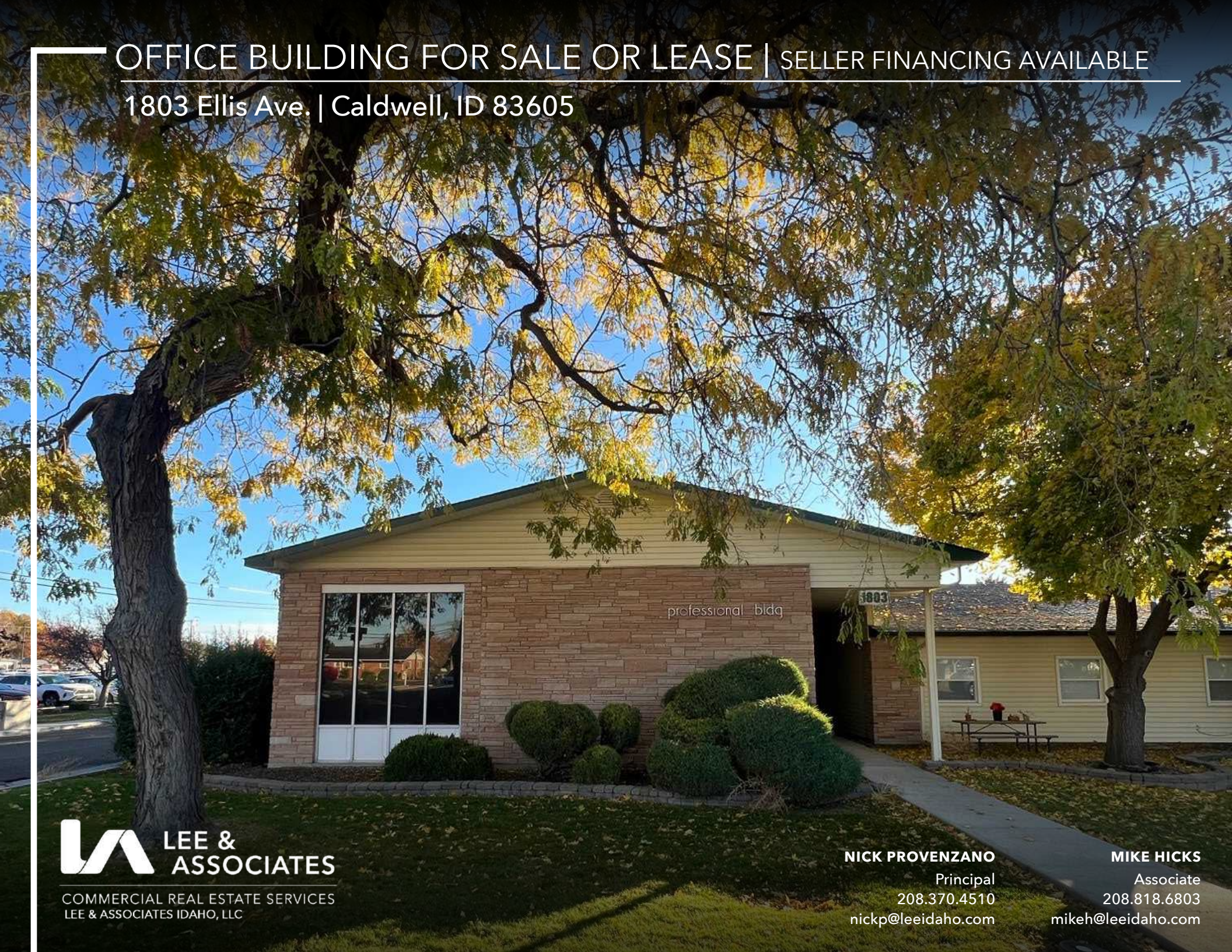
OFFICE BUILDING FOR SALE OR LEASE | SELLER FINANCING AVAILABLE

1803 Ellis Ave. | Caldwell, ID 83605



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

NICK PROVENZANO
Principal
208.370.4510
nickp@leeidaho.com

MIKE HICKS
Associate
208.818.6803
mikeh@leeidaho.com

PROPERTY DETAILS

SALE PRICE	**$925,000.00**
LEASE RATE	**$5,200 /mo**
LEASE TYPE	**NNN**
SITE AREA	**0.28 AC**
BUILDING SIZE	**6,749 SF**
AVAILABLE	**Feb, 1st 2026**
MARKET	**Caldwell**
ZONING	**H-D / Hospital District**
PARCEL	**R0271100000**

Seller Financing: Contact agents for details.

