



# 2609 S. 10TH AVENUE

Caldwell, ID 83605



**CUSHMAN &  
WAKEFIELD**

**100% LEASED INVESTMENT  
FOR SALE**

# PROPERTY HIGHLIGHTS



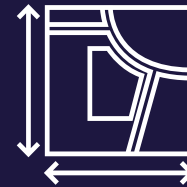
**\$2,177,000**

SALES PRICE



**7,121 SF**

BUILDING SIZE



**0.6 ACRES**

LAND AREA



**C-1 NEIGHBORHOOD  
COMMERCIAL**

ZONING



**\$134,156**

NOI



**6.16%**

CAP



**BY APPOINTMENT  
ONLY**

SHOWING



# LISTING

## FEATURES

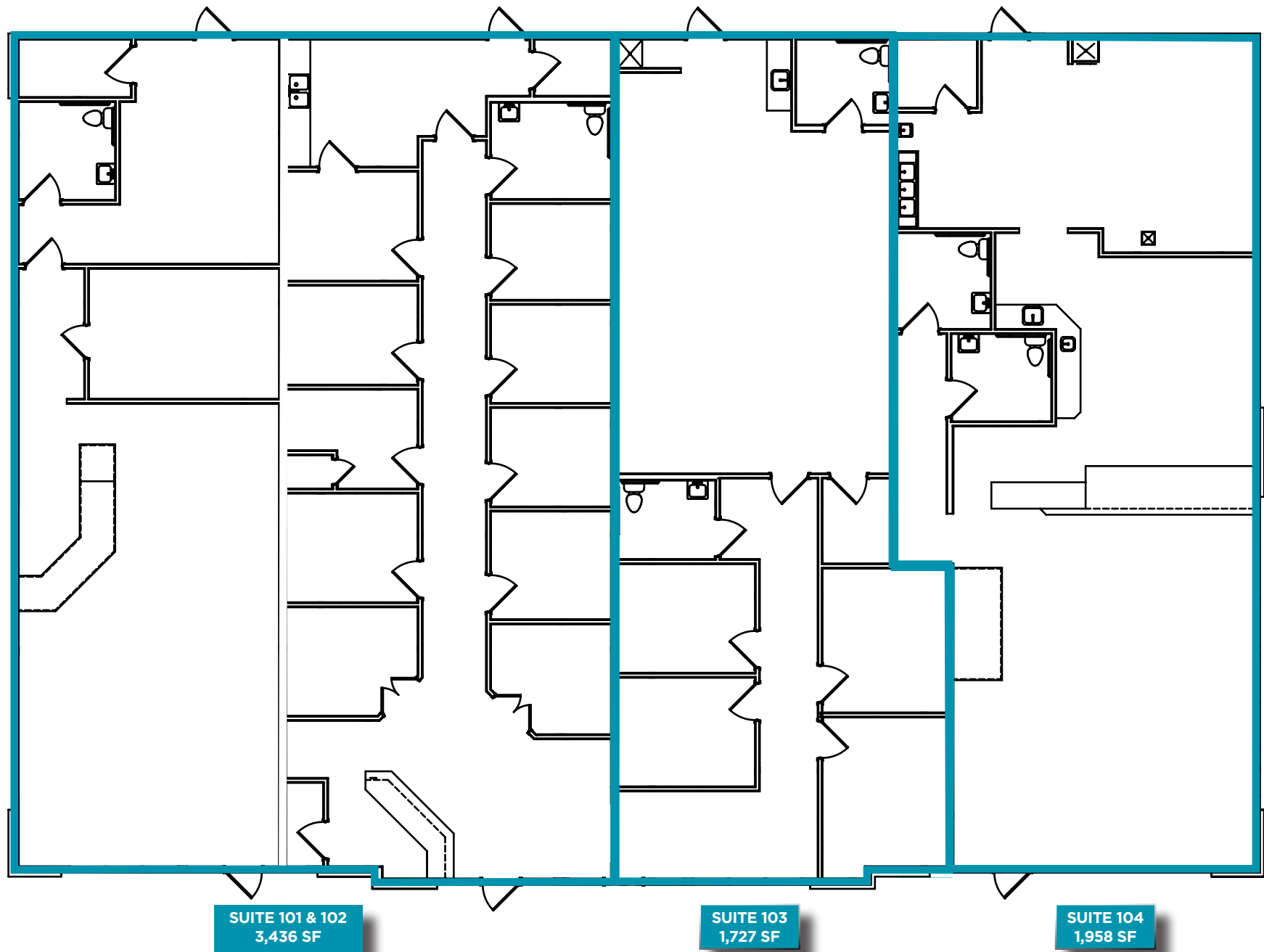
- Multi-tenant professional office/medical and retail building
- Interstate 84 access from 10th Avenue
- 5 minutes from Downtown Caldwell
- Easy access from anywhere in the Treasure Valley
- Ample on-site parking, with 28 stalls for clients and staff
- Part of a professionally designed and well-maintained business park
- The property is in a C-1 zoning area - Neighborhood Commercial
- Surrounded by residential communities and various professional services & retailers

