

3018 CLEVELAND BLVD

Caldwell, Idaho 83605

For Sale - Rent Guarantee - 8.5% Cap - Owner/User / Retail & Restaurant Spaces



LeAnn Hume, CCIM, CLS, CRRP / leann.hume@paccra.com / +1 208 287 8436

Andrea Nilson / andrea.nilson@paccra.com / +1 208 287 8439

Sara Shropshire, CRRP / sara.shropshire@paccra.com / +1 208 287 9494

PACCRA.COM

**WE ARE
THE CENTER
OF RETAIL**





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SALE PRICE

\$1,605,882

NOI/CAP RATE

\$136,500/8.5%

RENT GUARANTEE

12 Months On Vacant Space

BUILDING/LOT SIZE

5,600 SF Total/0.555 Acres

AVAILABILITY

Immediate, Contact Agents for Tours

LISTED FOR LEASE

1,500 to 3,600 SF - \$22.00/SF

ZONING/PARCEL

C-3 Service Commercial/R0406900000

BUILDING TYPE

Multi-Tenant Configuration, Join Starbucks & Verizon Wireless

ALLOWED USES

Retail & Restaurant with Patio Seating Area



Please Download, Execute & Return Confidentiality Agreement to Receive Offering Memorandum

LISTING FEATURES

- **Rent Guarantee For 12 Months On Vacant Space - \$22.00/SF - 3,600 SF = \$79,000**
- Great retail & restaurant lease or owner/user opportunity at the signalized intersection of Cleveland Boulevard and Linden Street near downtown Caldwell
- Property is located to the south of Interstate 84 and has great visibility and high traffic counts - 23,000 average daily traffic
- Close to the College of Idaho campus / stadium & surrounded by various retailers, restaurants, financial institutions & other professional services



