



# 2609 S. 10TH AVENUE

Caldwell, ID 83605



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

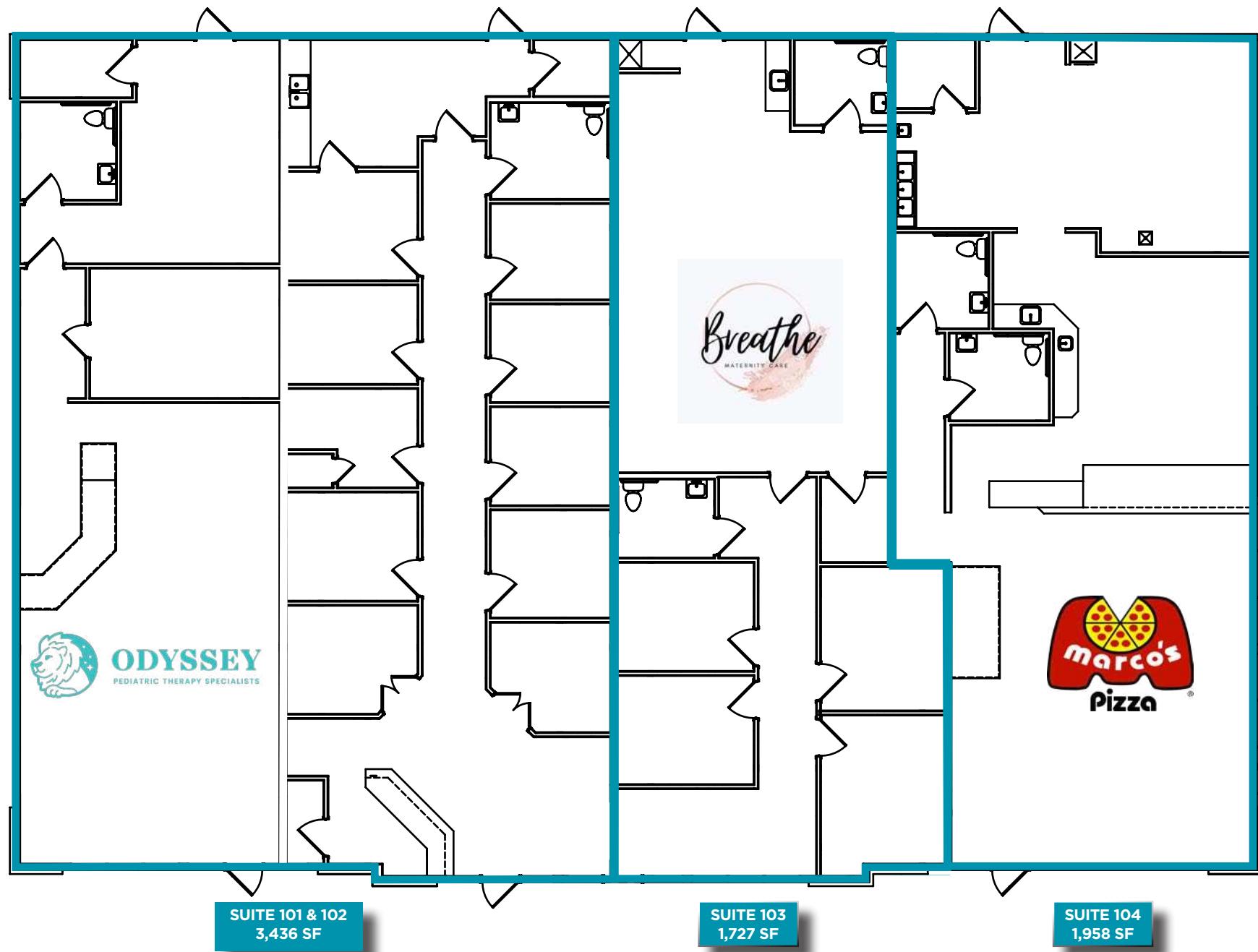
- Multi-tenant professional office/medical and retail building
- Interstate 84 access from 10th Avenue
- 5 minutes from Downtown Caldwell
- Easy access from anywhere in the Treasure Valley
- Ample on-site parking, with 28 stalls for clients and staff
- Part of a professionally designed and well-maintained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