### PROPERTY SUMMARY

<b>Sale Price</b>	\$2,177,000.00
<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>	\$134,156 - 6.16% Cap
<b>Parking Spaces</b>	28 stalls



# FLOORPLAN



# OFFICE

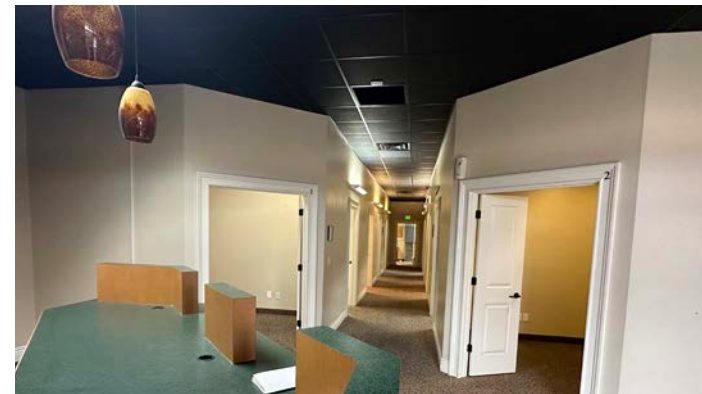
INTERIOR





# OFFICE

INTERIOR

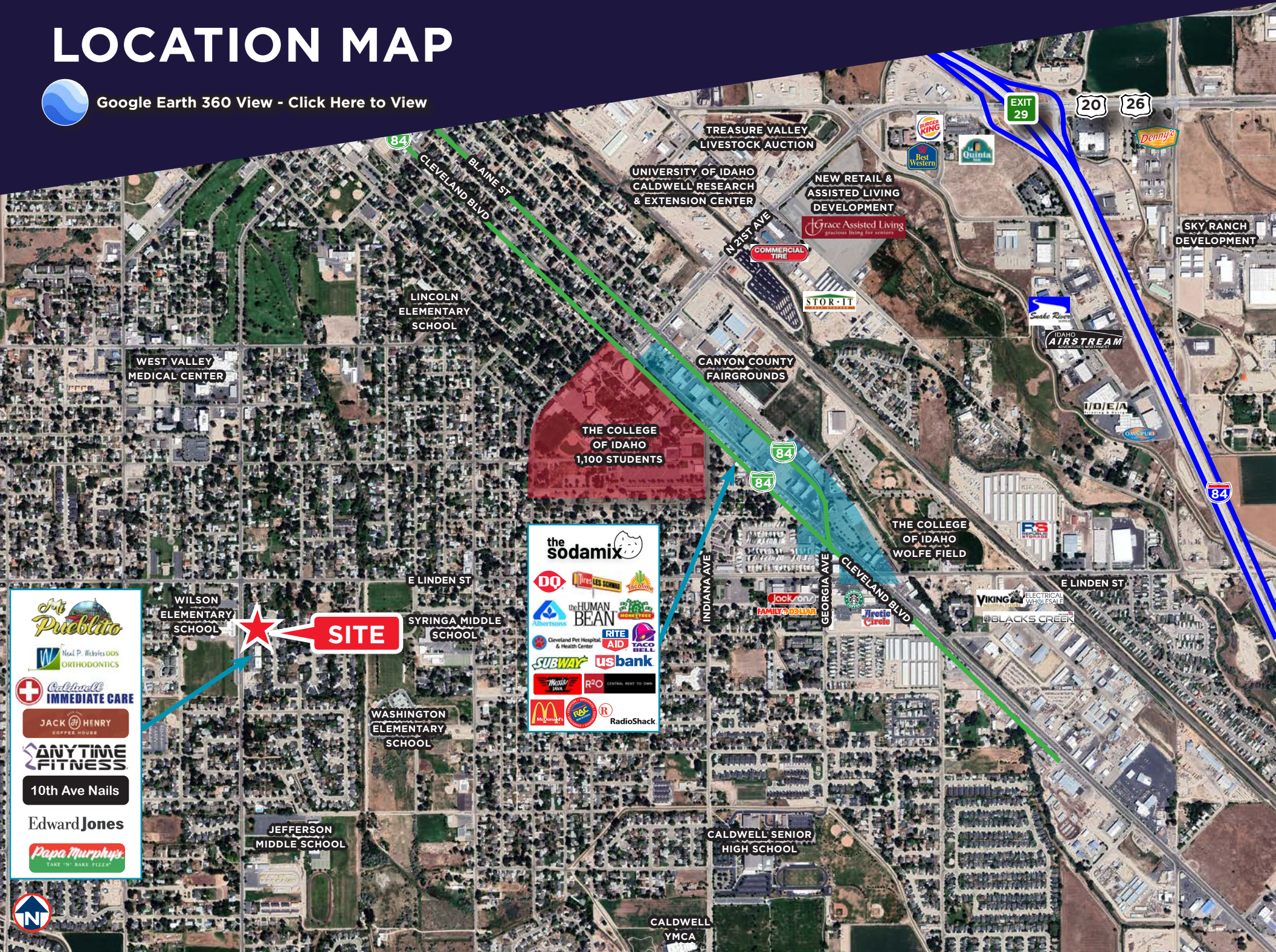




# LOCATION MAP



Google Earth 360 View - [Click Here to View](#)



