

AHLQUIST.

North Ranch Retail

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North Ranch

In the heart of Canyon County, North Ranch Business Park is the premier mixed-use development located in booming Caldwell, Idaho. Situated along Highway 20/26 and Smeed Parkway, North Ranch is optimal for light industrial users looking for a high-end functional facility with unparalleled accessibility and visibility. Site highlights include D&B Supply's largest retail store, a future gas station, bank, retail, and office spaces.

North Ranch

TOTAL SQ. FT.	11,917 SQ. FT.
NOI	\$409,678.35
VACANCY FACTOR	5%
ADJUSTED NOI	\$389,194.43
CAP RATE	6.25%
VALUE	\$6,227,110.92

North Ranch Retail

Overview

Treasure Valley
POPULATION 900,000

CALDWELL

DRIVE TIME TO
NORTH RANCH: 8 MIN

POP: 68,000

North Ranch

MERIDIAN

DRIVE TIME TO
NORTH RANCH: 20 MIN

POP: 140,000

EAGLE

DRIVE TIME TO
NORTH RANCH: 30 MIN

POP: 33,000

BOISE FOOTHILLS

BOISE

DRIVE TIME TO
NORTH RANCH: 30 MIN

POP: 240,000

EAST BOISE

NAMPA

DRIVE TIME TO
NORTH RANCH: 15 MIN

POP: 115,000

KUNA

