

2609 S.
10TH AVENUE

CALDWELL, ID 83605



Confidential
Offering
Memorandum

7,121 SF



CUSHMAN &
WAKEFIELD

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

01 EXECUTIVE SUMMARY

// EXECUTIVE SUMMARY

SUMMARY

2609 S. 10th Avenue is a multi-tenant professional office and retail building in Caldwell, Idaho – part of the Willow Falls Commercial Park as Building B. Located south of West Valley Medical Center, with direct access to the Interstate from 10th Avenue. The subject property is surrounded by service providers, retailers, and restaurants. The property offers on-site parking and is currently 100% leased.

- 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

FINANCIAL SUMMARY

Sale Price	\$2,125,000.00
CAP Rate	6.50%
NOI	\$136,879.33

PROPERTY SUMMARY

Address	2609 S. 10th Avenue
APN	R3579011500
Type	Multi-Tenant Office/Medical & Retail
Zoning	C-1 Neighborhood Commercial
Year Built	2007
Land Area	0.6 Acres
Total SF	7,121 SF
Occupancy	100%
Tenants	3 Tenants
Parking Spaces	28 stalls

// PROPERTY HIGHLIGHTS



\$2,125,000 SALE PRICE



7,121 SF BUILDING SIZE



0.6 ACRES LAND AREA



C-1 NEIGHBORHOOD COMMERCIAL ZONING



\$136,879.33 NOI



6.50% CAP RATE



BY APPOINTMENT ONLY SHOWING



2609 S. 10TH AVENUE
Caldwell, ID 83605

02 FINANCIAL SUMMARY

// FINANCIAL SUMMARY

VALUATION

Address: 2609 S. 10th Avenue, Caldwell, ID 83605

As of: 7/6/2026

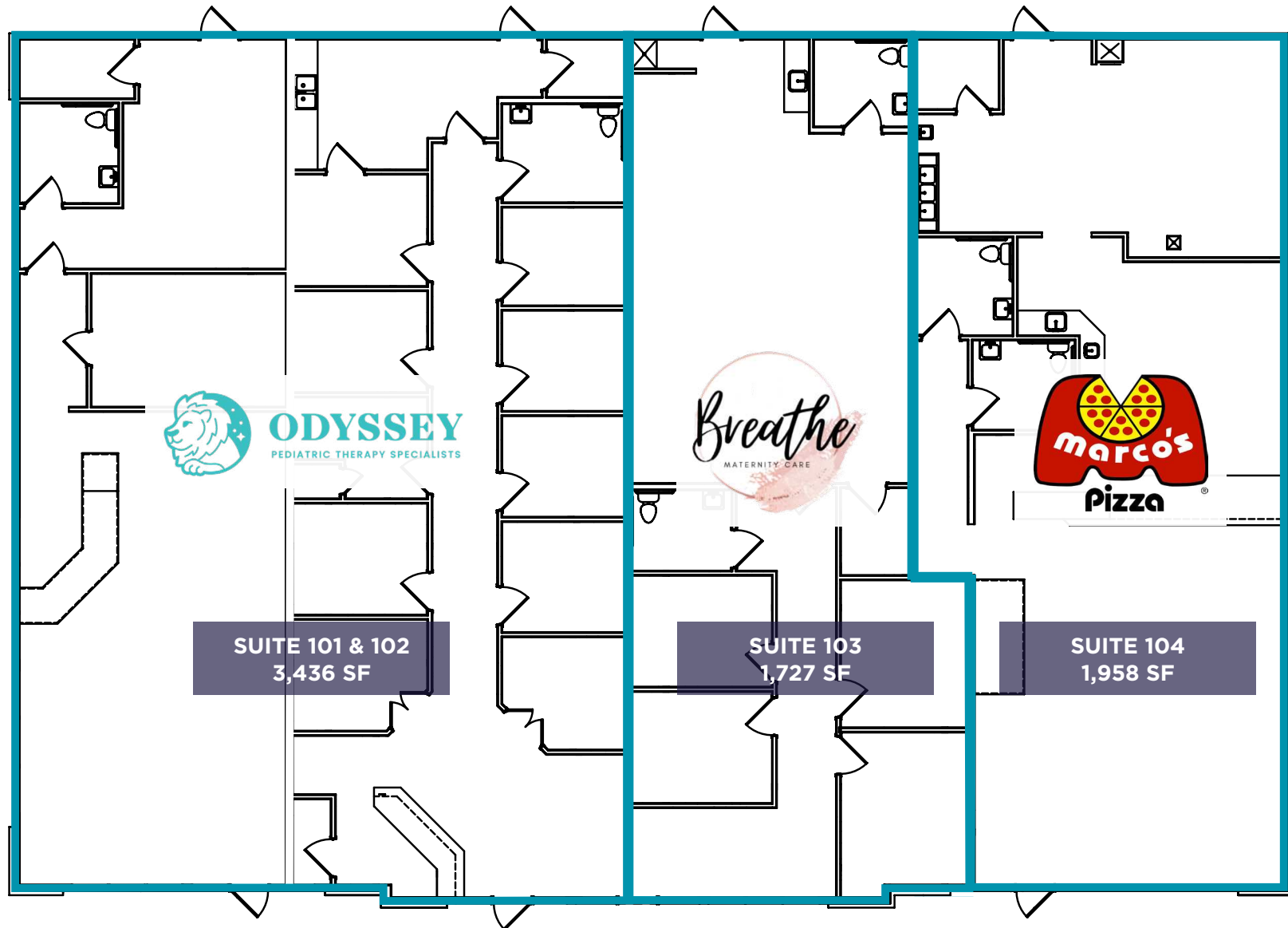
TENANT	SUITES	RENTABLE SF	LEASE TERM BEGIN/END	MONTHS REMAINING	RENT PER SF	RENT AMOUNT ANNUALLY	RENT AMOUNT MONTHLY	NOTES
Odyssey Pediatric Therapy Specialists LLC	101 & 102	3,436 SF	6/1/2025 5/31/2030	60	\$17.51	\$60,164.36	\$5,013.70	3% annual increases Two (2) Three (3) year options to renew
Breathe LLC	103	1,727 SF	4/1/2025 5/31/2030	60	\$17.51	\$30,239.77	\$2,519.98	3% annual increases Two (2) Three (3) year options to renew
Boise Marco's LLC dba Marco's Pizza	104	1,958 SF	3/29/2024 3/28/2034	106	\$24.40	\$47,775.20	\$3,981.27	3% annual increases Two (2) Five (5) year options to renew
TOTAL VACANCY		0				\$136,879.33		
TOTAL RSF		7,121 SF						

