

4913 CLEVELAND BLVD

Caldwell, Idaho 83605

Caldwell Commons - Office, Retail, Flex Space Opportunity / For Sale & Lease



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OF RETAIL**

**CUSHMAN &
WAKEFIELD**
PACIFIC
COMMERCIAL REALTY ADVISORS



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RETAIL BUILDING

AVAILABLE

1,950 SF UP TO 5,000 SF

LEASE RATE

Negotiable, Dependent Upon Use, Terms & Size

SALE PRICE

\$345,000 - 0.359 ACRES

BUILDING TYPE

Single or Multi-Tenant

T.I. ALLOWANCE

Custom Build-Out Available

Contact Julie Kissler for Details

OFFICE/RETAIL/FLEX WAREHOUSE

AVAILABLE

1,625 SF UP TO 8,000 SF

BUILD-TO-SUIT RATE

Negotiable, Dependent Upon Use, Terms & Size

SALE PRICE

\$235,000 - 0.672 ACRES

BUILDING TYPE

Single or Multi-Tenant

T.I. ALLOWANCE

Custom Build-Out Available

Contact Stephen Fife for Details

LISTING FEATURES

- Office, Retail & Flex spaces available in the Caldwell Commons mixed-use development - last 2 remaining lots breaking ground soon
- Custom build-out options available, contact agent for details and lease rates and terms
- Current Tenants in the development include Dollar Tree, Freddy's Frozen Custard & Steak Burgers, Grocery Outlet, Subway, Einstein's Oillery, Sherwin Williams, Todays Dentistry, Primary Health, Idaho Central Credit Union and a State Liquor Store
- Conveniently located on the north east corner of Ustick Road and Cleveland Boulevard, between Nampa and Caldwell
- Located on a hard corner at a signalized intersection with high visibility, great traffic counts, and easy access in/out of site
- Proposed Ustick and I-84 Interchange will provided added value in the near future
- Surrounding business include Walmart, Payless, Maverick, medical services, restaurants, banks and loan centers

