

2609 S
10TH AVENUE

CALDWELL, ID 83605



100% Leased
Investment For Sale

7,121 SF



CUSHMAN &
WAKEFIELD

// PROPERTY HIGHLIGHTS



\$2,100,000 SALE PRICE



7,121 SF BUILDING SIZE



0.6 ACRES LAND AREA



C-1 NEIGHBORHOOD COMMERCIAL ZONING



\$135,126.97 NOI



6.5% CAP RATE

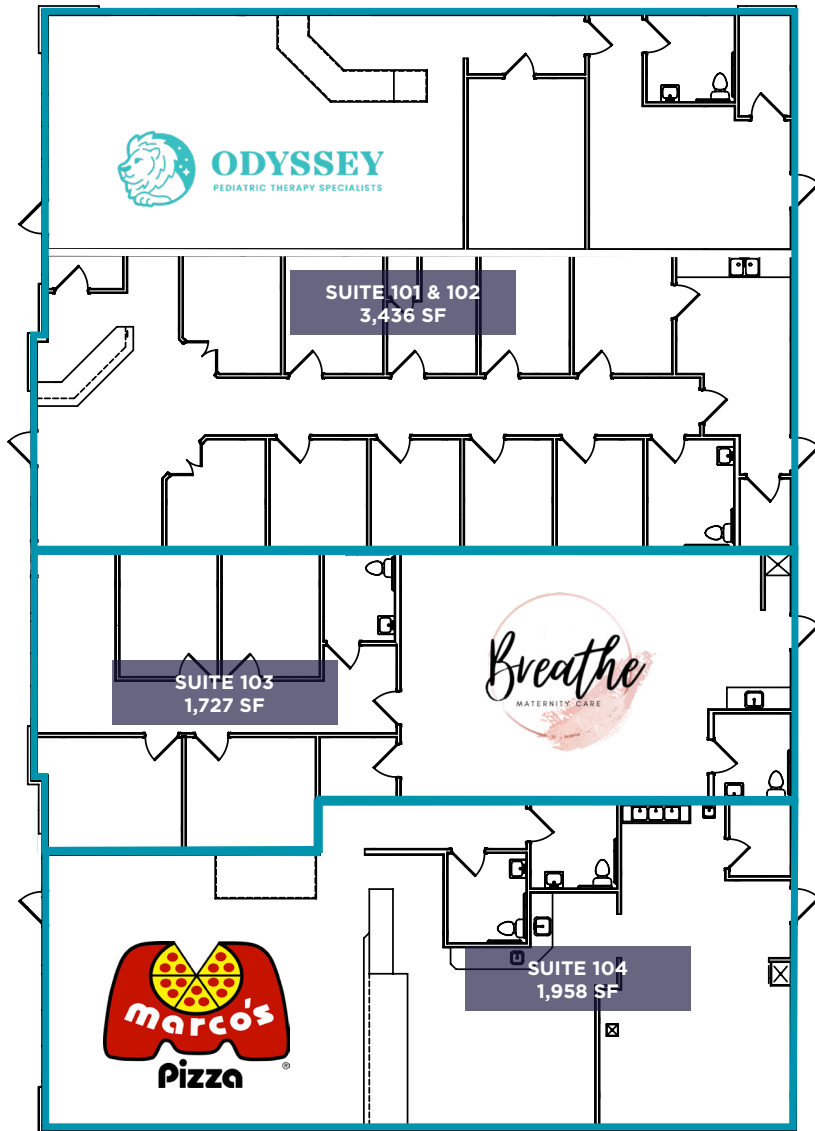


BY APPOINTMENT ONLY SHOWING



2609 S. 10TH AVENUE
Caldwell, ID 83605

// FLOOR PLAN



PROPERTY SUMMARY

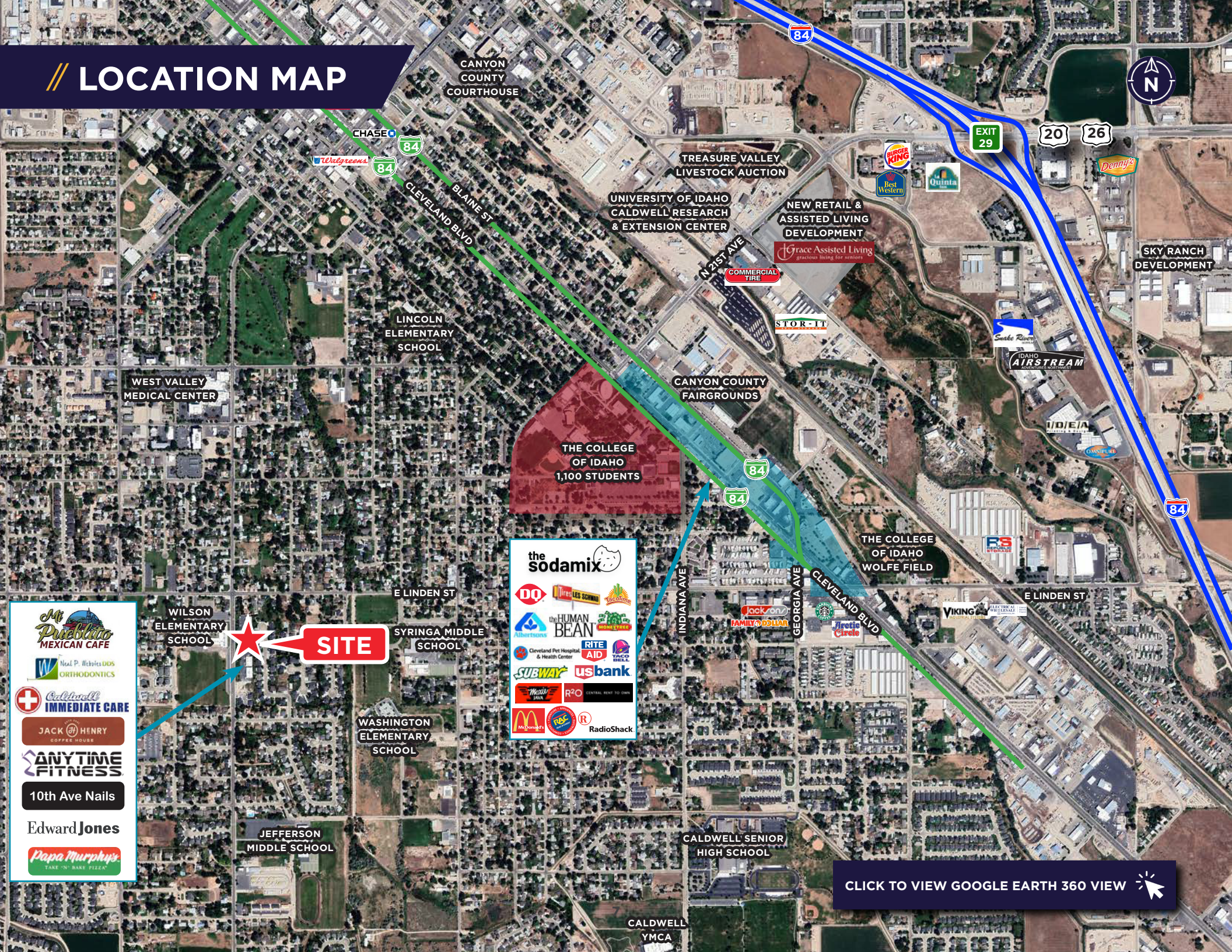
Sale Price	\$2,100,000.00
Lease Type	NNN
Building Size	7,121 SF
APN	R3579011500
Type	Multi-Tenant Office/Medical & Retail
Zoning	C-1 Neighborhood Commercial
Year Built	2007
Land Area	0.6 Acres
NOI	\$135,126.97
Cap Rate	6.5%
Parking Spaces	28 stalls

- 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

COMMERCIAL TIRE

STOR-IT

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

WASHINGTON ELEMENTARY SCHOOL

JEFFERSON MIDDLE SCHOOL

CALDWELL SENIOR HIGH SCHOOL

CALDWELL YMCA

the sodamix

DQ
the HUMAN BEAN
RITE AID
us bank
RadioShack

Mt. Puelblita MEXICAN CAFE
Caldwell IMMEDIATE CARE
JACK & HENRY COFFEE HOUSE
ANYTIME FITNESS
10th Ave Nails
Edward Jones
Papa Murphy's