EXPENSES	
Janitorial	\$0.00
Maintenance Expense	\$0.00
Insurance	\$0.00
General Admin & Professional Fees	\$0.00
Management Fees	\$1,300.00
Property Taxes	-
Utilities	-
TOTAL EXPENSES	\$1,300.00

Gross Potential Rent	\$138,179.33
Other Income	-
Total Revenue	\$138,179.33
Estimated Operating Expenses	\$1,300.00
NOI	\$136,879.33
Cap Rate	6.50%
Stabilized Value	\$2,125,000.00
Per Rentable SF	\$298.41

03 PROPERTY SUMMARY

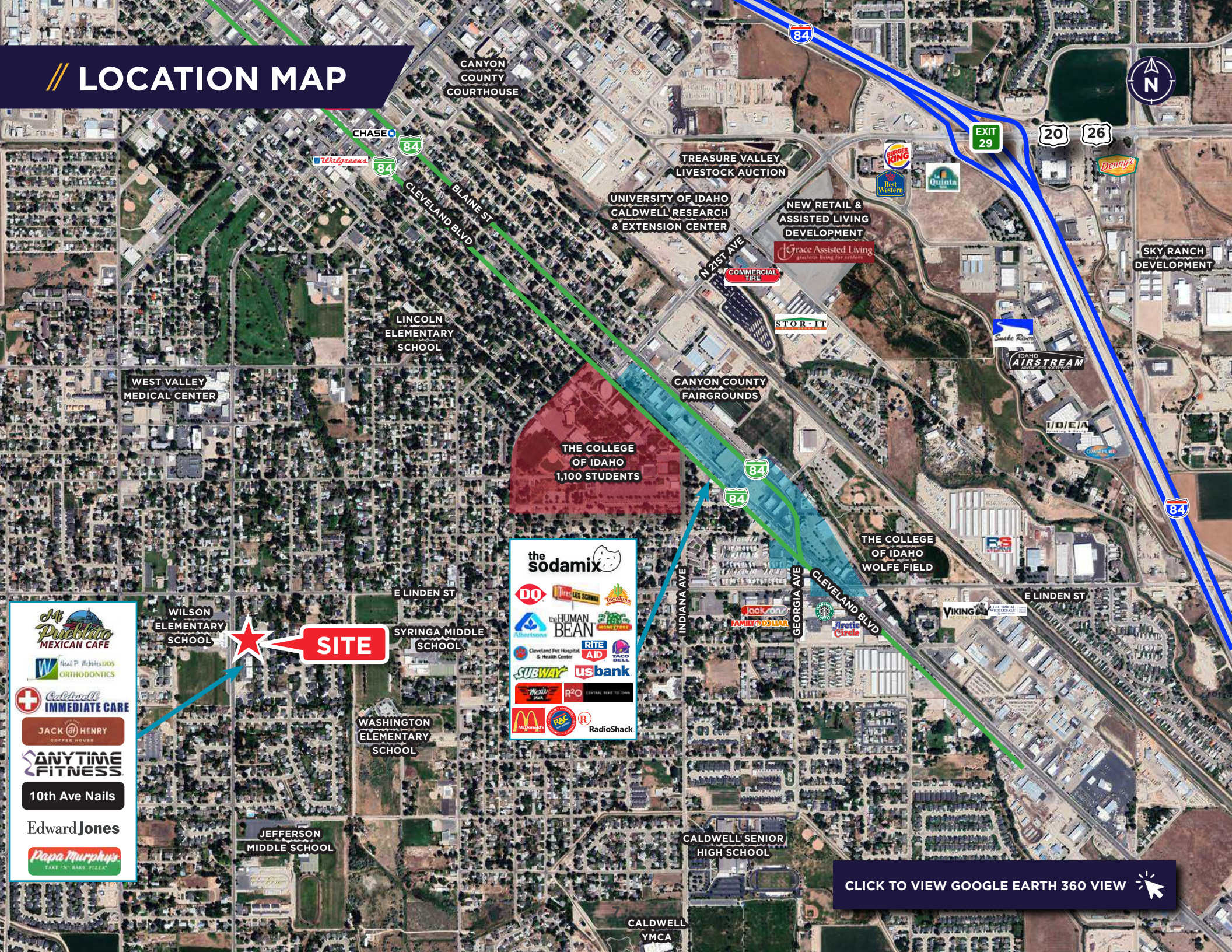
// FLOOR PLAN



// PROPERTY PHOTOS



// LOCATION MAP



CANYON COUNTY COURTHOUSE



