

**2609 S
10TH AVENUE**

CALDWELL, ID 83605



**100% Leased
Investment For Sale**

7,121 SF



**CUSHMAN &
WAKEFIELD**

// PROPERTY HIGHLIGHTS



\$2,100,000 SALE PRICE



7,121 SF BUILDING SIZE



0.6 ACRES LAND AREA



C-1 NEIGHBORHOOD COMMERCIAL ZONING



\$135,126.97 NOI



6.5% CAP RATE

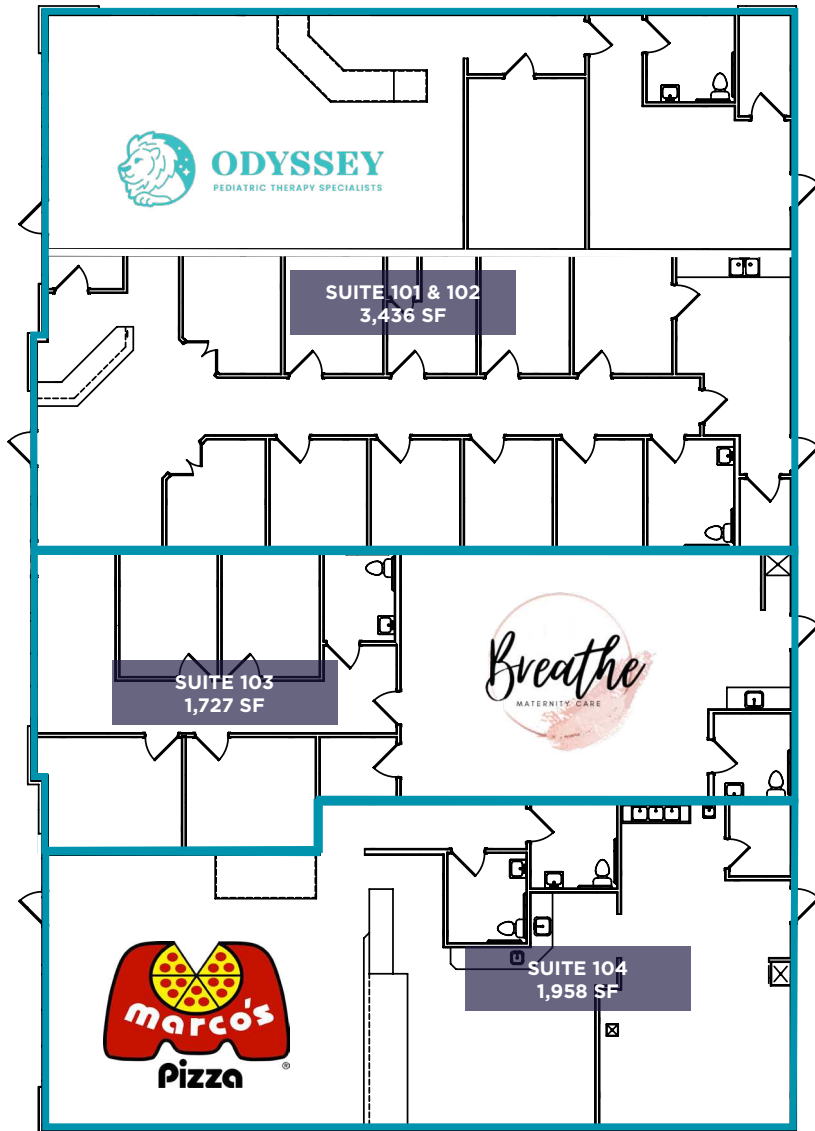


BY APPOINTMENT ONLY SHOWING



2609 S. 10TH AVENUE
Caldwell, ID 83605

// FLOOR PLAN



PROPERTY SUMMARY

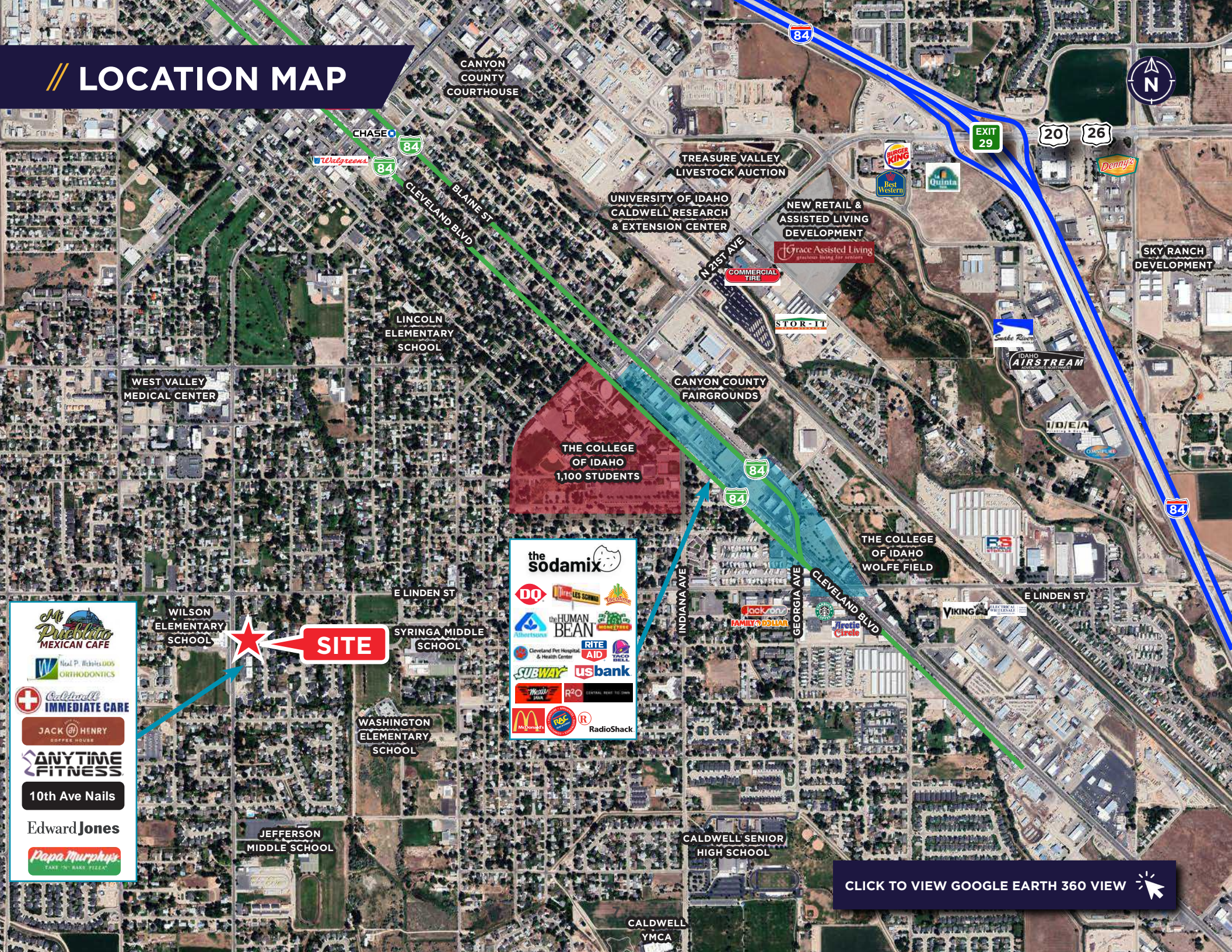
Sale Price	\$2,100,000.00
Lease Type	NNN
Building Size	7,121 SF
APN	R3579011500
Type	Multi-Tenant Office/Medical & Retail
Zoning	C-1 Neighborhood Commercial
Year Built	2007
Land Area	0.6 Acres
NOI	\$135,126.97
Cap Rate	6.5%
Parking Spaces	28 stalls

- 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 PHOTOS



// LOCATION MAP



CANYON COUNTY COURTHOUSE



CHASE
Walgreens
84

BLAINE ST
CLEVELAND BLVD

TREASURE VALLEY LIVESTOCK AUCTION

