

# TOK

COMMERCIAL

# TROLLEY SQUARE

921 ARTHUR STREET / CALDWELL, ID 83605



**PRIME  
NEW RETAIL SPACE  
FOR LEASE**

**NOW OPEN!**



## CONTACT

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## HIGHLIGHTS

- **Prime Caldwell location** in front of the new Luxe Reel Theatre.
- Located **in the heart of Caldwell**, near the Indian Creek Plaza development.
- Excellent exposure, **directly off the 10th Street Nampa exit.**
- Great visibility, at the hard corner of 10th Ave and Arthur Street, to **over 16,000 vehicles per day.**

## DETAILS

<b>SPACE:</b>	<b>RSF:</b>	<b>RATE:</b>
Space A	1,056 SF	\$22.00, NNN
Space B	1,308 SF	\$22.00, NNN

*\*Option to combine space A and Space B for 2,364 SF - See floor plan*

**GENEROUS T.I. ALLOWANCE AVAILABLE!**

LOCATED IN THE HEART OF CALDWELL



### PROPERTY INFORMATION

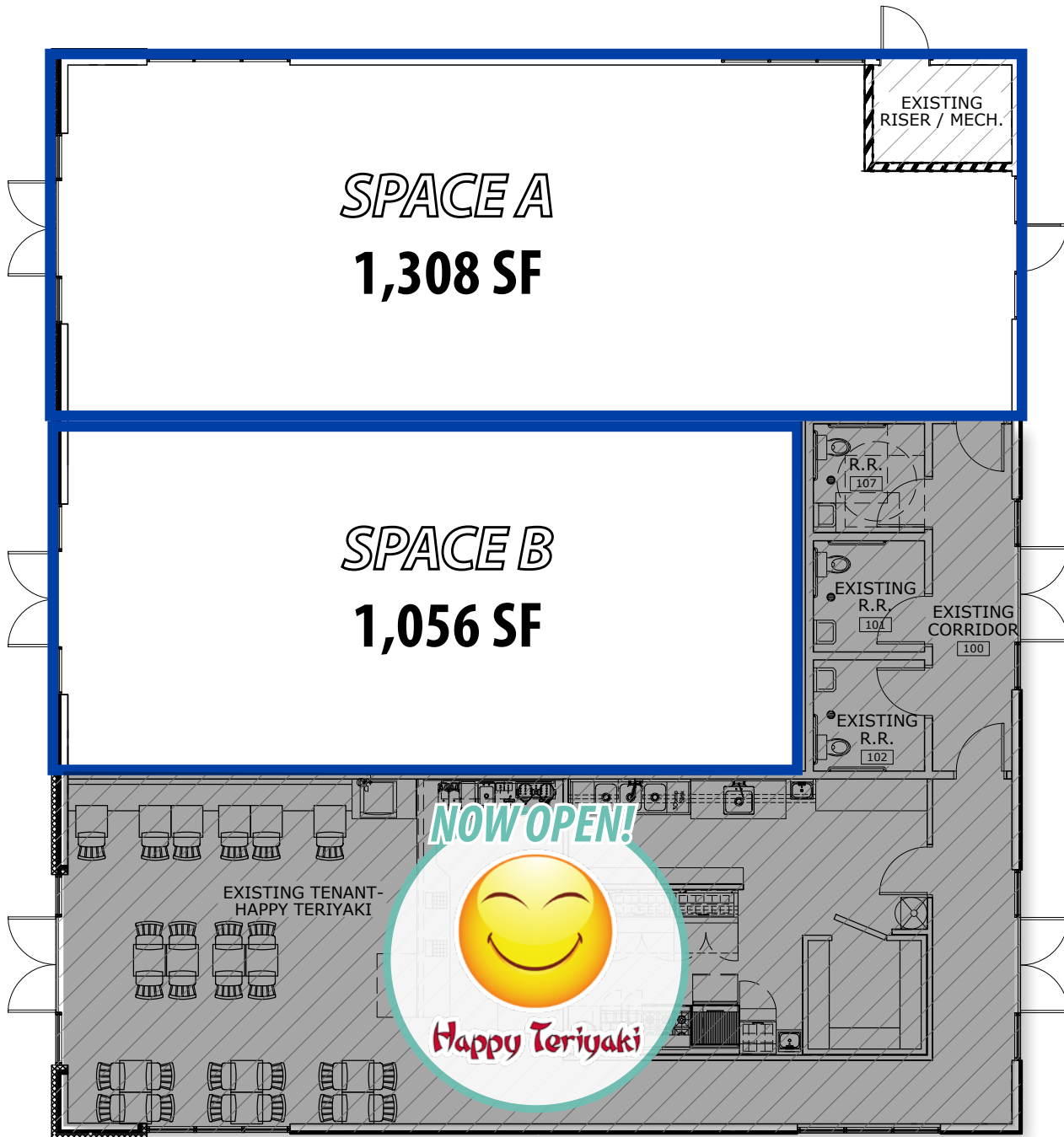
**Submarket:** Caldwell Boulevard  
**Available:** Immediately  
**Bldg Type:** Retail  
**Bldg Size:** 4,000 SF