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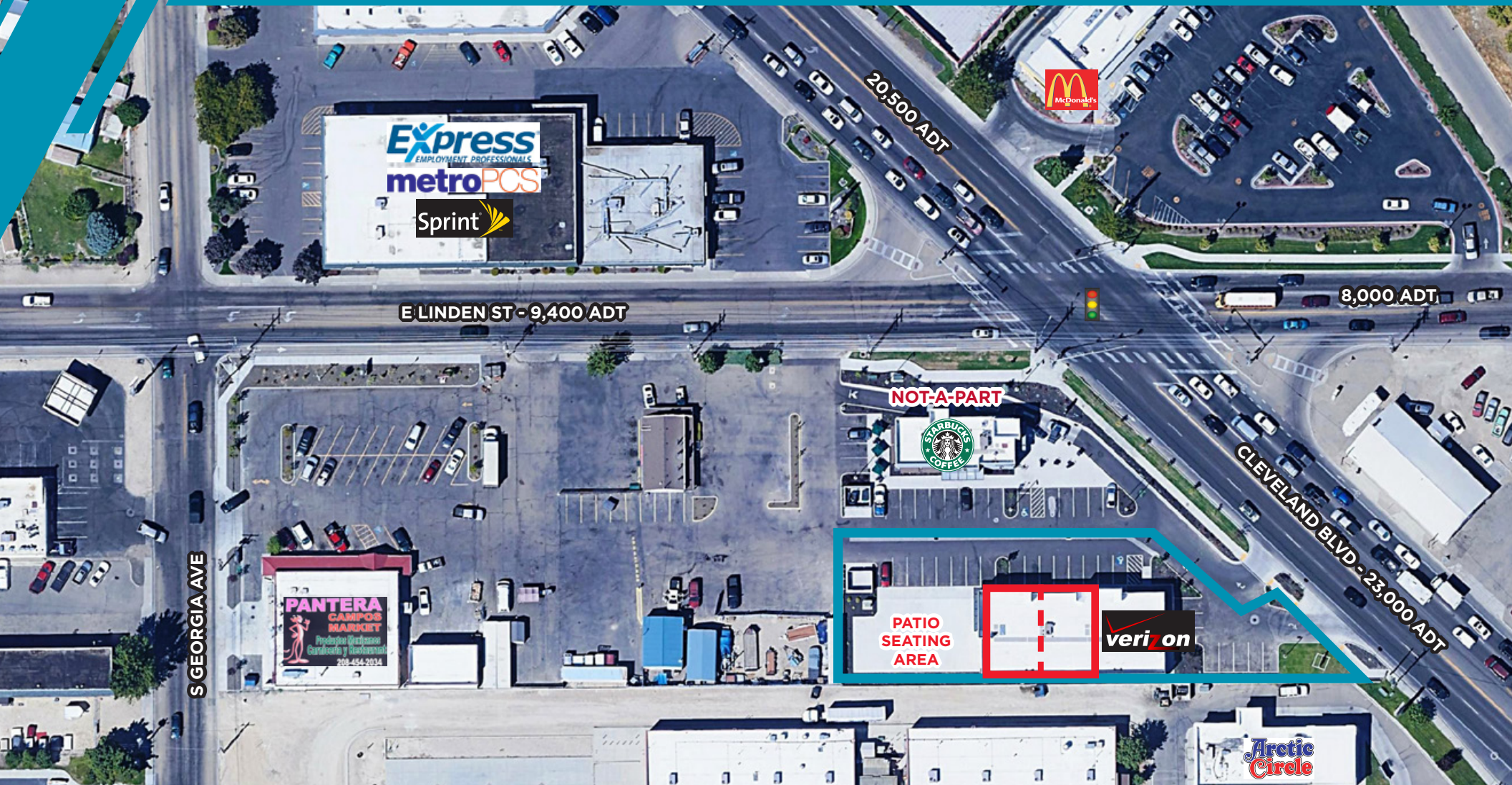
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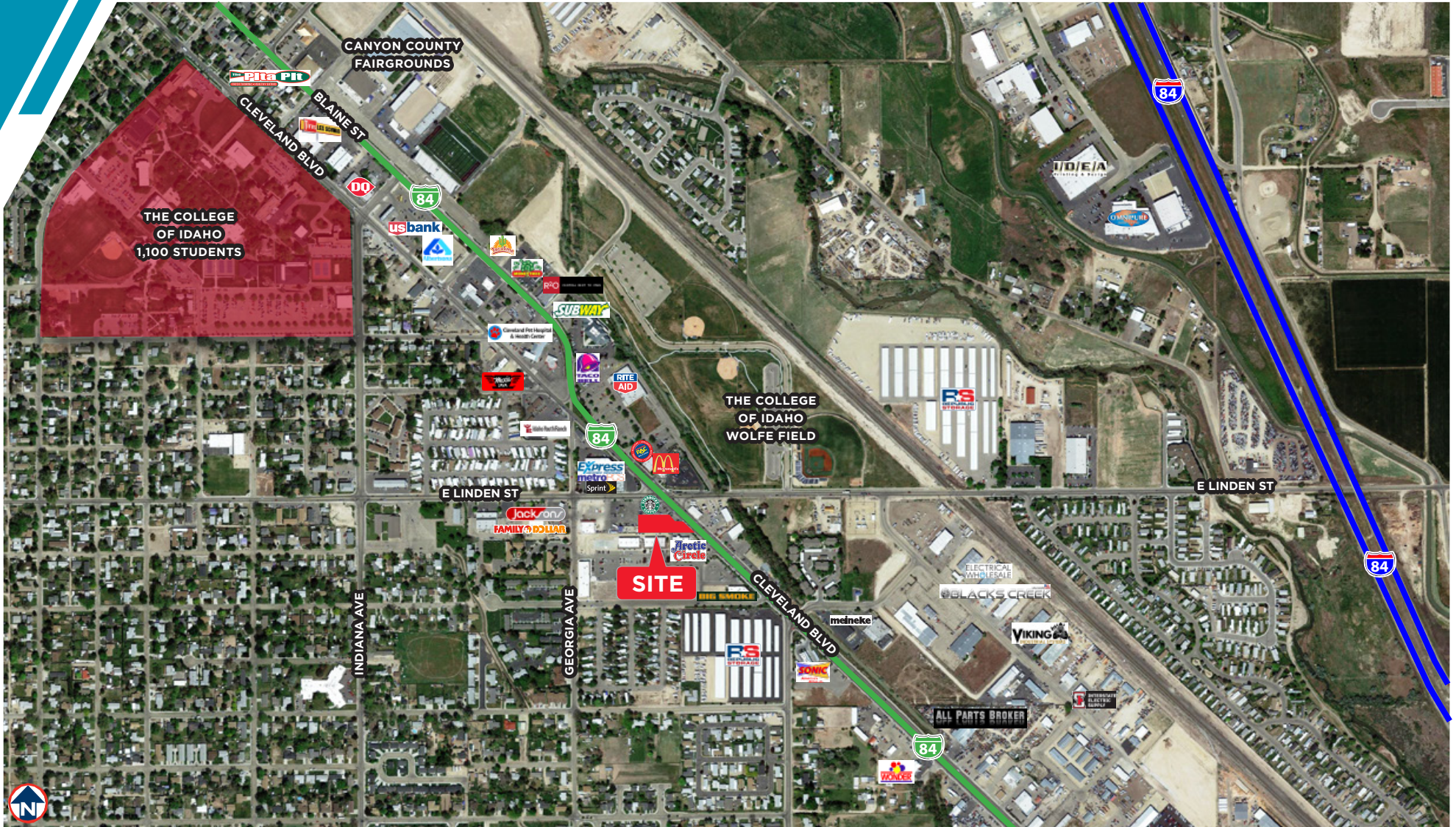
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For Sale - \$1,605,882 - 12 Month Rent Guarantee - \$22.00/SF - 3,600 SF = \$79,000 - NOI \$136,500 - 8.5% Cap Rate
For Lease - 1,500 to 3,600 SF - Lease Rate \$22.00/SF NNN - As-Is