Showings: Contact agent for instructions.
PLEASE DO NOT DISTURB TENANT.

CLICK HERE FOR VIRTUAL TOUR

EXECUTIVE SUMMARY

Lee & Associates is pleased to present an exceptional opportunity to acquire a well-appointed office building located in the heart of Caldwell, adjacent to West Valley Medical Center.

This property features a versatile floor plan with multiple private offices, generous storage areas, and flexible configurations suitable for a wide range of professional or medical uses. Its prime location, strong visibility, and adaptable design make it an excellent choice for investors or owner-users seeking to establish or expand their operations in a thriving and convenient setting.

CONVENIENT ACCESS

ATTRACTIVE SELLER FINANCING TERMS

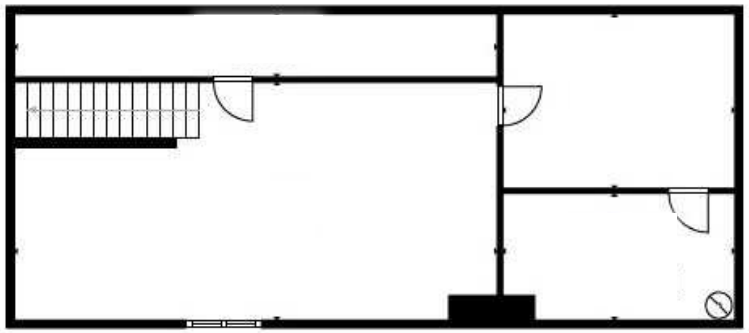
PRIME CALDWELL LOCATION

AVAILABLE FEBRUARY 1ST, 2026

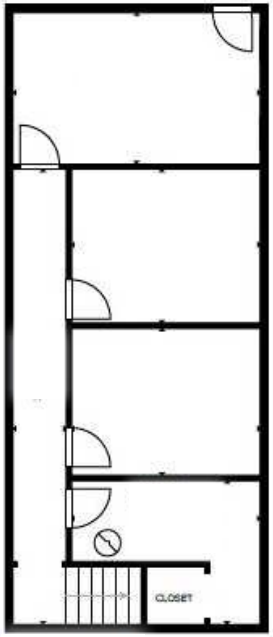
INVESTMENT / OWNER-USER OPPORTUNITY

VERSATILE FLOOR PLAN

FLOOR PLAN



Space 1



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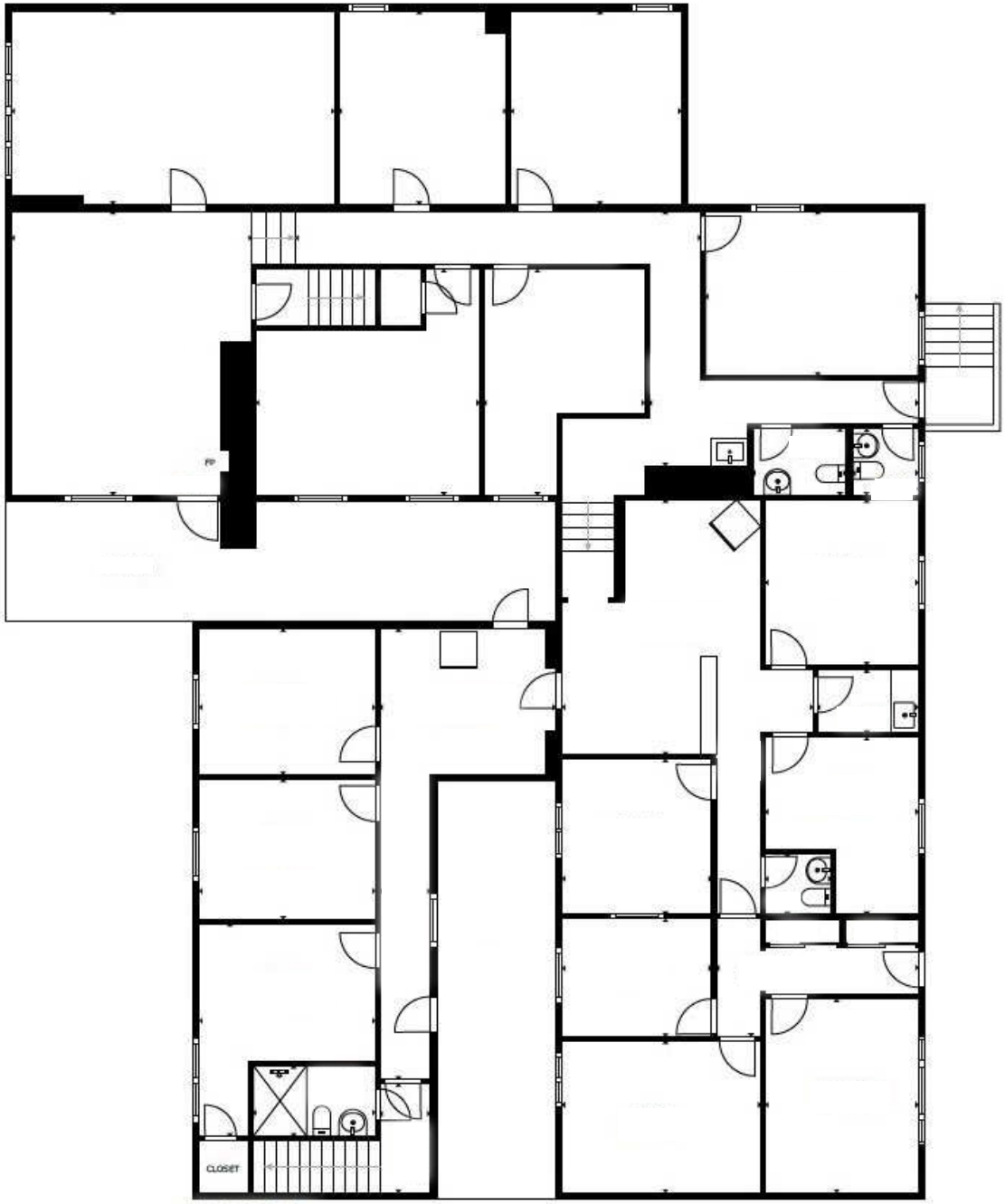


Space 2

Gross Area (SF):
Building SF: 6,749 SF
Total: 6,749 SF

LOCATION MAP

PROXIMITY TO AMENITIES

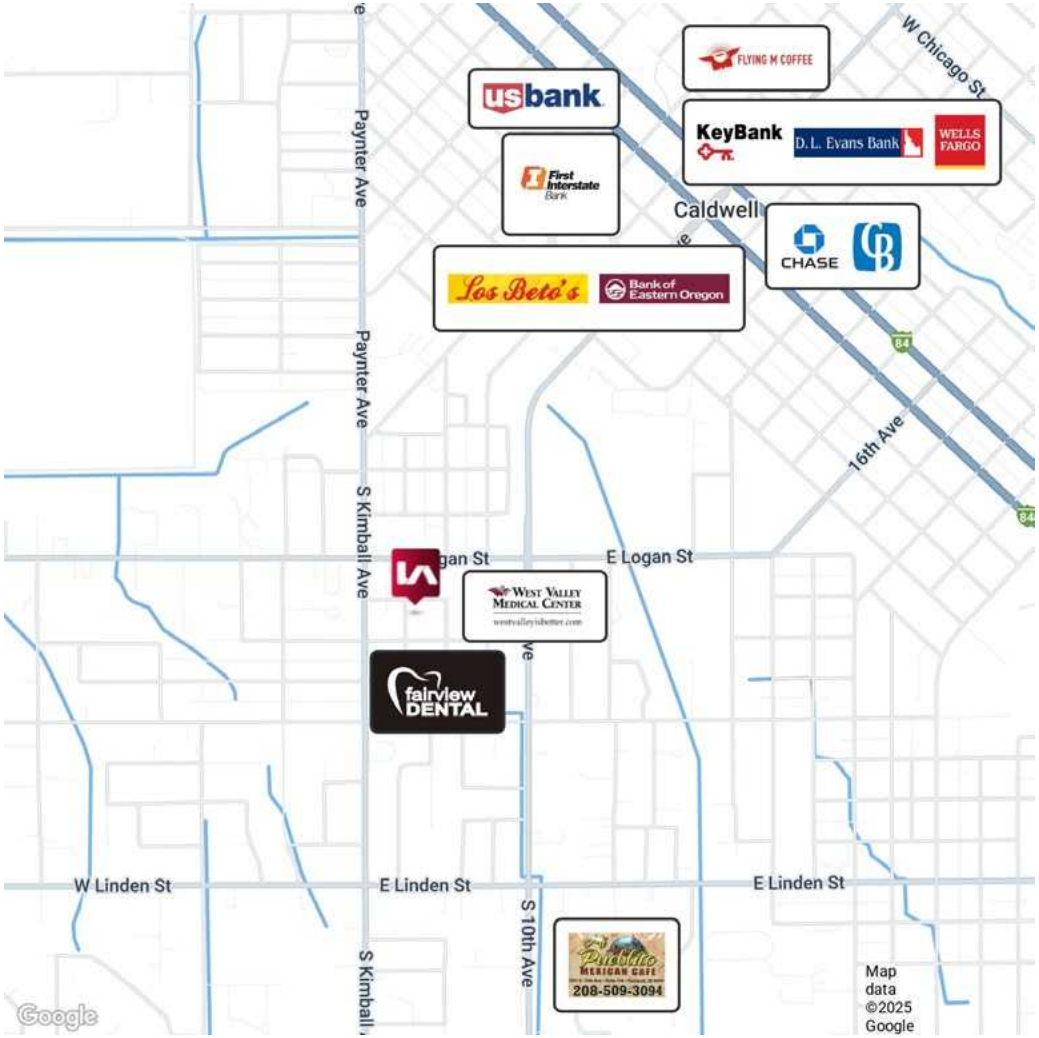
Located within walking distance of West Valley Medical Center and close to dining, shopping, and essential services