WEST VALLEY  
MEDICAL CENTER

LINCOLN  
ELEMENTARY  
SCHOOL

TREASURE VALLEY  
LIVESTOCK AUCTION

UNIVERSITY OF IDAHO  
CALDWELL RESEARCH  
& EXTENSION CENTER

NEW RETAIL &  
ASSISTED LIVING  
DEVELOPMENT

Grace Assisted Living  
*gracious living for seniors*

CANYON COUNTY  
FAIRGROUNDS

THE COLLEGE  
OF IDAHO  
1,100 STUDENTS

THE COLLEGE  
OF IDAHO  
WOLFE FIELD

WILSON  
ELEMENTARY  
SCHOOL

**SITE**

SYRINGA MIDDLE  
SCHOOL

WASHINGTON  
ELEMENTARY  
SCHOOL

JEFFERSON  
MIDDLE SCHOOL

CALDWELL SENIOR  
HIGH SCHOOL

CALDWELL  
YMCA

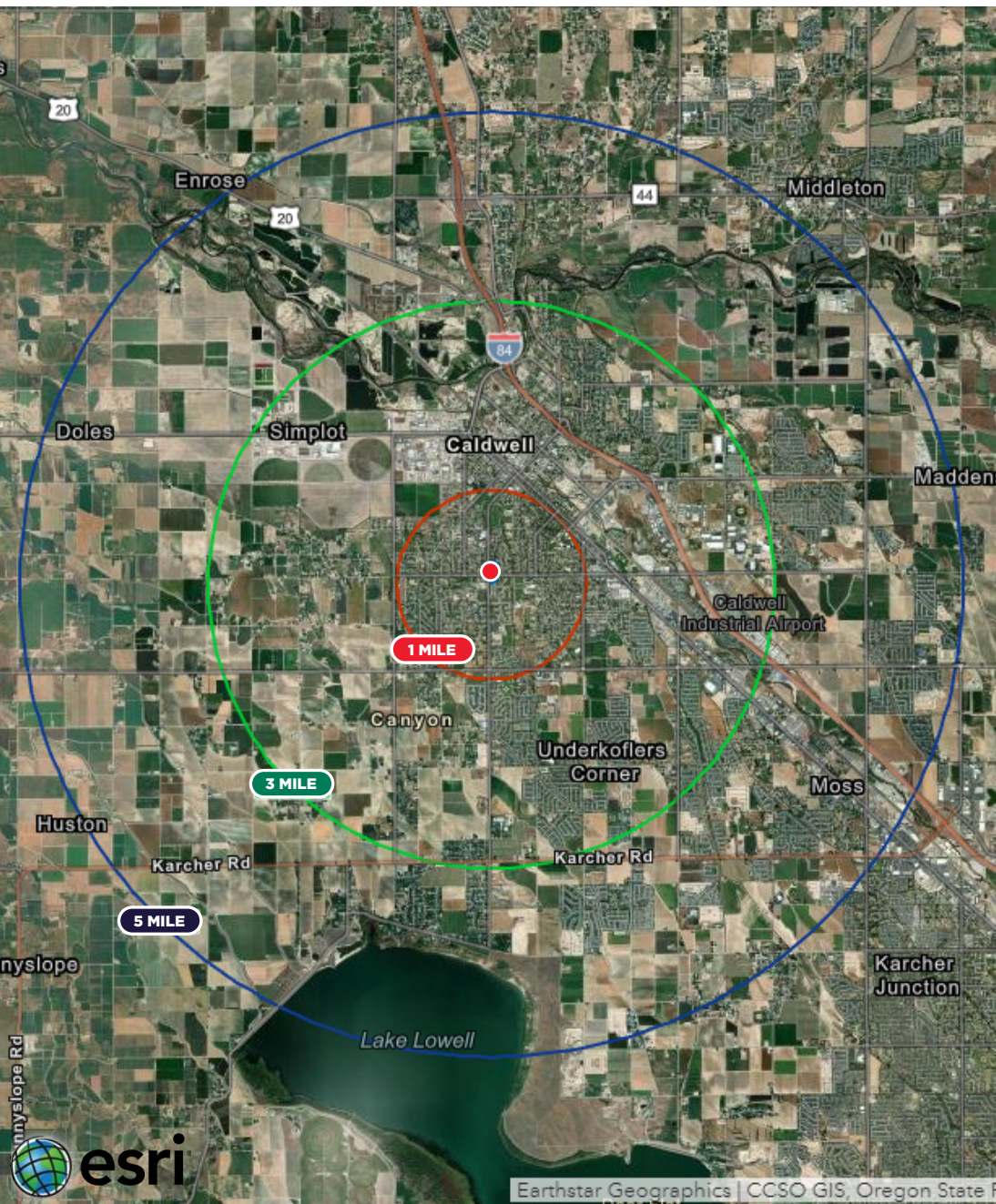
- Mt. PUEBLITO
- Neal P. Wehner DDS  
ORTHODONTICS
- Caldwell  
IMMEDIATE CARE
- JACK & HENRY  
COFFEE HOUSE
- ANYTIME  
FITNESS
- 10th Ave Nails
- Edward Jones
- Papa Murphy's  
TAKE 'N' BAKE PIZZA

- the sodamix
- DQ
- the HUMAN BEAN
- RITE AID
- SUBWAY
- usbank
- McDonald's
- RadioShack





# DEMOGRAPHICS



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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