



FOR SALE

\$940,000

**403 SUMMERS STREET**

**CALDWELL, ID 83605**



**CUSHMAN &  
WAKEFIELD**



# 403 SUMMERS STREET

## CALDWELL, ID 83605

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**STEPHEN FIFE**  
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403 SUMMERS

Summers St.

TBD SUMMERS

N Kit Ave.

W Simplot Blvd.



# 403 SUMMERS STREET CALDWELL, ID 83605

## Property Information

Property Address:	403 Summers St., Caldwell, ID 83605
Acres:	1.78
Price:	\$740,000
Parcel ID #:	R0167100000 & R0166900000
Type:	Industrial
Zoning:	M-1 (Light Industrial)
Utilities:	Power on-site, City of Caldwell Water & Sewer on both Kit Ave. & Summers St.
Improvements:	Partially fenced and gated, compacted base
Building Size:	5,280 SF

## Property Features

- 5,280 SF covered structure with heavy steel frame
- Only one side wall, remainder of building is open
- Seller to remove all specialized equipment
- 17' clear height at eaves
- No finished areas
- Purpose built for trailer loading

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# TBD SUMMERS STREET CALDWELL, ID 83605

## Property Information

Property Address:	TBD Summers St., Caldwell, ID 83605
Acres:	0.63
Price:	\$200,000
Parcel ID #:	R0167700000
Type:	Industrial
Zoning:	M-1 (Light Industrial)
Utilities:	Power on-site, City of Caldwell Water & Sewer on Summers St.
Improvements:	Partially fenced and gated, compacted base

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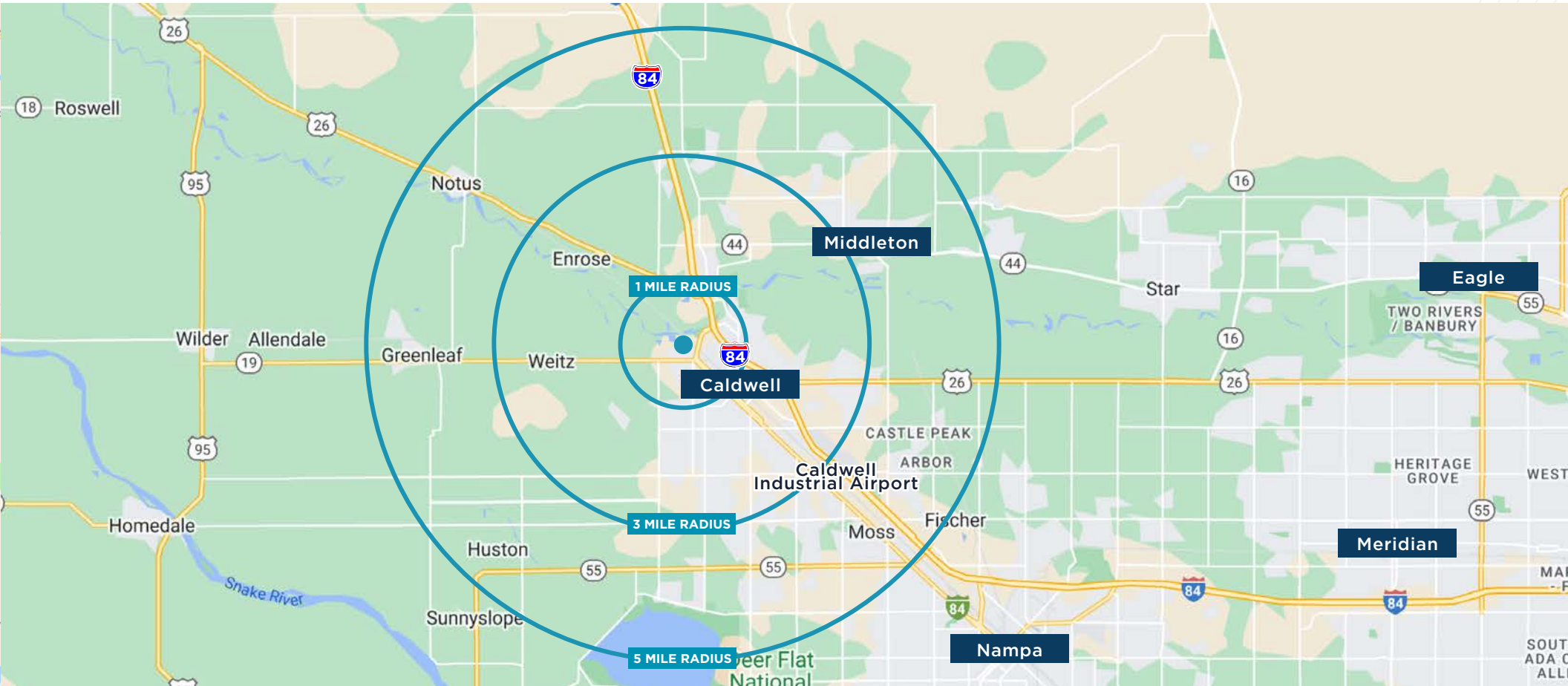
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## CALDWELL, ID 83605



