

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

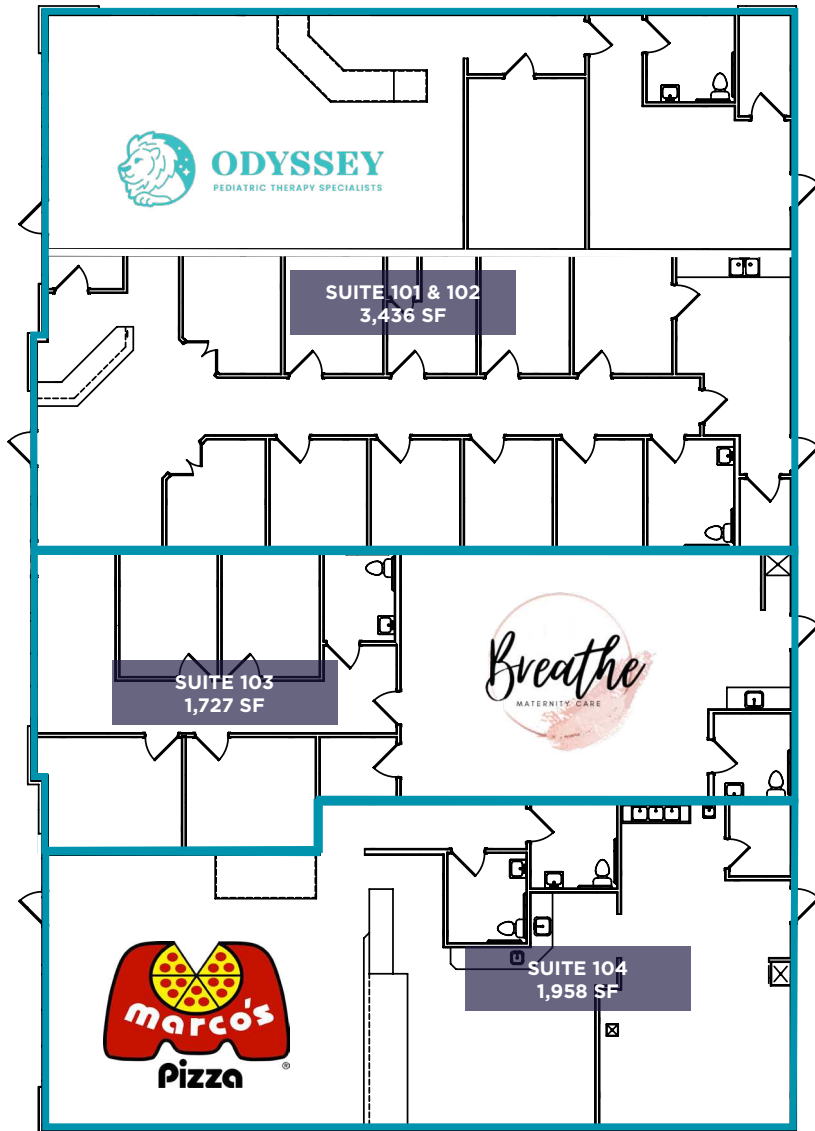


BY APPOINTMENT ONLY SHOWING



2609 S. 10TH AVENUE
Caldwell, ID 83605

// FLOOR PLAN



PROPERTY SUMMARY

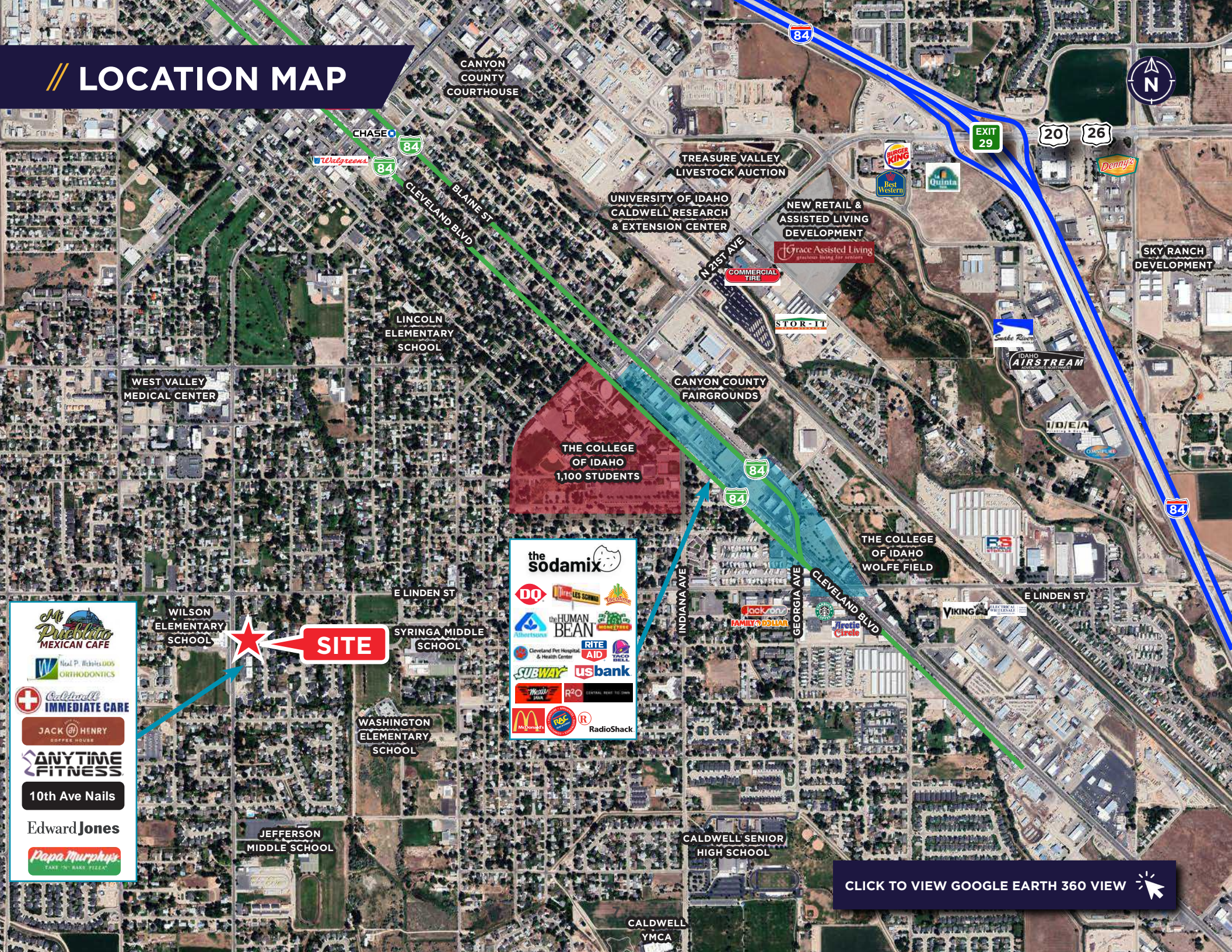
Sale Price	\$2,100,000.00
Lease Type	NNN
Building Size	7,121 SF
APN	R3579011500
Type	Multi-Tenant Office/Medical & Retail
Zoning	C-1 Neighborhood Commercial
Year Built	2007
Land Area	0.6 Acres
NOI	\$135,126.97
Cap Rate	6.5%
Parking Spaces	28 stalls

- 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

UNIVERSITY OF IDAHO CALDWELL RESEARCH & EXTENSION CENTER

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

BURGER KING
Best Western
Quinta

EXIT 29
20 26

Denny's

LINCOLN ELEMENTARY SCHOOL

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

SYRINGA MIDDLE SCHOOL

WASHINGTON ELEMENTARY SCHOOL

the sodamix

DQ

the HUMAN BEAN

RITE AID

us bank

RadioShack

INDIANA AVE

GEORGIA AVE

CLEVELAND BLVD

E LINDEN ST

Mt. Pirellino MEXICAN CAFE

Orthodontics

IMMEDIATE CARE

JACK & HENRY COFFEE HOUSE

ANYTIME FITNESS

10th Ave Nails

Edward Jones

Papa Murphy's TAKE 'N' BAKE PIZZA!