DRIVE TIME TO
NORTH RANCH: 30 MIN

POP: 30,000

BOISE AIRPORT

DRIVE TIME TO
NORTH RANCH: 30 MIN

North Ranch Retail

The Site



North Ranch Retail

The Site

NORTH RANCH

RSF

RATE

ANNUAL RENT

FAT GUYS DELI	2,501	\$33.62	\$84,083.62	SIGNED
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USACE	2,618	\$41.88	\$109,641.84	SIGNED
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ADAIR HOMES	2,132	\$31.50	\$67,158.00	SIGNED
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HOTWORX	1,564	\$29.50	\$46,138.00	LEASE NEGOTIATIONS
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BUFFALO WILD WINGS	1,559	\$29.00	\$45,211.00	LEASE NEGOTIATIONS
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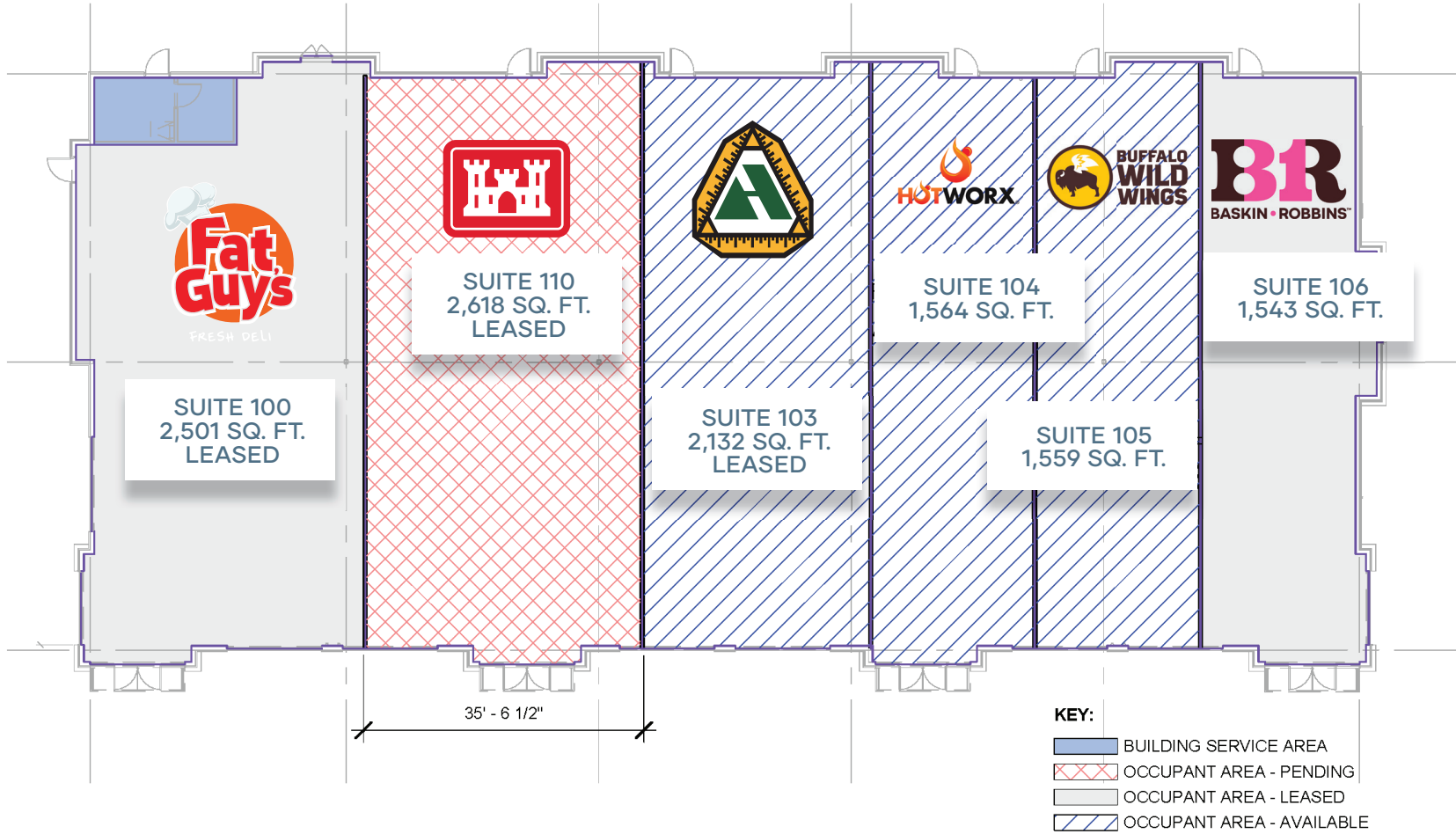
BASKIN ROBBINS	1,543	\$37.23	\$57,445.89	SIGNED
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\$409,678.35

North Ranch

Building Floorplates Floors 1

Images of the building's floor plates showing availability.



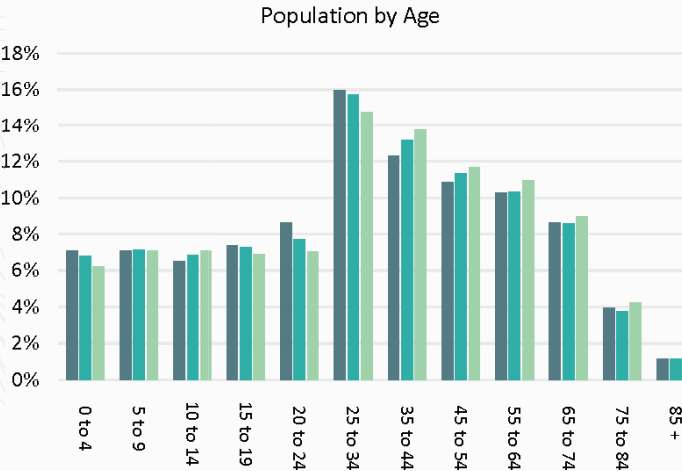
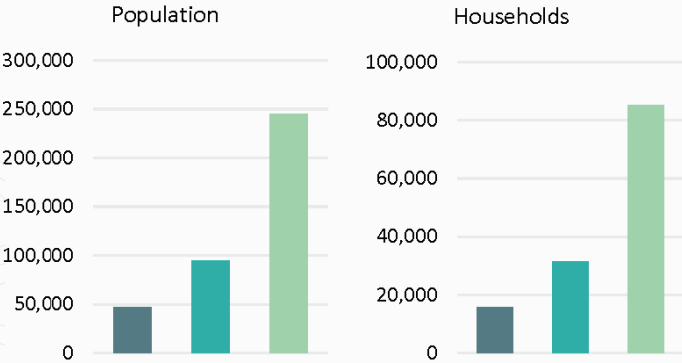
North Ranch Retail