### A Driving Workforce

In the identified area, the current year population is 97,437. In 2020, the Census count in the area was 90,563. The rate of change since 2020 was 3.31% annually. The five-year projection for the population in the area is 108,764 representing a change of 2.22% annually from 2022 to 2027.



55,235  
**POPULATION**  
*Within 3 Miles*

97,437  
**POPULATION**  
*Within 5 Miles*



\$74,543  
**AVG. INCOME**  
*Within 5 Miles*

\$79,251  
**AVG. INCOME**  
*Within 5 Miles*



\$300,266  
**AVG. HOME VALUE**  
*Within 3 Miles*

\$315,928  
**AVG. HOME VALUE**  
*Within 5 Miles*



31  
**AVG. AGE**  
*Within 3 Miles*

32  
**AVG. AGE**  
*Within 5 Miles*



# 403 SUMMERS STREET CALDWELL, ID 83605

## A THRIVING COMMUNITY

### SMALL TOWN FEEL, BIG CITY AMENITIES

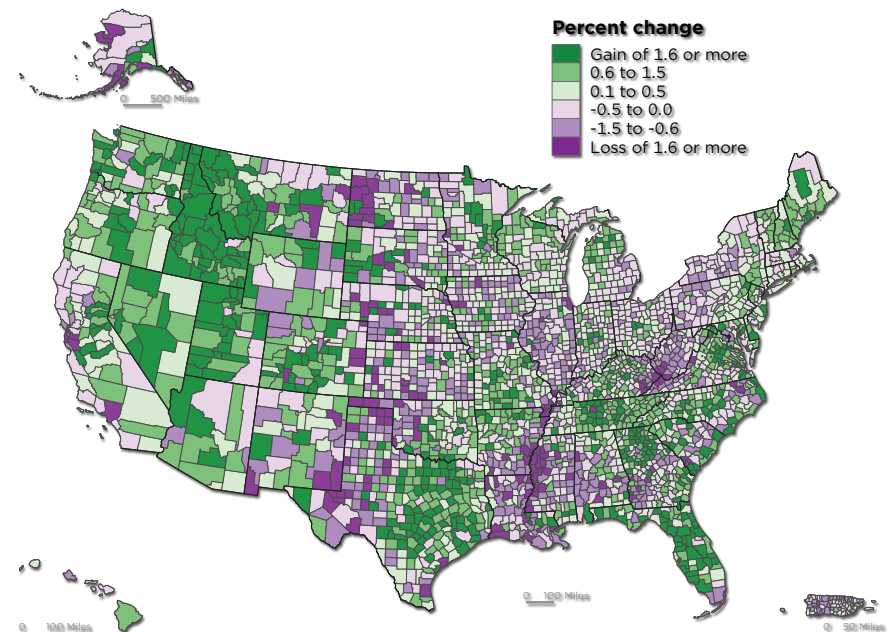
Caldwell, Idaho offers the convenience of a growing number of retail developments, restaurants and entertainment venues, while maintaining the benefits of a smaller community. The Caldwell Economic Development Department (CED), a division of the City of Caldwell, cultivates economic growth by attracting and retaining businesses, assisting with the creation of quality jobs, and embracing both small and large businesses and entrepreneurs. Since its inception in 1987, CED has been offering services to businesses interested in relocating or expanding in Caldwell and sparking growth in strategic commercial corridors and historic neighborhoods. CED works daily to promote the community for new business attraction, and to promote the collective economic interests of existing commercial enterprises in the Caldwell area.