### PROPERTY SUMMARY

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



# FLOORPLAN



# OFFICE INTERIOR



# OFFICE INTERIOR



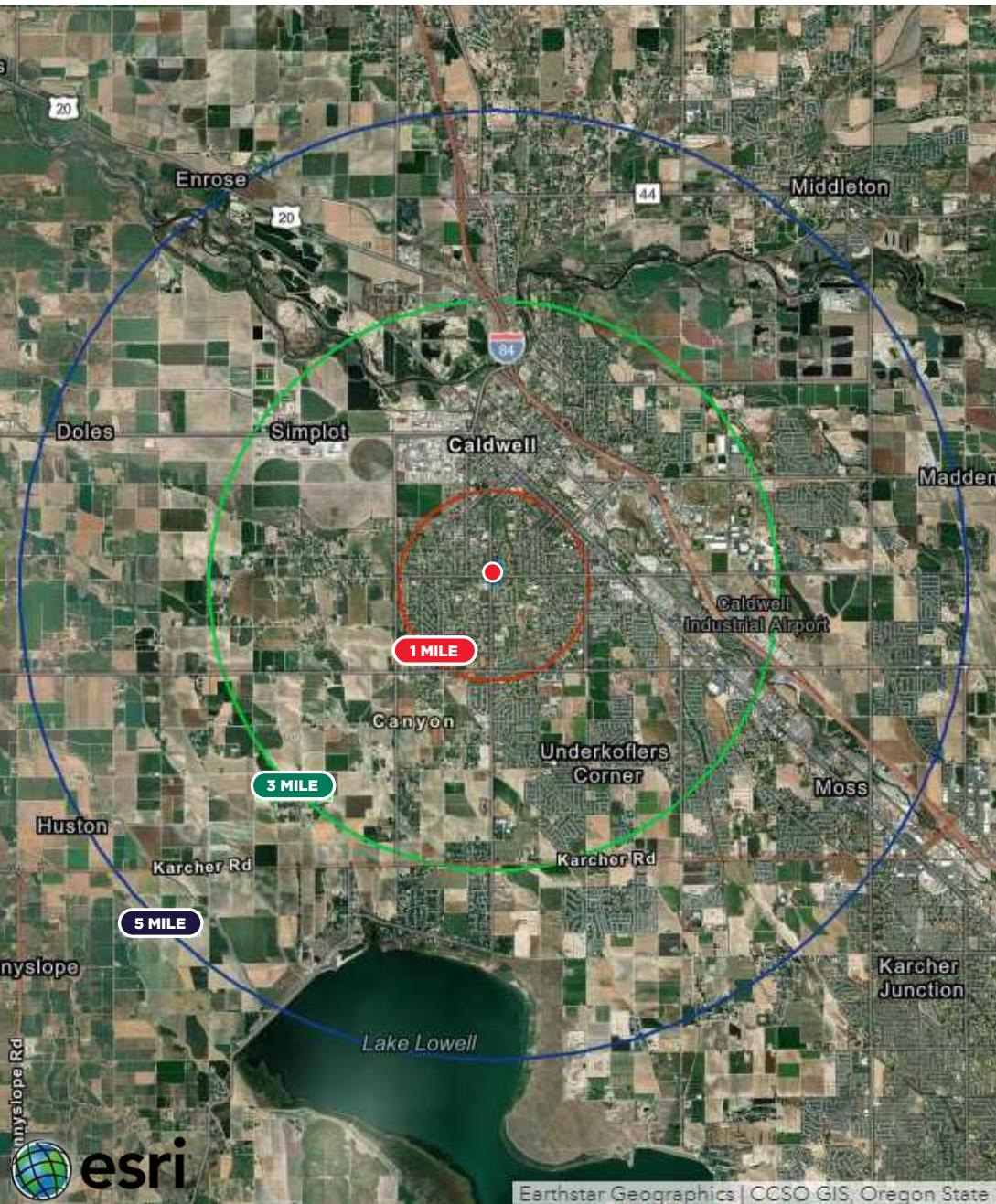
# LOCATION MAP



**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:

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### **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.mcabee@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**

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