

**2609 S  
10TH AVENUE**

CALDWELL, ID 83605



**100% Leased  
Investment For Sale**

**7,121 SF**



**CUSHMAN &  
WAKEFIELD**

# // PROPERTY HIGHLIGHTS



**\$2,125,000.00** SALE PRICE



**7,121 SF** BUILDING SIZE



**0.6 ACRES** LAND AREA



**C-1 NEIGHBORHOOD COMMERCIAL** ZONING



**\$136,879.33** NOI



**6.5%** CAP RATE

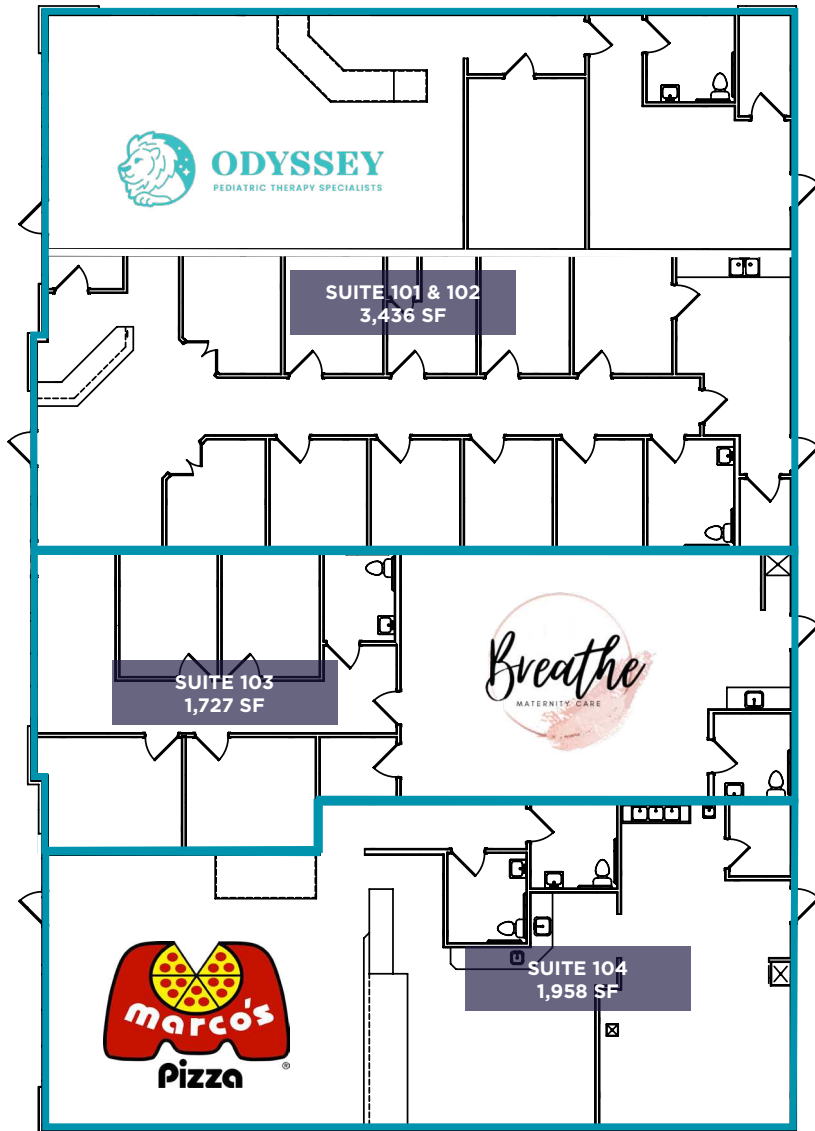


**BY APPOINTMENT ONLY** SHOWING



**2609 S. 10TH AVENUE**  
Caldwell, ID 83605

# // FLOOR PLAN



## PROPERTY SUMMARY

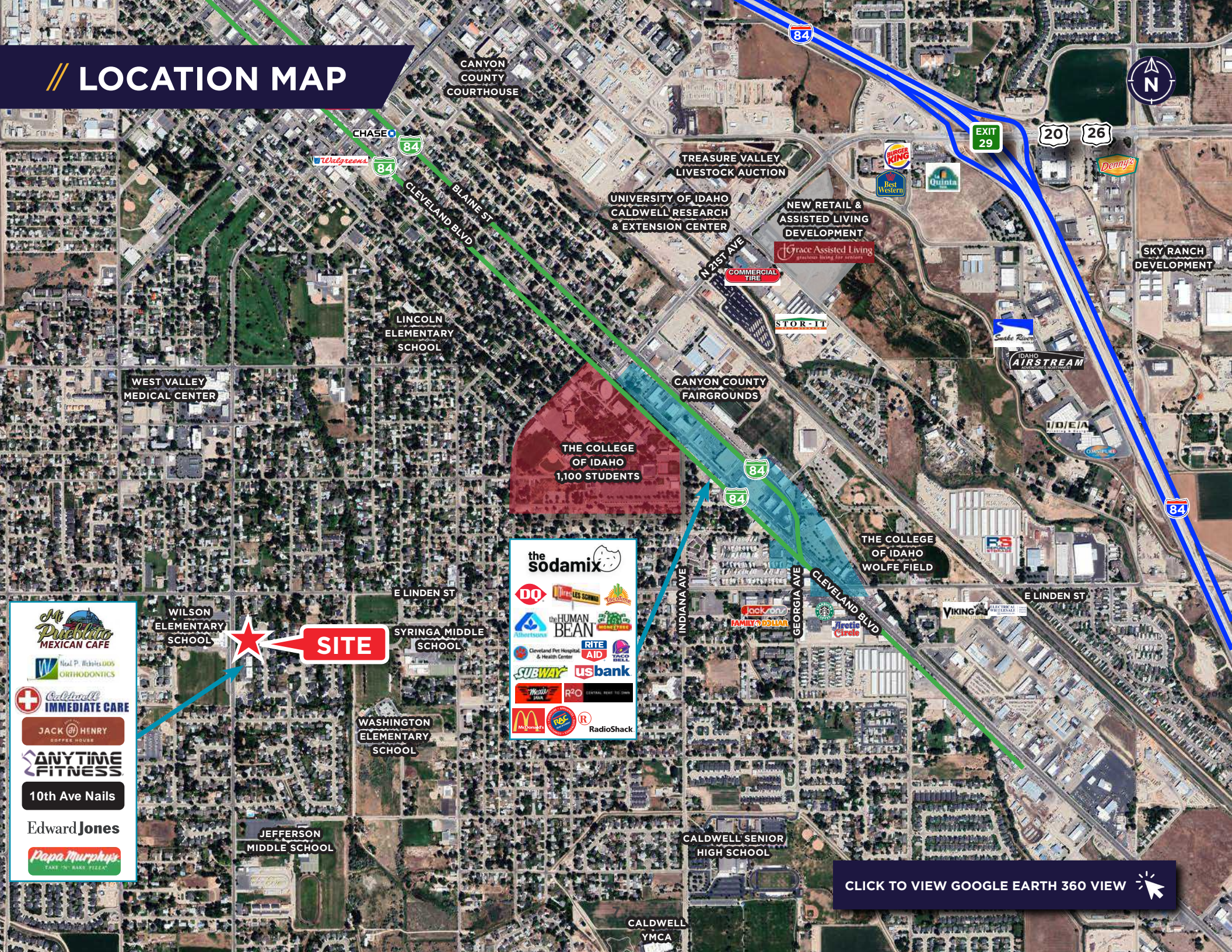
<b>Sale Price</b>	\$2,125,000.00
<b>Lease Type</b>	NNN
<b>Building Size</b>	7,121 SF
<b>APN</b>	R3579011500
<b>Type</b>	Multi-Tenant Office/Medical & Retail
<b>Zoning</b>	C-1 Neighborhood Commercial
<b>Year Built</b>	2007
<b>Land Area</b>	0.6 Acres
<b>NOI</b>	\$136,879.33
<b>Cap Rate</b>	6.5%
<b>Parking Spaces</b>	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

THE COLLEGE OF IDAHO WOLFE FIELD

WILSON ELEMENTARY SCHOOL

★ SITE

SYRINGA MIDDLE 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' MAKE PIZZA!