CLICK HERE TO DOWNLOAD THE COMPLETE CALDWELL REGIONAL OVERVIEW:  
<https://www.cityofcaldwell.org/home/showpublisheddocument/15681/637395610315370000>

## EXPANDING POPULATION

### WHERE COUNTIES ARE GROWING Percent Change in Population by County: 2020 to 2021



United States™  
**Census**  
Bureau

U.S. Department of Commerce  
Economics and Statistics Administration  
U.S. CENSUS BUREAU  
**census.gov**

SOURCE: VINTAGE 2018 POPULATION ESTIMATES  
[WWW.CENSUS.GOV/PROGRAMS-SURVEYS/POPEST.HTML](http://WWW.CENSUS.GOV/PROGRAMS-SURVEYS/POPEST.HTML)



Learn More About Caldwell Here  
<https://www.cityofcaldwell.org/home>

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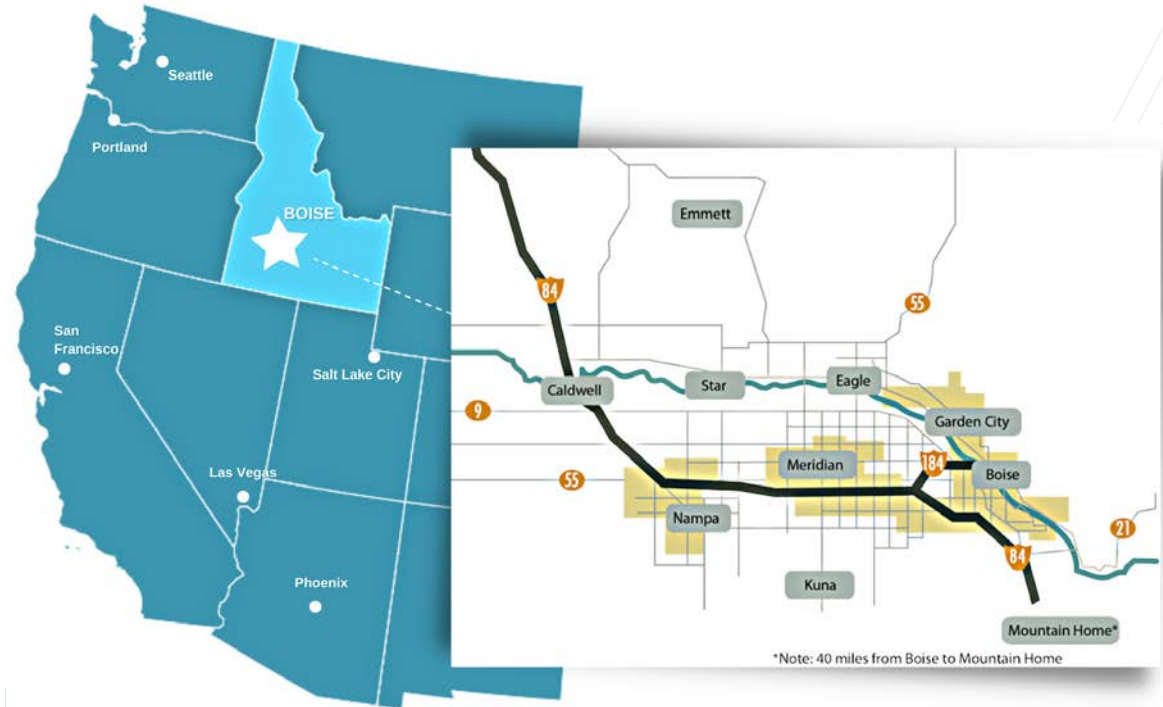
## A CENTRAL HUB

The Boise Valley is located in the Mountain Time Zone and Southwestern Idaho, providing easy non-stop access to all major cities on the West Coast, the Pacific Northwest and Intermountain West.

The Boise Metro is home to 795,268 people and has a labor force of 412,884 within a 45-minute drive of Boise. The average commute time is 22 minutes.