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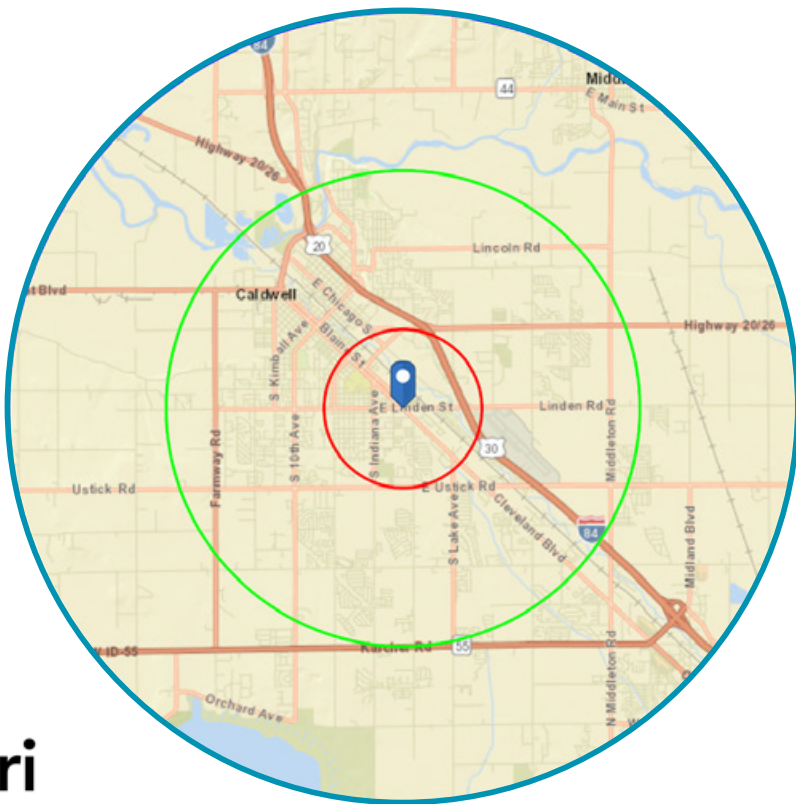
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- LOCATED IN A HIGH GROWTH AREA IN CALDWELL -

In the identified area, the current year population is 80,351. In 2010, the Census count in the area was 67,057. The rate of change since 2010 was 2.22% annually. The five-year projection for the population in the area is 88,922 representing a change of 2.05% annually from 2018 to 2023.



	1 mile	3 miles	5 miles
Population			
2000 Population	7,453	29,876	42,174
2010 Population	8,515	46,953	67,057
2018 Population	9,212	54,753	80,351
2023 Population	9,736	60,077	88,922
2000-2010 Annual Rate	1.34%	4.62%	4.75%
2010-2018 Annual Rate	0.96%	1.88%	2.22%
2018-2023 Annual Rate	1.11%	1.87%	2.05%
2018 Male Population	48.9%	49.5%	49.4%
2018 Female Population	51.1%	50.5%	50.6%
2018 Median Age	28.5	29.9	31.3

Households			
2000 Households	2,700	10,425	14,758
2010 Households	2,917	15,334	22,270
2018 Total Households	3,142	17,511	26,218
2023 Total Households	3,327	19,106	28,877
2000-2010 Annual Rate	0.78%	3.93%	4.20%
2010-2018 Annual Rate	0.90%	1.62%	2.00%
2018-2023 Annual Rate	1.15%	1.76%	1.95%
2018 Average Household Siz	2.69	3.04	3.00

Average Household Income			
2018 Average Household Income	\$43,510	\$52,335	\$55,329
2023 Average Household Income	\$50,034	\$60,447	\$64,242
2018-2023 Annual Rate	2.83%	2.92%	3.03%

Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	334	1,323	2,041
Total Employees:	3,766	15,514	24,215



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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