EXIT 29
20 26
Denny's

UNIVERSITY OF IDAHO CALDWELL RESEARCH & EXTENSION CENTER

NEW RETAIL & ASSISTED LIVING DEVELOPMENT
Grace Assisted Living
gracious living for seniors

BURGER KING
Best Western
Quinta

SKY RANCH DEVELOPMENT

LINCOLN ELEMENTARY SCHOOL

N 21ST AVE
COMMERCIAL TIRE
STOR-IT

WEST VALLEY MEDICAL CENTER

CANYON COUNTY FAIRGROUNDS

THE COLLEGE OF IDAHO
1,100 STUDENTS

84
84

THE COLLEGE OF IDAHO WOLFE FIELD

IDAHO AIRSTREAM
ADVENTURES & ACTIVITIES

IDJEA
JEWELRY

WILSON ELEMENTARY SCHOOL

★ SITE

E LINDEN ST
SYRINGA MIDDLE SCHOOL

the sodamix

DQ
Dunkin' Donuts
the HUMAN BEAN
Cleveland Pet Hospital & Health Center
SUBWAY
Rite Aid
us bank
McDonald's
RadioShack

Jack & Jill
FAMILY DOLLAR
Starbucks
Treats Circle

E LINDEN ST

Mt. Pirellino MEXICAN CAFE
Natal P. Ribeiro DDS ORTHODONTICS
Caldwell IMMEDIATE CARE
JACK & HENRY COFFEE HOUSE
ANYTIME FITNESS
10th Ave Nails
Edward Jones
Papa Murphy's TAKE 'N' BAKE PIZZA!

