



RETAIL OR OFFICE SPACES

1,533 TO 5,163 SF FOR LEASE

7,121 SF FOR SALE

2609 SOUTH 10TH AVENUE

CALDWELL, IDAHO 83605



S 10th Ave - 11,500 ADT



LISTING HIGHLIGHTS

Owner User Sale Price:	\$1,800,000
Available Office Space:	1,533 to 5,163 SF
Lease Rate:	\$18.50/SF
Lease Type:	NNN
Parcel Number:	C94290010160
Zoning:	C-1 - Neighborhood Commercial
Building Size:	7,121 SF
Parcel Size:	0.6 Acres
Parking:	±28 Stalls
Proposed Uses:	Retail, Office, Medical
LockBox:	Contact Agents to Schedule Tours



BUILDING FEATURES

OFFICE SPACE FOR LEASE 1,533 TO 5,163 SF



Reception with Waiting Area



Private Offices & Group Rooms



Large Workrooms



Breakrooms



Storage Areas



3 Restrooms



Multiple Separate Entrances



Potential Medical Office - Service Provider



Can Be Demised - Contact Agents



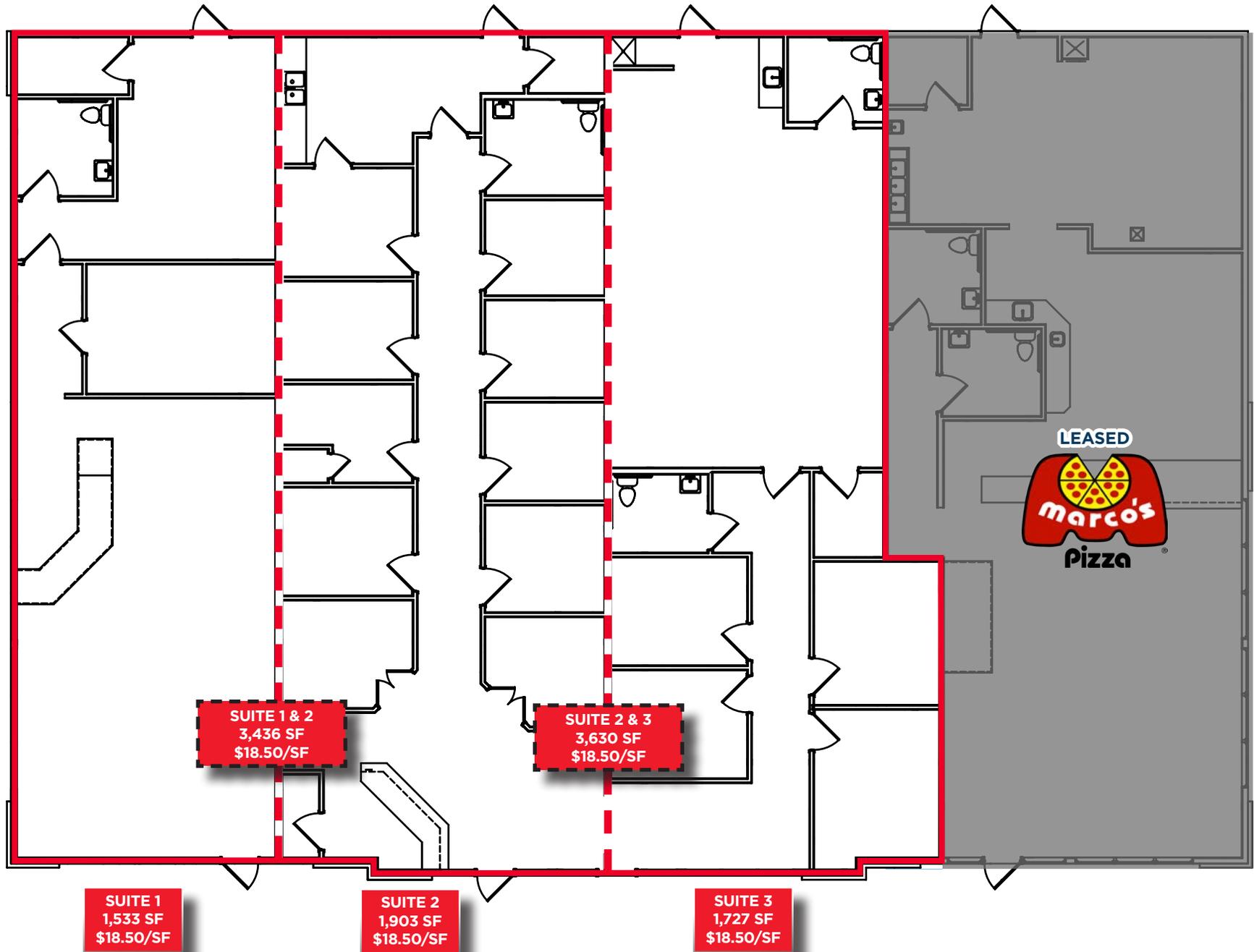
INTERIOR SPACE PHOTOS



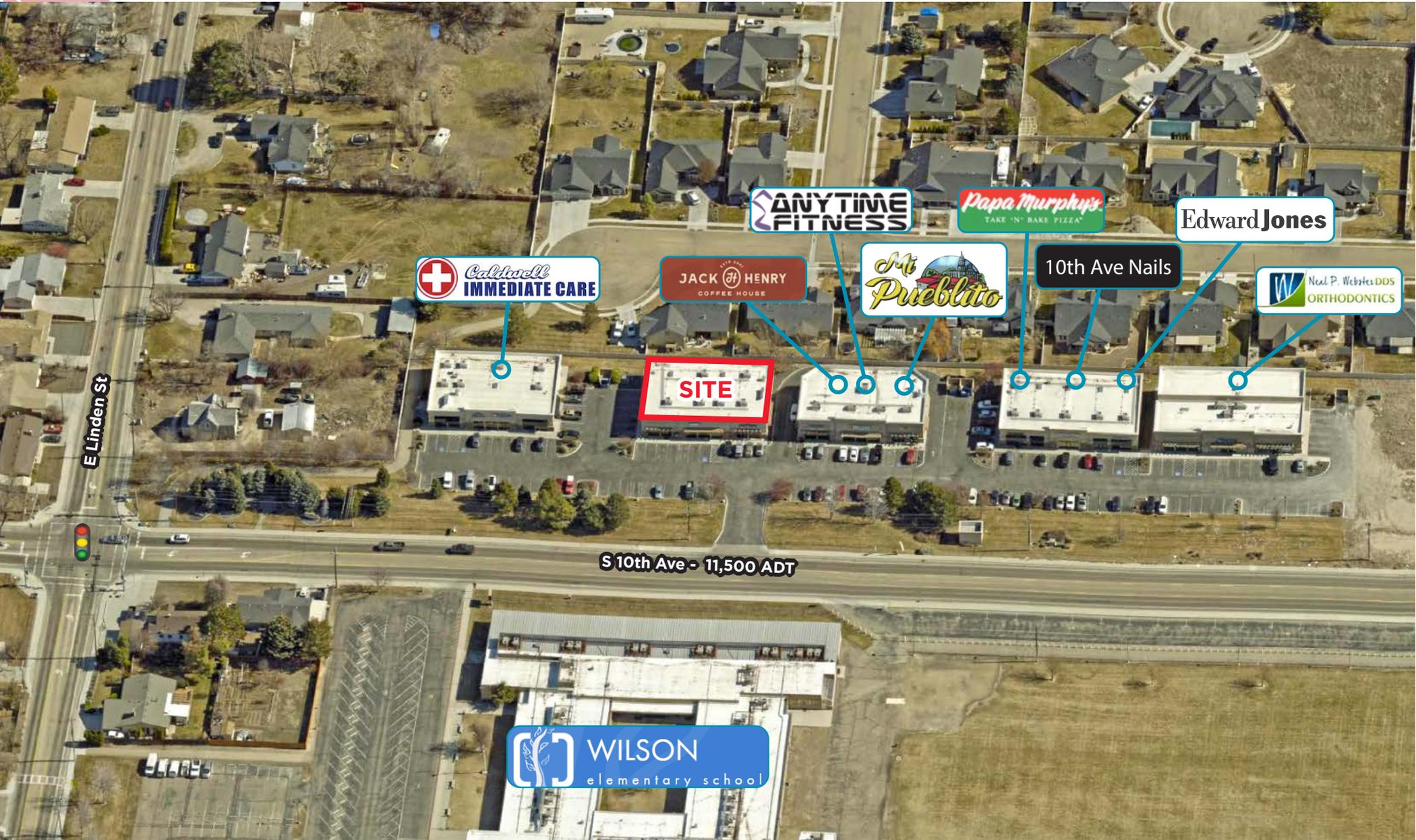
SPACE PLAN

1,533 TO 5,163 SF AVAILABLE FOR LEASE

**SUITES 1, 2 & 3 CAN BE COMBINED
5,163 SF TOTAL - \$18.50/SF**



10TH AVE & LINDEN ST



E Linden St

S 10th Ave - 11,500 ADT

 **Caldwell**
IMMEDIATE CARE

 **JACK HENRY**
COFFEE HOUSE

 **ANYTIME**
FITNESS

 **Papa Murphy's**
TAKE 'N' BAKE PIZZA

 **Mt Pueblito**

10th Ave Nails

Edward Jones

 **Neal P. Webster DDS**
ORTHODONTICS

 **WILSON**
elementary school

LOCATION MAP



Google Earth 360 View - Click Here to View



the sodamix

DQ

the HUMAN BEAN

RITE AID

TALCO

SUBWAY