CONVENIENT TRAVEL

30 minutes from Boise Airport

EXPANDING MARKET

The property is well-positioned to capitalize on the area's expanding economic growth and ongoing infrastructure investments



1803
professional bldg

1803
bldg

WEST VALLEY
MEDICAL CENTER

CALDWELL

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	9,316	37,529	81,999

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	$69,473	$74,465	$82,333

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	3,198	12,829	26,543

LABOR FORCE

	2-MILE	4-MILE	6-MILE
Civilian Labor Force	3,941	16,595	37,314

KEY EMPLOYERS

	# OF EMPLOYEES
Canyon County	900+
Vallivue School District #139	900+
Caldwell School District #132	800+
West Valley Medical Center	600+
The College of Idaho	500+

CANYON COUNTY OVERVIEW

271,605
2025 POPULATION

34.8
2025 MEDIAN AGE

$72,355
2025 MEDIAN HOUSEHOLD INCOME

$499,990
2025 MEDIAN PROPERTY VALUE

As of 2025, Canyon County, ID has an estimated population of 271,605, reflecting steady growth over the past year. The median age is 34.8, and the median household income is $72,355, highlighting a stable and economically resilient community. Between 2024 and 2025, the population increased from 266,892 to 271,605 (a 1.77% growth), while household incomes have seen modest but consistent gains, supporting ongoing demand for residential, professional, and commercial services in the region.

CALDWELL, IDAHO | JUST NAMED FASTEST GROWING CITY IN IDAHO WITH 21.5% GROWTH

Caldwell, Idaho, is a thriving city in the Treasure Valley, approximately 25 miles west of Boise. Established in the late 19th century, Caldwell has deep agricultural roots and has long been a hub for farming, particularly in crop production and the burgeoning wine industry. The city boasts a historic downtown area, centered around the revitalized Indian Creek Plaza, a popular venue that hosts numerous community events, farmers' markets, and seasonal festivals. This vibrant space has become a focal point for residents and visitors, reflecting Caldwell's commitment to preserving its heritage while embracing growth and development.

Education and culture also play a significant role in Caldwell's identity. The College of Idaho, a small, prestigious liberal arts college, is located in the heart of the city and contributes to its intellectual and cultural vibrancy. Caldwell's close-knit community is characterized by a blend of small-town charm and the conveniences of a larger urban area, thanks to its proximity to Boise. As the city continues to grow, it maintains a balance between honoring its historical roots and welcoming new opportunities for business and residential expansion, making it an attractive place to live, work, and visit.

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