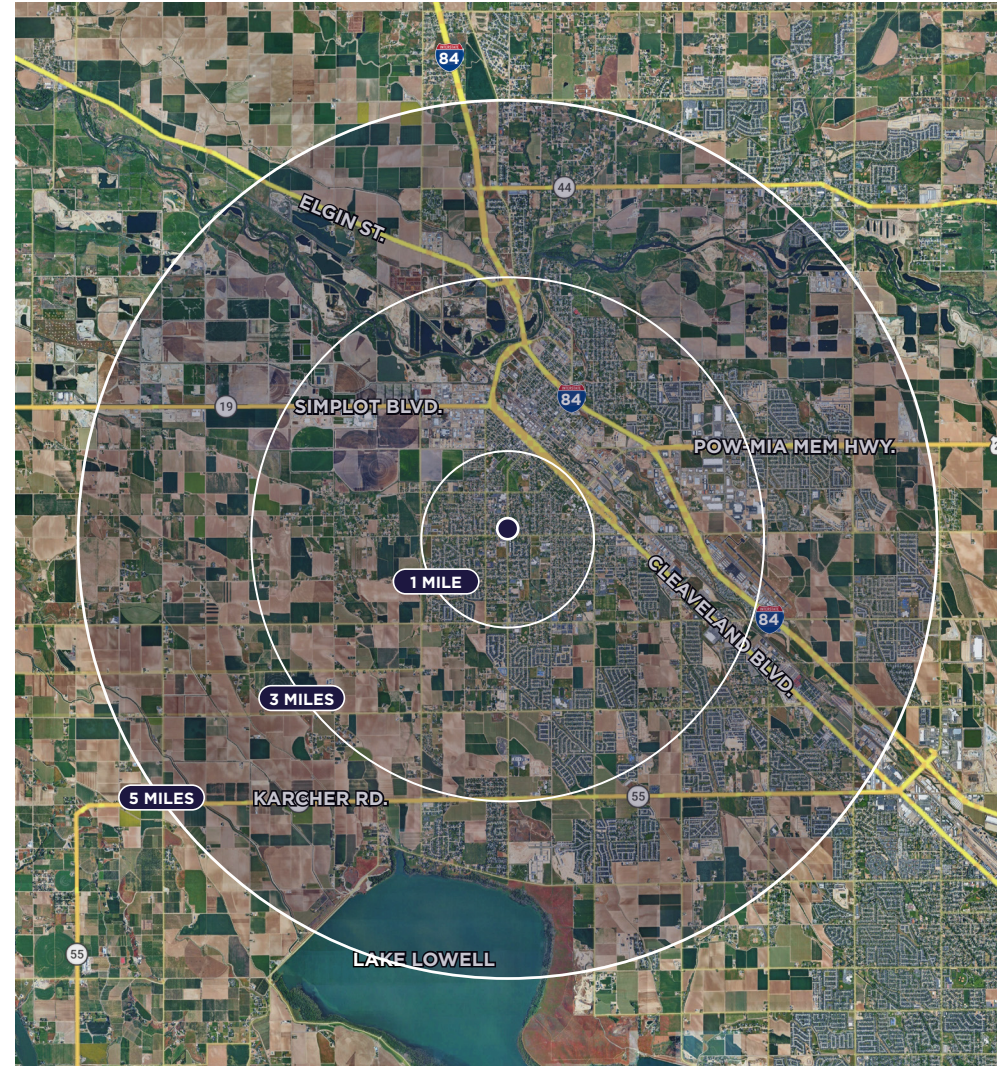
[CLICK TO VIEW GOOGLE EARTH 360 VIEW](#)

// 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.





CONTACT

BRAYDON TORRES
 Associate
 Office | Leasing Agency
 +1 208 207 9485
 braydon.torres@cushwake.com

BREE WELLS
 Director
 Office | Capital Markets
 +1 208 287 9492
 bree.wells@cushwake.com

JENNIFER MCENTEE
 Senior Director
 Office | Capital Markets
 +1 208 287 9495
 jennifer.mcentee@cushwake.com

999 West Main Street, Ste 1300
 Boise, Idaho 83702
 Main +1 208 287 9500
 Fax +1 208 287 9501
cushmanwakefield.com