**Parking:** Ample On-Street  
**Lease Term:** 5-10 Years  
**Lease Type:** NNN  
**Est. 2020 NNN:** \$5.00/SF

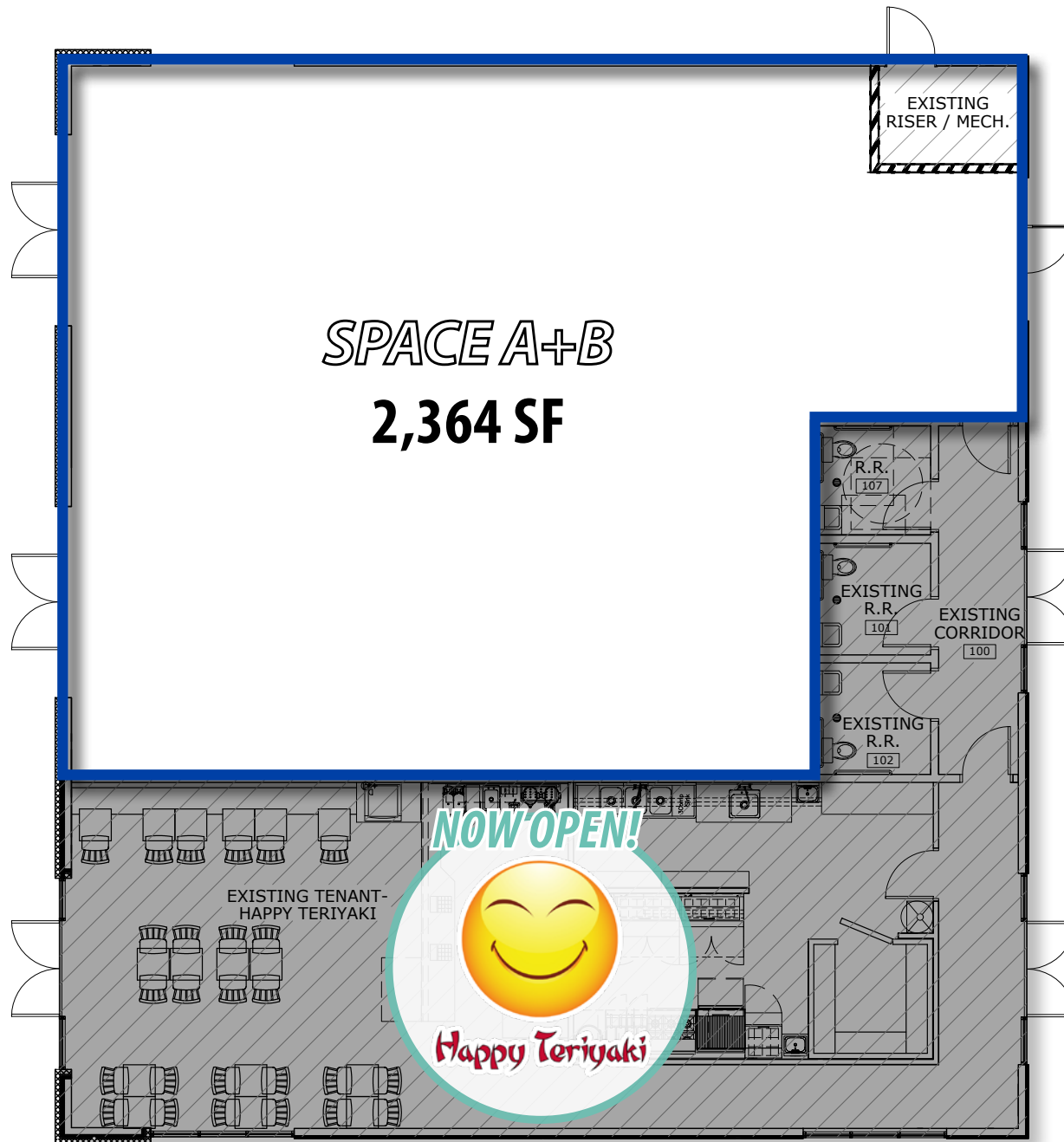
### DEMOGRAPHICS

2021	1 Mi.	3 Mi.	5 Mi.
<b>Population:</b>	11,064	45,167	82,473
<b>Avg HH Income:</b>	\$45,171	\$60,186	\$63,713
<b>Total Households:</b>	3,694	14,961	27,114

TROLLEY SQUARE



FLOOR PLAN  
**OPTION 1**



FLOOR PLAN  
**OPTION**  
**2**

CALDWELL · IDAHO

# Indian Creek

PLAZA

**The Indian Creek Plaza** is the development of an urban square in downtown Caldwell, Idaho. The site is located in the core area of the downtown retail district along intersecting streets, and is strategically located adjacent to the newly restored Indian Creek to be built at the corner of Kimball and Arthur Streets, also referred to as King's Corner.