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RETAIL BUILDING

1,950 SF UP TO 5,000 SF - Lease Rate Negotiable

Sale Price: \$345,000 - 0.359 ACRES

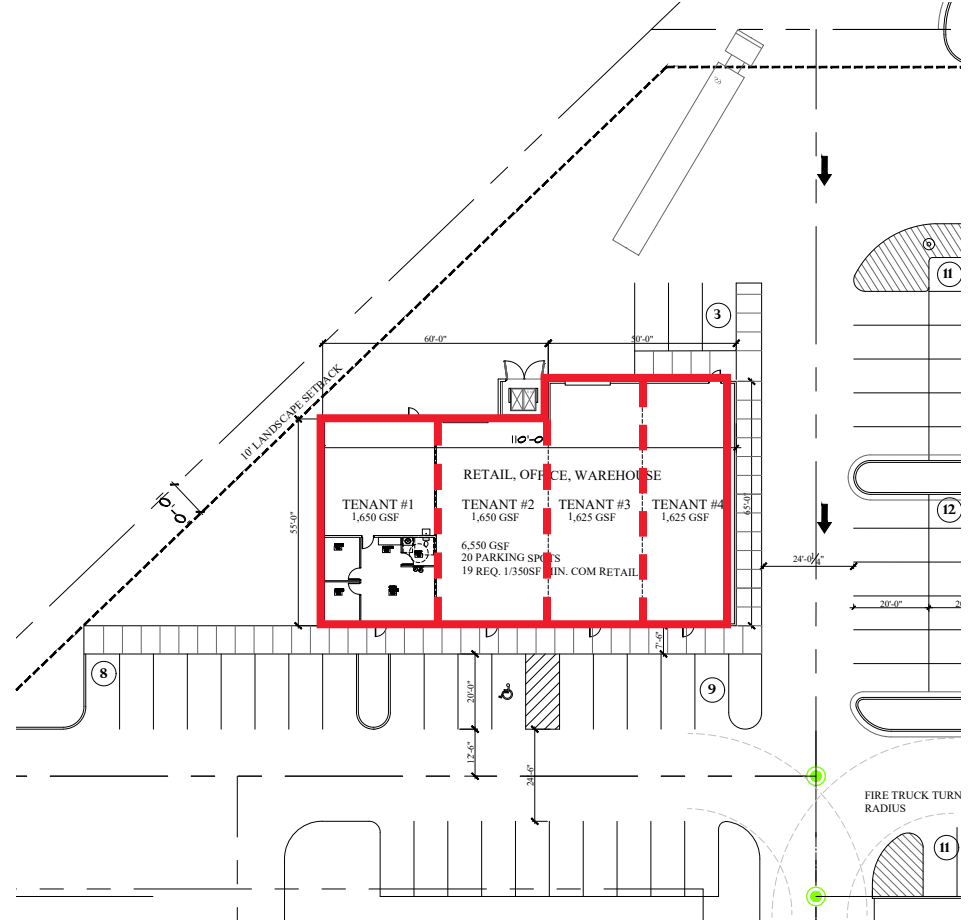
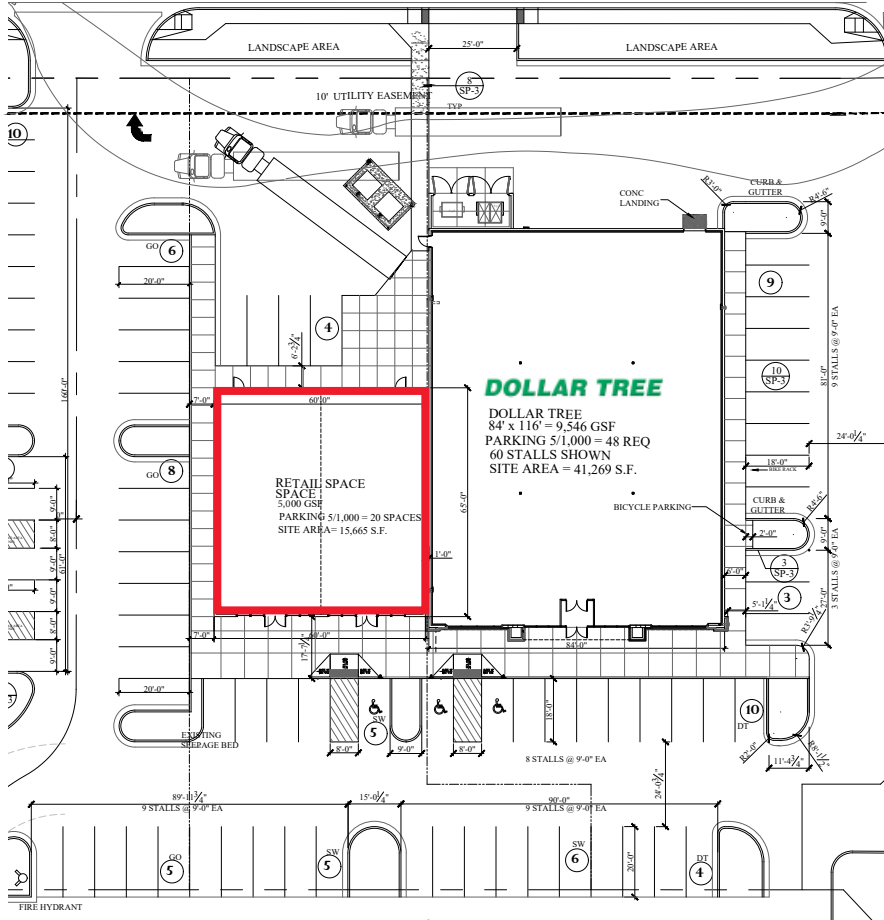
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- LOCATED IN A HIGH GROWTH AREA IN CALDWELL -

In the identified area, the current year population is 93,423. In 2010, the Census count in the area was 78,434. The rate of change since 2010 was 2.14% annually. The five-year projection for the population in the area is 103,143 representing a change of 2.00% annually from 2018 to 2023.



	1 mile	3 miles	5 miles
Population			
2000 Population	2,985	24,141	48,812
2010 Population	6,350	44,160	78,434
2018 Population	7,265	53,623	93,423
2023 Population	8,008	59,426	103,143
2000-2010 Annual Rate	7.84%	6.23%	4.86%
2010-2018 Annual Rate	1.65%	2.38%	2.14%
2018-2023 Annual Rate	1.97%	2.08%	2.00%
2018 Male Population	49.0%	49.5%	49.4%
2018 Female Population	51.0%	50.5%	50.6%
2018 Median Age	27.8	29.5	31.2

Households			
2000 Households	949	8,472	17,190
2010 Households	1,881	14,136	26,093
2018 Total Households	2,098	16,834	30,545
2023 Total Households	2,305	18,549	33,559
2000-2010 Annual Rate	7.08%	5.25%	4.26%
2010-2018 Annual Rate	1.33%	2.14%	1.93%
2018-2023 Annual Rate	1.90%	1.96%	1.90%
2018 Average Household Siz	3.46	3.10	3.00

Average Household Income			
2018 Average Household Income	\$50,721	\$53,723	\$54,887
2023 Average Household Income	\$57,256	\$62,029	\$63,500
2018-2023 Annual Rate	2.45%	2.92%	2.96%

Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	226	1,264	2,374
Total Employees:	2,211	15,723	30,103

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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