



2609 S. 10TH AVENUE

Caldwell, ID 83605



**CUSHMAN &
WAKEFIELD**

**100% LEASED INVESTMENT
FOR SALE**

PROPERTY HIGHLIGHTS



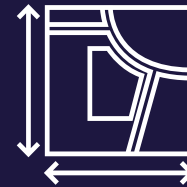
\$2,100,000

SALE PRICE



7,121 SF

BUILDING SIZE



0.6 ACRES

LAND AREA



**C-1 NEIGHBORHOOD
COMMERCIAL**

ZONING



\$132,656

NOI



6.32%

CAP



**BY APPOINTMENT
ONLY**

SHOWING

LISTING

FEATURES

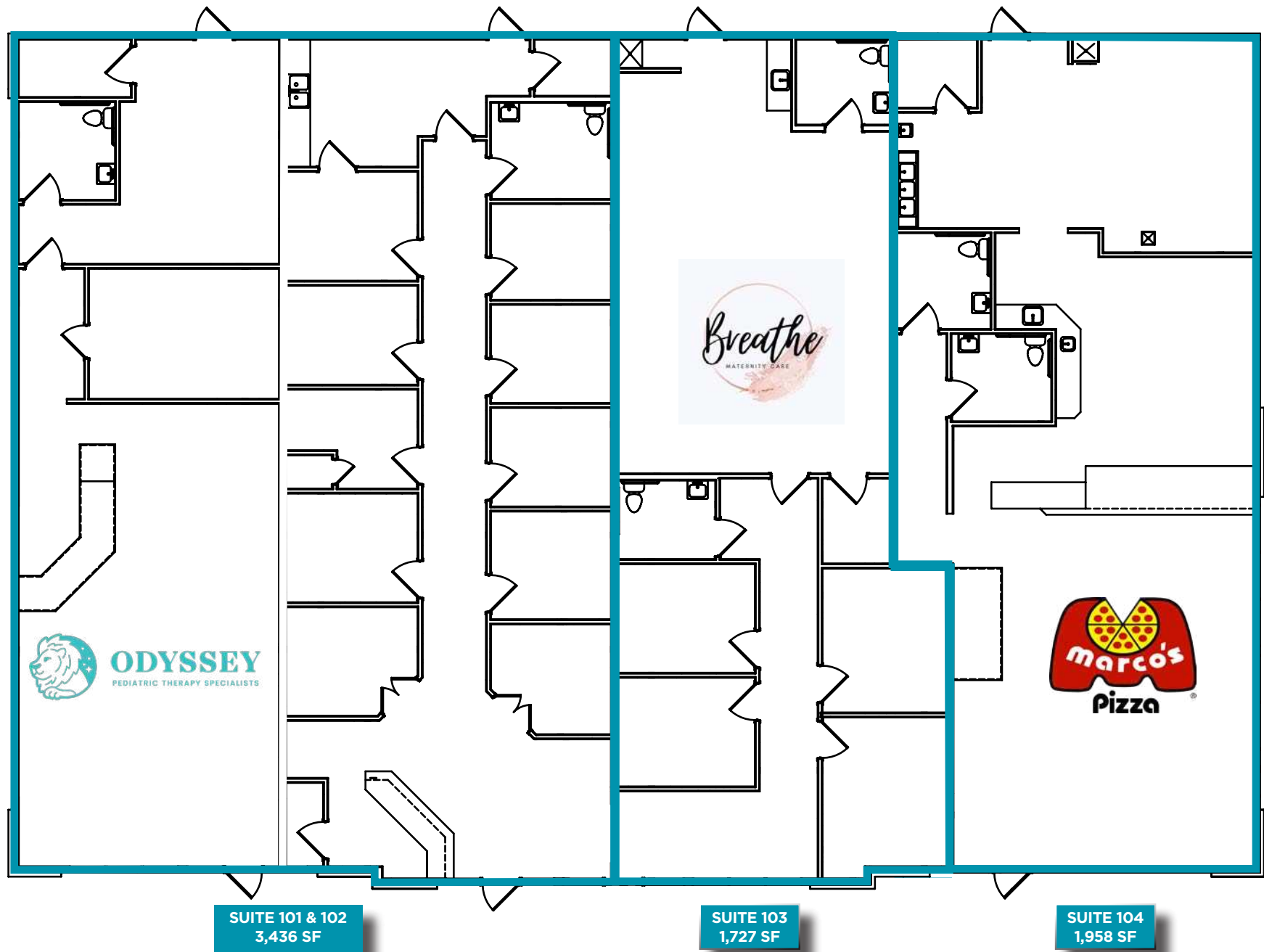
- Multi-tenant professional office/medical and retail building
- Interstate 84 access from 10th Avenue
- 5 minutes from Downtown Caldwell
- Easy access from anywhere in the Treasure Valley
- Ample on-site parking, with 28 stalls for clients and staff
- Part of a professionally designed and well-maintained business park
- The property is in a C-1 zoning area - Neighborhood Commercial
- Surrounded by residential communities and various professional services & retailers