Commuting in the Valley: The major interstate serving the Boise Valley is I-84, running through the metro area's major cities Boise, Meridian, Nampa and Caldwell, and I-184 branches toward the northeast into downtown Boise. Daily commutes are easy for the Boise Valley's population with federal highways 20, 26, and 30 and state highways 21, 44 and 55 providing access to communities across the Valley. Valley Regional Transit offers public transportation options throughout the Boise Valley.

There are 50 motor freight companies serving the Boise Valley, traveling 5 interstates, 20 U.S. highways, and 30 state highways. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. These rail lines are aided by the State's regional line and six short line railroads. Annually, the rail system transports over 11 million tons of freight.



## BOISE AIR SERVICE

ATLANTA, GA	4 hrs 2 mins	MINNEAPOLIS, MN	2 hrs 47 mins	SAN JOSE, CA	1 hr 55 mins
BURBANK, CA	2 hrs 10 mins	OAKLAND, CA	1 hr 40 mins	SEATTLE, WA	1 hr 20 mins
CHICAGO, IL	3 hrs 19 mins	PALM SPRINGS, CA	1 hr 54 mins	SPOKANE, WA	59 mins
DALLAS, TX	3 hrs 5 mins	PHOENIX, AZ	1 hr 54 mins		
DENVER, CO	1 hr 45 mins	PORTLAND, OR	1 hr 10 mins		
EVERETT, WA	57 mins	MOSCOW, ID	1 hr 5 mins		
HOUSTON, TX	3 hrs 7 min	SACRAMENTO, CA	1 hr 36 mins		
IDAHO FALLS, ID	1 hr 2 mins	SALT LAKE CITY, UT	1 hr 2 mins		
LAS VEGAS NV	1 hr 45 mins	SAN DIEGO, CA	2 hrs 0 mins		
LOS ANGELES, CA	2 hrs 10 mins	SAN FRANCISCO, CA	1 hr 48 mins		