JEFFERSON MIDDLE SCHOOL

CALDWELL SENIOR HIGH SCHOOL

CALDWELL YMCA

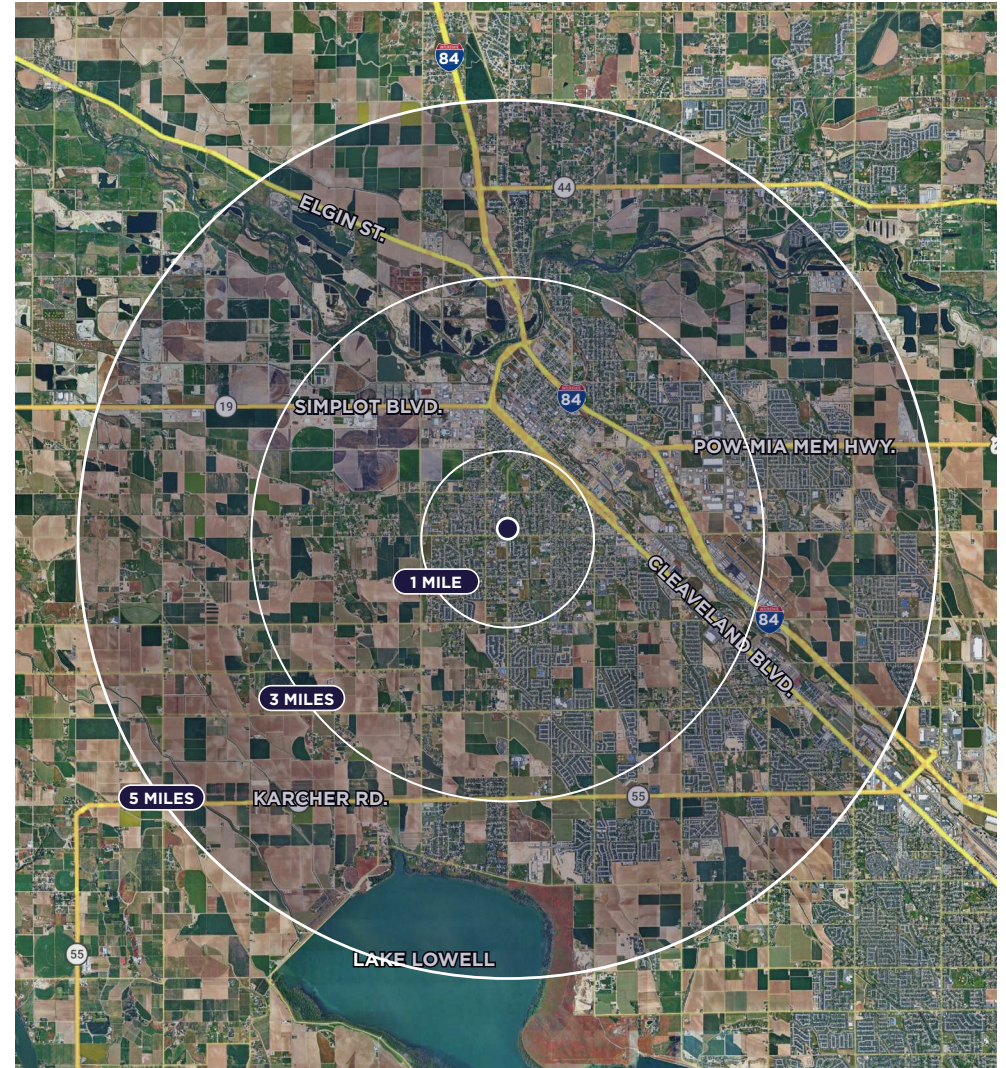
CLICK TO VIEW GOOGLE EARTH 360 VIEW

// 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.





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