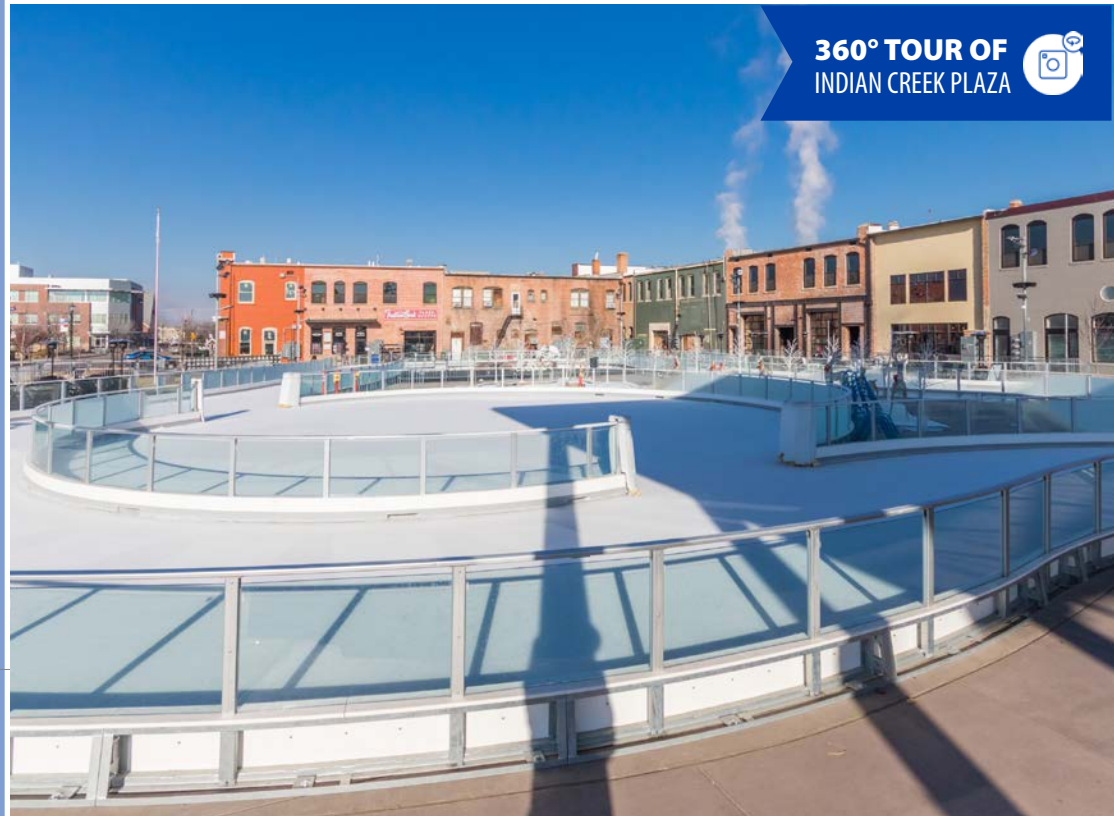
Caldwell is home to Indian Creek Park which is one of the most stunning city-center parks in the Western United States.

Indian Creek Plaza will monetize and grow assets in Caldwell while leveraging and celebrating wineries and farm-to-fork growers that call Caldwell home. A successful downtown plaza, will make Caldwell an area full of life through 200+ days of programmed events each year. Indian Creek Plaza is strategically positioned to be a catalyst for new investment in downtown Caldwell district. It will be a year round attraction for community festivals, events and family enjoyment.

## **Economic Impact Projections** [1st Year of Operation]

- \$2.7 Million in Economic Impact to the Caldwell Community
- 330,000 Patrons

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### Caldwell Tiers

- BID Parcels
- Tier 1 (Core) - \$30,607,900
- Tier 2 - (Outer) \$46,306,320
- ROW

GIS  
Geographic Information System

CANYON COUNTY  
IDAHO

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# CALDWELL'S BUSINESS IMPROVEMENT DISTRICT

A business improvement district (BID) is a designated area within which property owners pay a fee in order to fund improvements within the district's boundaries. It will be administered by Destination Caldwell with a BID Board comprised of downtown property owners who have a vested interest in downtown.

The Downtown Caldwell BID provides partial funding for the operations of Indian Creek Plaza, including, but not limited to, management and staffing, scheduling, marketing, beautification and programming of year-round events at the Plaza. In 2019, Destination Caldwell estimated that 200,000 people were drawn to downtown Caldwell specifically to participate in 315 events, activities, or ice skating days at Indian Creek Plaza. The annual traffic on the 7th Street pedestrian bridge, tracked by the Community Planning Association of Southwest Idaho (COMPASS), saw traffic increase to 395,144 bridge crossings in 2019, up 39% from 283,766 in 2018.

All properties within the Downtown Caldwell Business Improvement District are subject to an annual assessment from the City of Caldwell that will be passed through to Destination Caldwell for the management and operations of Indian Creek Plaza. Property owners located within the district's boundaries will receive the assessment via the City of Caldwell. Assessments are billed in January and are due in full by March 1st.



# EXCELLENT EXPOSURE FROM FREEWAY EXIT TRAFFIC