# 403 SUMMERS STREET CALDWELL, ID 83605

**363 MILES**  
TO SALT LAKE CITY, UT

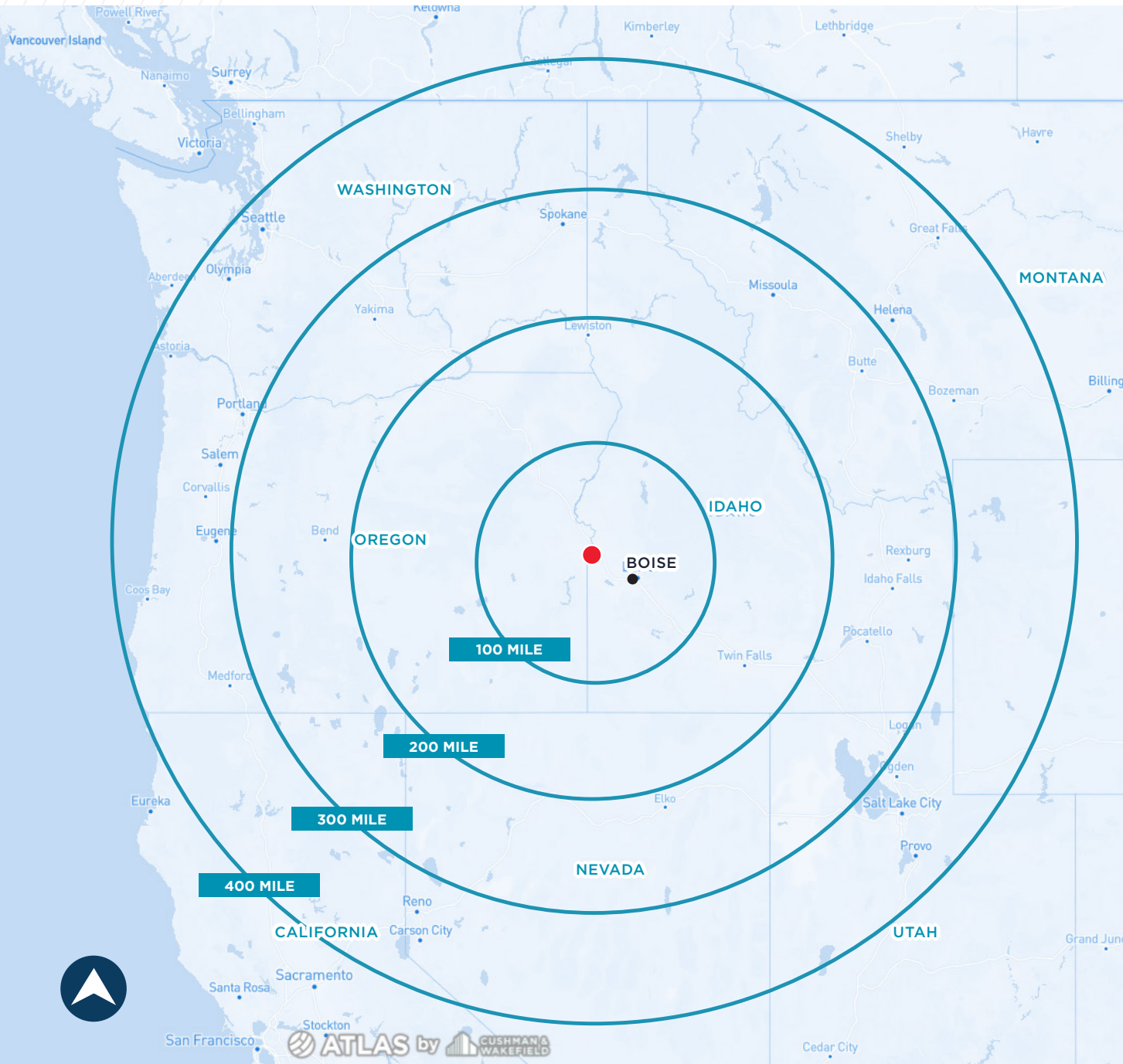
**372 MILES**  
TO SPOKANE, WA

**400 MILES**  
TO RENO, NV

**480 MILES**  
TO SEATTLE, WA

**490 MILES**  
TO PORTLAND, WA

**563 MILES**  
TO SACRAMENTO, CA





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## THE TREASURE VALLEY

### POPULATION

The greater Boise metro area, which includes five counties, has a population of 795,268 and is the largest metro in the state. Boise, the state's capital city, has a population of just under 240,861. Boise was the fastest-growing city in the United States between 2017 and 2019.

### EMPLOYMENT

In the South East Boise Submarket, Micron Technology, Inc. is among the metro's largest employers, providing over 5,000 full-time jobs. Government, education and health care remain core industries, however, there has been a sharp increase in high-tech startups in the region; joining behemoths like Hewlett-Packard and Micron Technology, and growing the technology sectors market share in the Treasure Valley to 20%. Amazon, Inc., the country's fastest growing and most influential company, has recently completed a 2,000,000 SF+ distribution facility, a move that employs over 1,000 people in Boise.

The cost of doing business is roughly one third lower here than in California or Washington, encouraging several employers to establish a significant presence in the city, if not move their headquarters. Incentives such as the Tax Reimbursement Incentive, which offers companies who bring new high-wage jobs to Idaho a reimbursement of up to 30% on sales, payroll and corporate income taxes for up to 15 years. Or the generous 3% investment tax credit against Idaho Corporate Income tax for new investments in tangible personal property in Idaho. Others, such as the workforce development training fund or the Idaho Business Advantage program have all incentivized various companies and institutions to establish a presence in Idaho.

## CORPORATE HEADQUARTERS

### HOME TO SOME OF FORTUNE 500'S MOST ADMIRED COMPANIES

The Treasure Valley benefits from a combination of tax incentives, opportunity zones and employment growth that consistently ranks above the national average. Fortune 500 companies, Hewlett Packard and Micron, have made the area home to their corporate headquarters. Other large companies such as Simplot, Albertsons and Winco also chose the valley as their corporate headquarters. A testament to the burgeoning tech industry, Intuit recently purchased the tech company TSheets, based in Boise, rebranded it with the Intuit name and are in the process of developing a second building in Boise, effectively doubling in size and adding 900 new six-figure salaried jobs to the property.

Other major employers in the area include Citigroup, Wells Fargo and Boise State University. A diversified economic base of technology, financial services and higher education stabilize the economy and provide consistent demand for support services.





**FOR MORE INFORMATION, CONTACT:**

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