PROPERTY SUMMARY

Sale Price	\$2,100,000.00
Lease Type	NNN
Building Size	7,121 SF
APN	R3579011500
Type	Multi-Tenant Office/Medical & Retail
Zoning	C-1 Neighborhood Commercial
Year Built	2007
Land Area	0.6 Acres
NOI	\$132,656 - 6.32% Cap
Parking Spaces	28 stalls



FLOORPLAN



OFFICE

INTERIOR



OFFICE

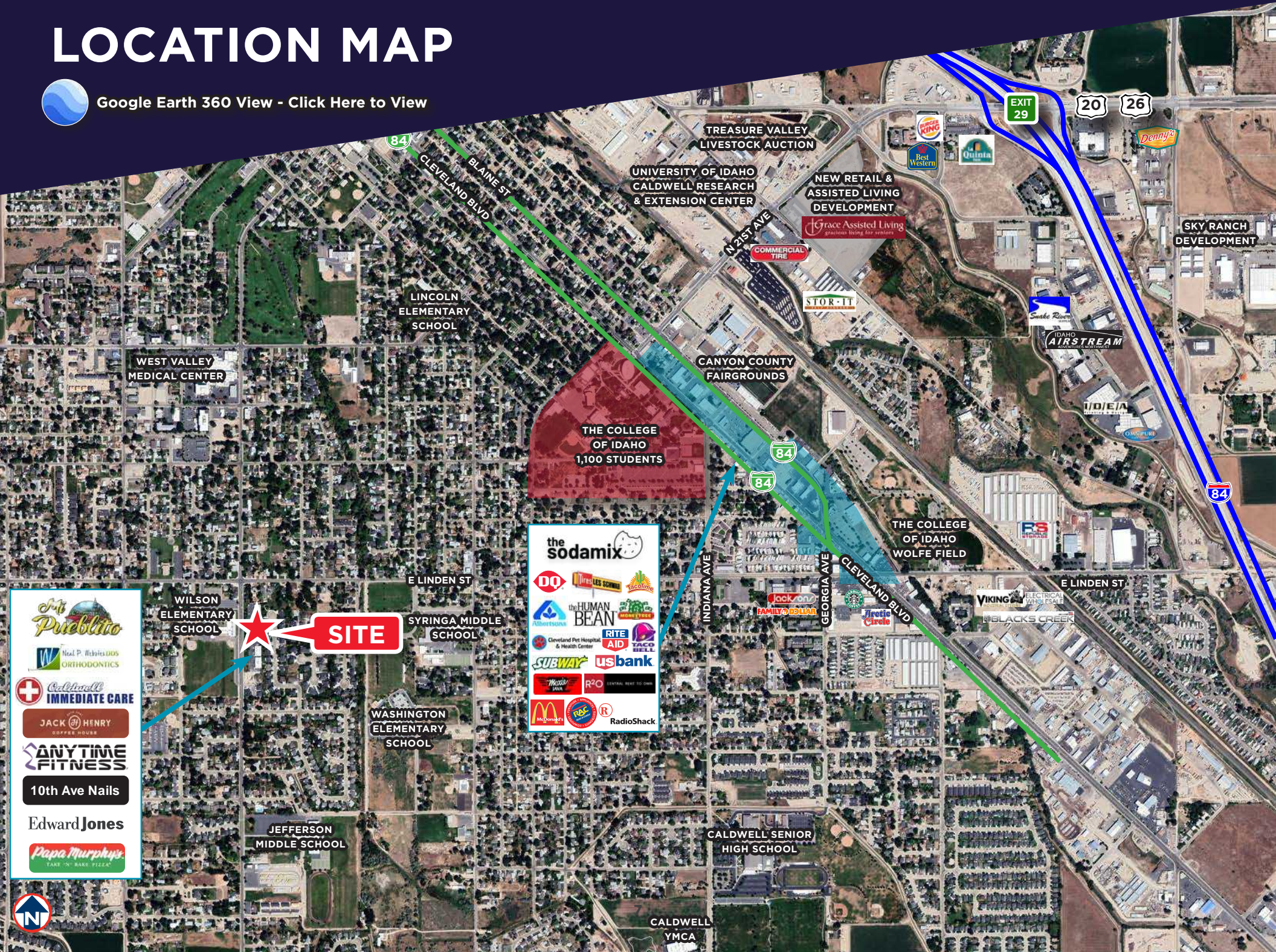
INTERIOR



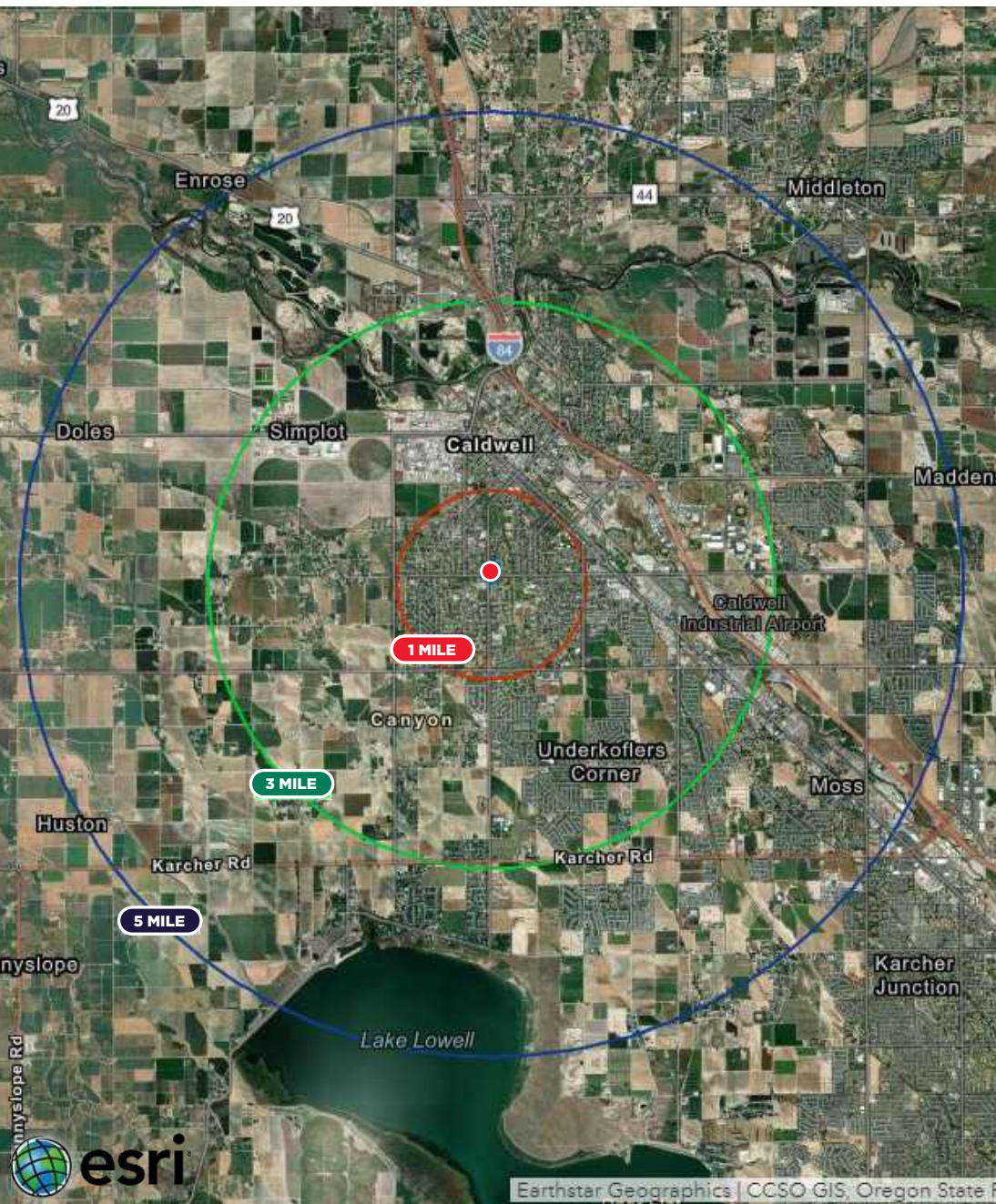
LOCATION MAP



Google Earth 360 View - [Click Here to View](#)



DEMOGRAPHICS



In the identified area, the current year population is 86,170. In 2020, the Census count in the area was 74,545. The rate of change since 2020 was 3.47% annually. The five-year projection for the population in the area is 98,431 representing a change of 2.70% annually from 2023 to 2028.



13,094
1 MILE
POPULATION



\$65,947
1 MILE
MEDIAN INCOME



36
1 MILE
MEDIAN AGE



51,215
3 MILE
POPULATION



\$64,806
3 MILE
MEDIAN INCOME



33
3 MILE
MEDIAN AGE



86,170
5 MILE
POPULATION



\$70,454
5 MILE
MEDIAN INCOME



33
5 MILE
MEDIAN AGE

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2029. Esri converted Census 2000 data into 2010 geography.



AGENTS:

BRAYDON TORRES

Associate
Office | Leasing Agency
+1 208 207 9485
braydon.torres@cushwake.com

JENNIFER MCENTEE

Senior Director
Office | Capital Markets
+1 208 287 9495
jennifer.mcentee@cushwake.com

BREE WELLS

Director
Office | Capital Markets
+1 208 287 9492
bree.wells@cushwake.com

999 West Main Street, Ste 1300
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.