WASHINGTON ELEMENTARY SCHOOL

JEFFERSON MIDDLE SCHOOL

CALDWELL SENIOR HIGH SCHOOL

CALDWELL YMCA

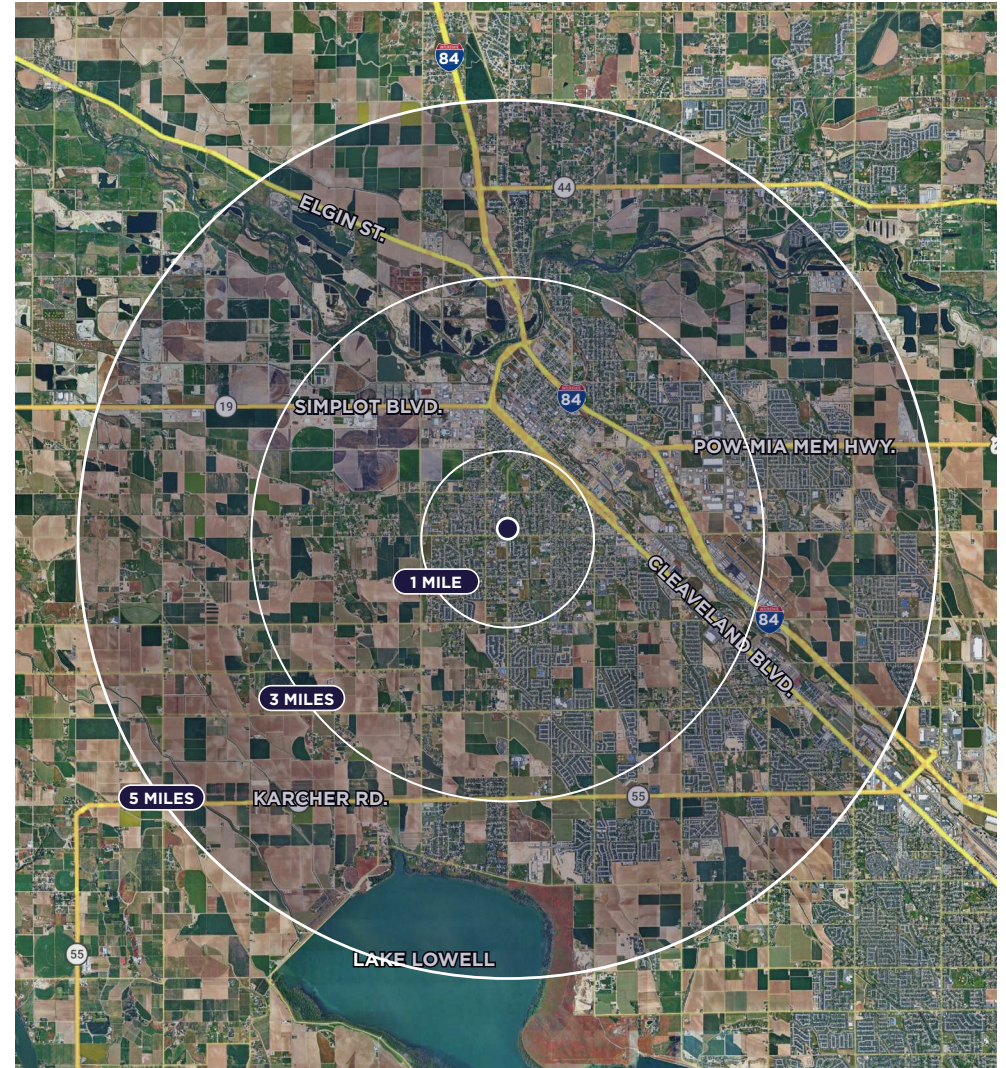
CLICK TO VIEW GOOGLE EARTH 360 VIEW

# // DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>	13,094	51,215	86,170
<b>Median Income</b>	\$65,947	\$64,806	\$70,454
<b>Median Age</b>	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.*





## CONTACT

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