CHASE
Walgreens
84

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

COMMERCIAL TIRE

STOR-IT

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

WILSON ELEMENTARY SCHOOL



SITE

SYRINGA MIDDLE SCHOOL

E LINDEN ST

the sodamix

DQ

the HUMAN BEAN

RITE AID

us bank

RadioShack

INDIANA AVE

GEORGIA AVE

CLEVELAND BLVD

E LINDEN ST

Mr. Puchillo MEXICAN CAFE

Orthodontics

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

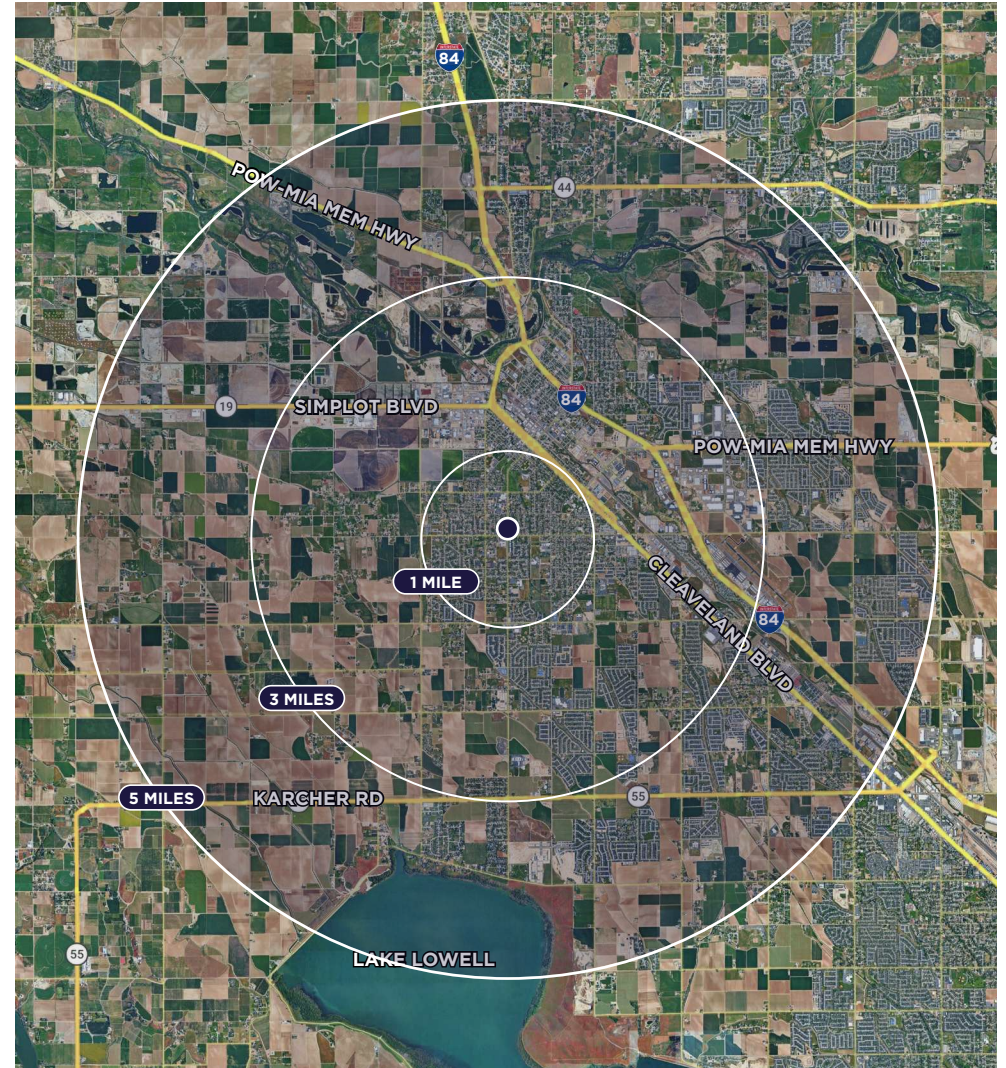
[CLICK TO VIEW GOOGLE EARTH 360 VIEW](#)