us bank

McDonald's

RadioShack

the Pueblito

Next P. Webrics DDS ORTHODONTICS

Caldwell IMMEDIATE CARE

JACK & HENRY COFFEE HOUSE

ANYTIME FITNESS

10th Ave Nails

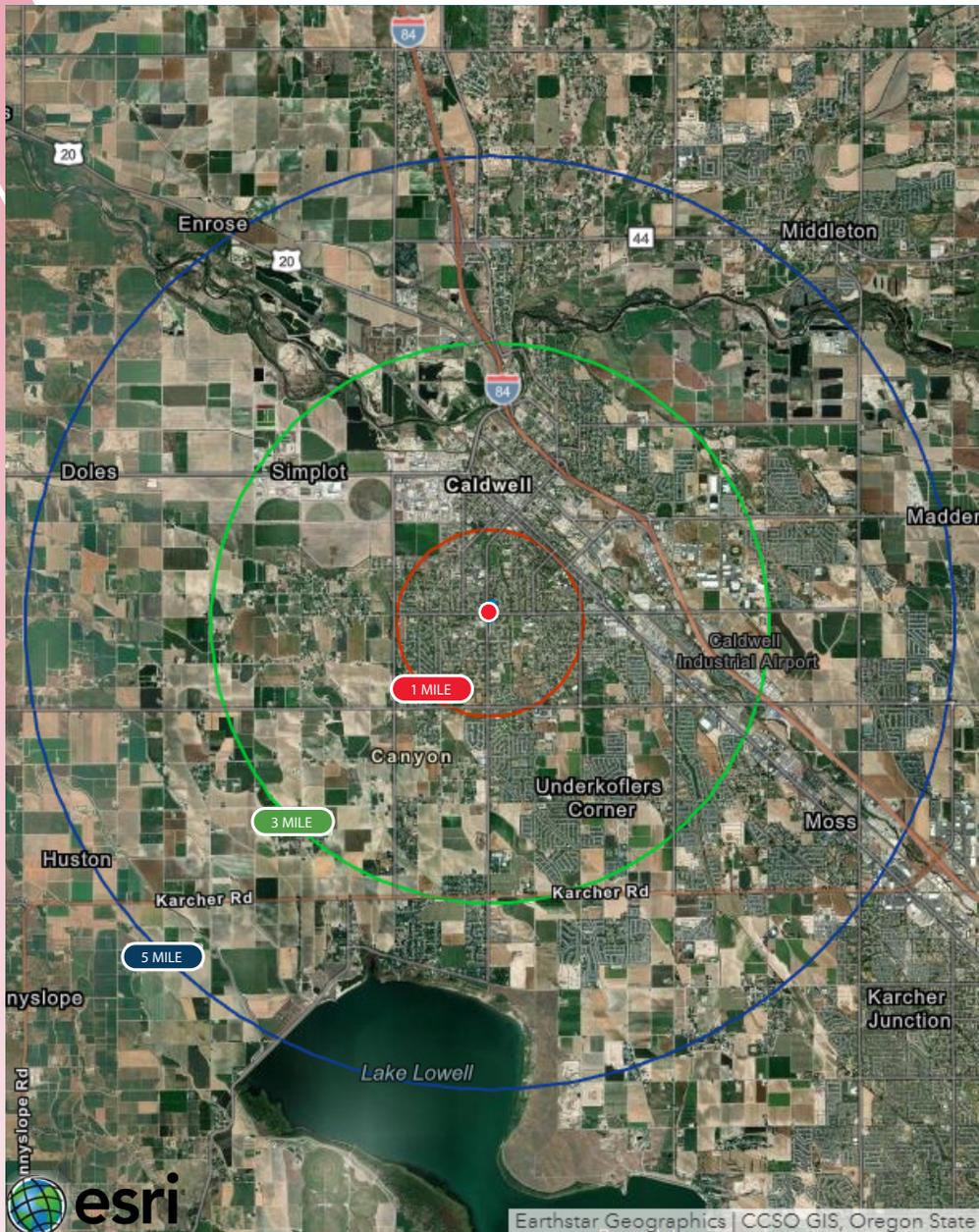
Edward Jones

Papa Murphy's TAKE 'N BAKE PIZZA



DEMOGRAPHICS

In the identified area, the current year population is 79,548. In 2020, the Census count in the area was 74,539. The rate of change since 2020 was 2.93% annually. The five-year projection for the population in the area is 88,302 representing a change of 2.11% annually from 2022 to 2027.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2022 and 2027. Esri converted Census 2000 data into 2010 geography.



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