7 HARMON EVENT CENTER



11 PRIME SPORTS MED



15 RUBY BLOOM FLORAL + GIFTS



19 BUBBLY FACIAL BAR COMING SOON



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PRIME
SPORTS MED

WINE
DOWN



BOND & BEVEL



HARMON
EVENT CENTER



BELLA BLUE
BOUTIQUE



OAKES BROTHERS
MAIN ST. MKTPLCE



KINDRED
VINEYARDS & WINERY

GRIT



RUBY BLOOM
FLORAL + GIFTS



SITE

S 12TH AVE



INDIAN CREEK
STEAKHOUSE

CLEVELAND BLVD

BLAINE ST

TILIAN
Calhwell

TREASURE VALLEY
COMMUNITY COLLEGE

MAIN ST

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CALDWELL · IDAHO

Indian Creek

PLAZA

Indian Creek Plaza is the centerpiece of downtown Caldwell, Idaho — a vibrant, community-driven gathering space that has redefined the city's core. Opened in 2018, the 57,000-square-foot plaza was developed as part of Caldwell's downtown revitalization efforts and designed by GGLO to create a year-round destination for residents and visitors alike. Anchored along the restored Indian Creek, the plaza combines modern urban design with small-town charm, offering a welcoming environment that encourages community connection and local engagement.

Located at the intersection of Kimball Avenue and Arthur Street, Indian Creek Plaza is surrounded by local restaurants, breweries, and boutique shops that have flourished as the area's foot traffic and visibility have grown. The space features a large performance stage, outdoor seating areas, splash pads, and an ice-skating ribbon that transforms the plaza into a winter attraction each year. It's also home to Caldwell's signature events — from summer concerts and farmers markets to winter festivals — drawing hundreds of thousands of visitors annually.

Managed by Destination Caldwell, the plaza has become a driving force in the city's economic and cultural resurgence. In its first year alone, it was estimated to generate more than \$2.7 million in local economic activity. Today, Indian Creek Plaza stands as a model of successful placemaking, offering a lively mix of recreation, entertainment, and commerce that continues to strengthen Caldwell's sense of community and identity within the Treasure Valley.



550,000
YEARLY VISITORS



300+
ANNUAL EVENTS



370+
DOWNTOWN SURROUNDING
BUSINESSES