// 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.



04 TENANT PROFILE

// ODYSSEY PEDIATRIC

<https://www.odysseytherapies.com/>



ODYSSEY
PEDIATRIC THERAPY SPECIALISTS

Through our specialized pediatric therapy services, we help your child develop the skills they need to thrive. Occupational Therapy helps children develop & hone the skills they need to succeed in everyday tasks. Speech-Language Therapy offers individual care to children for pronunciation & language expression. Physical Therapy offers individual care to children with movement in performing daily tasks.

What Makes Odyssey Unique?

FAMILY - We believe families are central to a child's success in life. At Odyssey Pediatric Therapy Specialists, we involve the family from day one.

WE BUILD UP - We believe in building children up! Building up means we are always striving for excellence to improve and to create growth in ourselves, our clients, each other, and as a company.

LION MINDSET - A lion is team centered. They put others first and look out for each other. They embrace challenges and learn from mistakes.

LEAD THROUGH ABUNDANCE & LOVE - We believe in showing care and concern for others, being generous and sharing. We want to provide the best care, in the best place, and with the best people.

BRING JOY! - We believe in seeing the joy in life. Working with kids is the best!

// BREATHE MATERNITY CARE

<https://breathematernitycare.com/>



Woman-Centered Midwifery Care

Kaleigh is a certified professional midwife and is licensed in Idaho. She is a graduate of Mercy in Action College of Midwifery. Previously, she helped to grow a highly successful homebirth and birth center practice in Nampa, Idaho. After attending nearly 300 births, she decided to step back and refocus on the midwifery model. Starting a smaller home-based midwifery, makes her more available for the families in her care.

After having two out of hospital births, Kaleigh wants to focus on empowering women to have the birth they desire.

“My mission is to honor birth plans, prevent unnecessary interventions, and respect the intricacy of a natural physiological birth. To facilitate this, it is my job to give you the resources and information to make informed choices, but it’s your journey.”

“Here at Breathe, I believe that pregnancy, birth, and postpartum are natural and normal biological processes. My role as a midwife is to encourage and facilitate health and safety from pregnancy to postpartum.” – Kaleigh Perry, BSM, CPM, LM

// MARCO'S PIZZA

<https://www.marcos.com/>



Because when you love something this much, you make sure to do it right.

Founded in Oregon, Ohio, just outside of Toledo, we've been a Slice of the Community™ since 1978. We got here by doing things the right way, because when you love pizza this much, that's the only way to do things. Our dedication to quality has made us one of the fastest-growing pizza brands in America, providing plenty of delicious moments and opportunities along the way.

Growth

Our founder, Pat Giammarco's vision wasn't just to serve pizza, it was to serve quality pizza—and have people keep coming back for more. It worked! What was one store in the Toledo area is now over 1,100 stores across 33 states with locations in Puerto Rico and the Bahamas. Today, we are the fastest-growing pizza company in America and #5 in system wide sales*.

Franchising

We're looking for operators who want to join an accelerating brand. Marco's Pizza is the nation's fastest-growing pizza brand*, recently crossing the \$1B annual systemwide sales milestone. The achievement comes on the heels of record-breaking growth and is due in large part to its people-first culture that has helped catapult its strong performance as America's No. 5 pizza brand in systemwide sales*. We opened our 1,100th store in 2022 and don't plan on stopping there. That means we have great opportunities for people like you.



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