WASHINGTON ELEMENTARY SCHOOL

JEFFERSON MIDDLE SCHOOL

CALDWELL SENIOR HIGH SCHOOL

CALDWELL YMCA

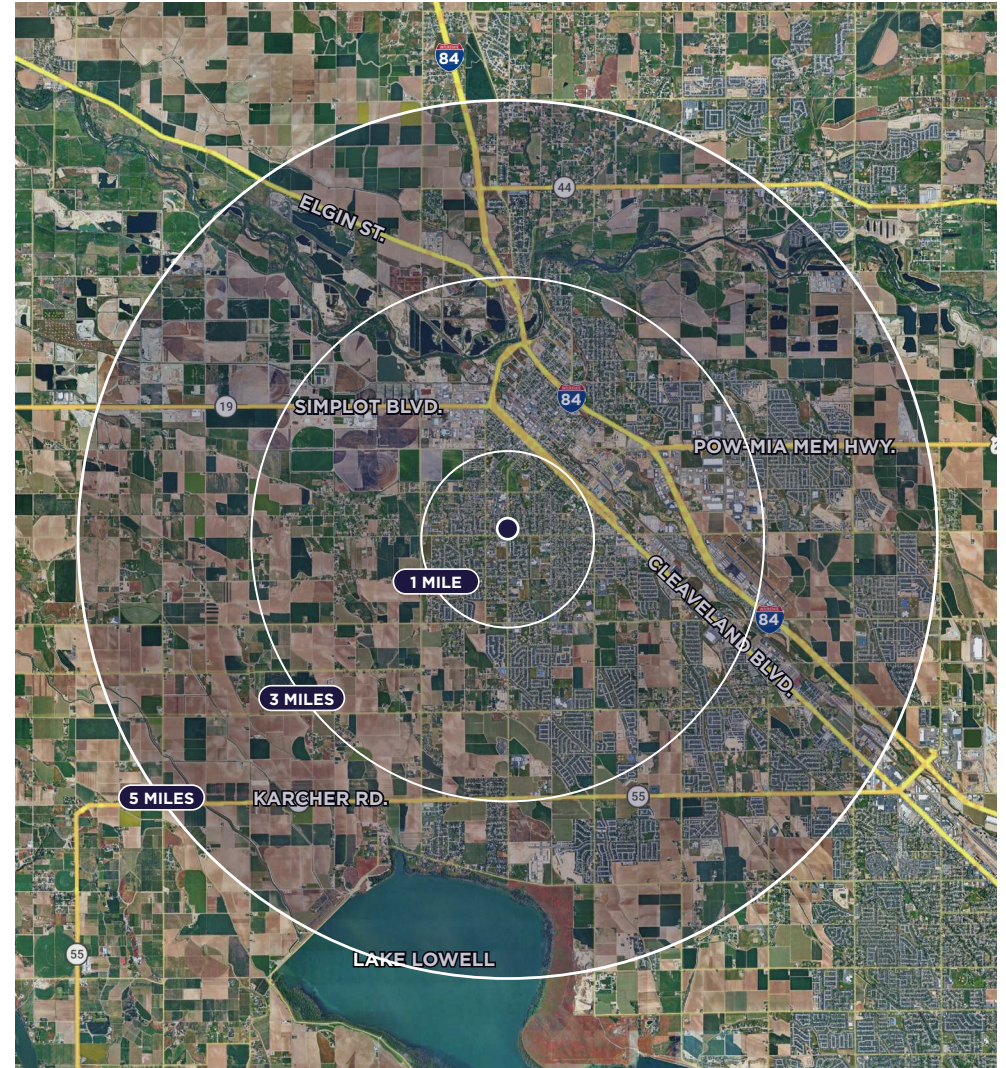
CLICK TO VIEW GOOGLE EARTH 360 VIEW

// DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	13,094	51,215	86,170
Median Income	\$65,947	\$64,806	\$70,454
Median Age	36	33	33

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.

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





E Linden St

S 10th Ave - 11,500 ADT

Callaway
IMMEDIATE CARE

JACK & HENRY
CORPORATE HOUSE

ANYTIME
FITNESS

Papa Murphy's
TAKE 'N BAKE PIZZA

Edward Jones

Los Pasa
Pueblito

10th Ave Nails

W Neal P. Whitford
ORTHODONTICS

SITE

WILSON
elementary school

CUSHMAN & WAKEFIELD

CONTACT

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

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

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

©2026 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. PD-193369-V1