Site Plan

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

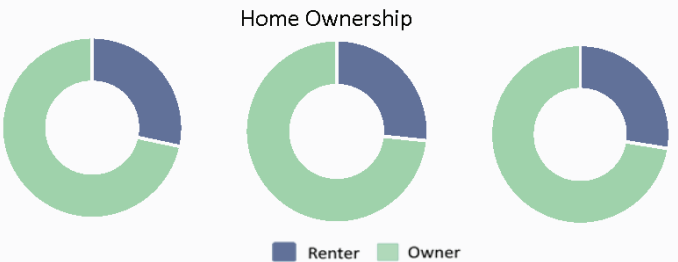
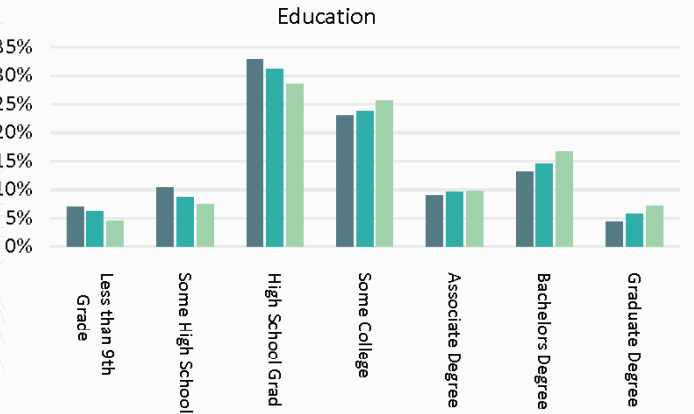
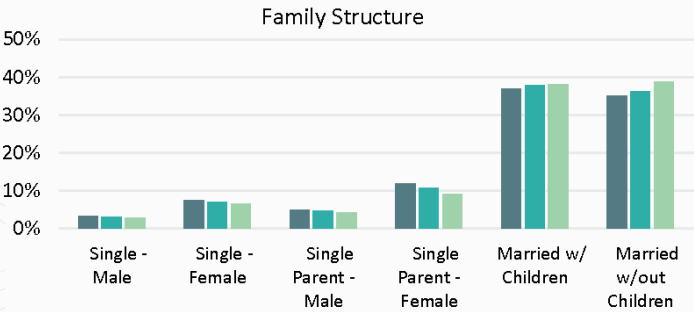
	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Current						
2023 Population	47,404	---	94,460	---	244,966	---
2028 Projected Population	53,898	---	109,926	---	291,545	---
Pop Growth (%)	13.7%	---	16.4%	---	19.0%	---
2023 Households	15,666	---	31,408	---	85,222	---
2028 Projected Households	17,876	---	36,671	---	101,833	---
HH Growth (%)	14.1%	---	16.8%	---	19.5%	---
Daytime Population	34,070	---	64,851	---	171,484	---
Average Business Travelers	443	---	660	---	1,694	---
Average Leisure Travelers	10	---	10	---	69	---
Average Migrant Workers	0	---	106	---	189	---
Group Quarters Pop	10	---	10	---	69	---
Pop in Family Households	40,158	---	82,379	---	213,218	---
Pop Non-Family Households	6,097	---	10,712	---	28,529	---
Total Population by Age						
Median Age (2023)	32.9		33.9		35.3	
Ages by Year						
0 to 4	3,374	7.1%	6,414	6.8%	15,320	6.3%
5 to 9	3,366	7.1%	6,767	7.2%	17,341	7.1%
10 to 14	3,093	6.5%	6,482	6.9%	17,410	7.1%
15 to 19	3,500	7.4%	6,889	7.3%	16,941	6.9%
20 to 24	4,095	8.6%	7,304	7.7%	17,252	7.0%
25 to 34	7,577	16.0%	14,878	15.8%	36,179	14.8%
35 to 44	5,833	12.3%	12,443	13.2%	33,682	13.7%
45 to 54	5,159	10.9%	10,725	11.4%	28,662	11.7%
55 to 64	4,882	10.3%	9,762	10.3%	26,856	11.0%
65 to 74	4,096	8.6%	8,124	8.6%	22,039	9.0%
75 to 84	1,882	4.0%	3,582	3.8%	10,420	4.3%
85 +	549	1.2%	1,090	1.2%	2,863	1.2%



Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

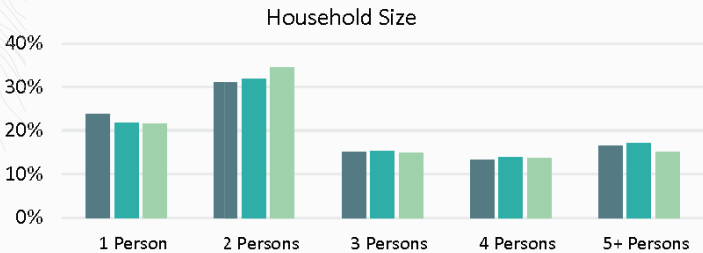
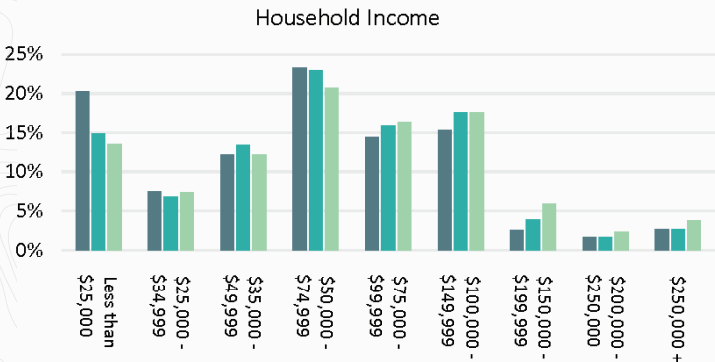
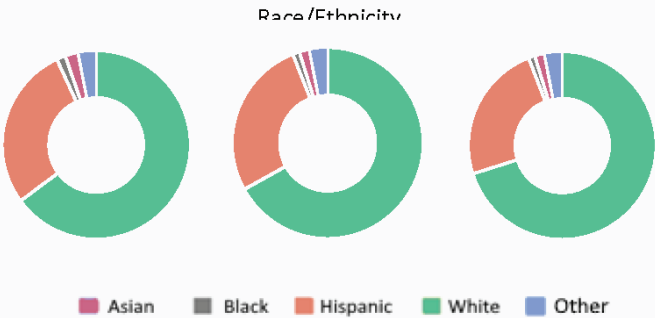
	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Family Structure (2023)	11,050		22,986		62,517	
Single - Male	371	3.4%	704	3.1%	1,758	2.8%
Single - Female	822	7.4%	1,636	7.1%	4,121	6.6%
Single Parent - Male	563	5.1%	1,106	4.8%	2,752	4.4%
Single Parent - Female	1,317	11.9%	2,467	10.7%	5,755	9.2%
Married w/ Children	4,090	37.0%	8,744	38.0%	23,851	38.2%
Married w/out Children	3,887	35.2%	8,329	36.2%	24,280	38.8%
Education (2023)	29,977		60,604		160,702	
Less than 9th Grade	2,085	7.0%	3,803	6.3%	7,283	4.5%
Some High School	3,132	10.4%	5,298	8.7%	11,939	7.4%
High School Grad	9,879	33.0%	18,929	31.2%	45,916	28.6%
Some College	6,913	23.1%	14,428	23.8%	41,300	25.7%
Associate Degree	2,699	9.0%	5,836	9.6%	15,783	9.8%
Bachelors Degree	3,957	13.2%	8,834	14.6%	26,907	16.7%
Graduate Degree	1,314	4.4%	3,476	5.7%	11,573	7.2%
Home Ownership (2023)	20,417		40,364		110,526	
Housing Units Occupied	15,666	76.7%	31,408	77.8%	85,222	77.1%
Housing Units Vacant	311	1.5%	588	1.5%	1,839	1.7%
Occupied Units Renter	4,441	21.7%	8,367	20.7%	23,465	21.2%
Occupied Units Owner	11,225	55.0%	23,040	57.1%	61,757	55.9%
Unemployment Rate (2023)		3.4%		3.1%		2.7%
Employment, Pop 16+ (2023)	34,070		64,851		171,484	
Armed Services	2	0.0%	48	0.1%	445	0.3%
Civilian	24,860	73.0%	49,380	76.1%	126,964	74.0%
Employed	23,597	69.3%	47,123	72.7%	121,892	71.1%
Unemployed	1,264	3.7%	2,258	3.5%	5,072	3.0%
Not in Labor Force	12,031	35.3%	23,909	36.9%	63,721	37.2%
Businesses						
Establishments	1,441	---	2,492	---	6,545	---
Employees (FTEs)	12,235	---	21,099	---	56,936	---



Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	30,752	64.9%	63,225	66.9%	171,780	70.1%
Hispanic	13,401	28.3%	25,607	27.1%	58,853	24.0%
Black, Non-Hispanic	723	1.5%	1,089	1.2%	2,699	1.1%
Asian, Non-Hispanic	1,066	2.2%	1,611	1.7%	4,092	1.7%
Other	1,462	3.1%	2,928	3.1%	7,542	3.1%
Language at Home (2023)						
Spanish Linguistically Isolated	574	3.7%	1,028	3.3%	1,959	2.3%
Spanish Not Isolated	3,301	21.1%	6,008	19.1%	13,398	15.7%
Asian Linguistically Isolated	2	0.0%	2	0.0%	26	0.0%
Asian Not isolated	47	0.3%	110	0.4%	399	0.5%
Household Income (2023)						
Per Capita Income	\$25,760	---	\$27,534	---	\$30,831	---
Average HH Income	\$77,237	---	\$82,395	---	\$88,266	---
Median HH Income	\$59,470	---	\$66,758	---	\$72,655	---
Less than \$25,000	3,185	20.3%	4,689	14.9%	11,570	13.6%
\$25,000 - \$34,999	1,169	7.5%	2,136	6.8%	6,317	7.4%
\$35,000 - \$49,999	1,918	12.2%	4,207	13.4%	10,439	12.2%
\$50,000 - \$74,999	3,650	23.3%	7,228	23.0%	17,677	20.7%
\$75,000 - \$99,999	2,257	14.4%	5,008	15.9%	13,928	16.3%
\$100,000 - \$149,999	2,398	15.3%	5,544	17.7%	15,016	17.6%
\$150,000 - \$199,999	397	2.5%	1,235	3.9%	5,037	5.9%
\$200,000 - \$250,000	261	1.7%	513	1.6%	1,982	2.3%
\$250,000 +	431	2.7%	848	2.7%	3,256	3.8%
Avg Family Income	\$84,386		\$90,130		\$95,977	
Avg Non-Family Income	\$64,672		\$63,398		\$69,817	
Household Size (2023)						
1 Person	3,741	23.9%	6,842	21.8%	18,460	21.7%
2 Persons	4,870	31.1%	10,029	31.9%	29,458	34.6%
3 Persons	2,374	15.2%	4,840	15.4%	12,778	15.0%
4 Persons	2,090	13.3%	4,337	13.8%	11,609	13.6%
5+ Persons	2,590	16.5%	5,360	17.1%	12,917	15.2%



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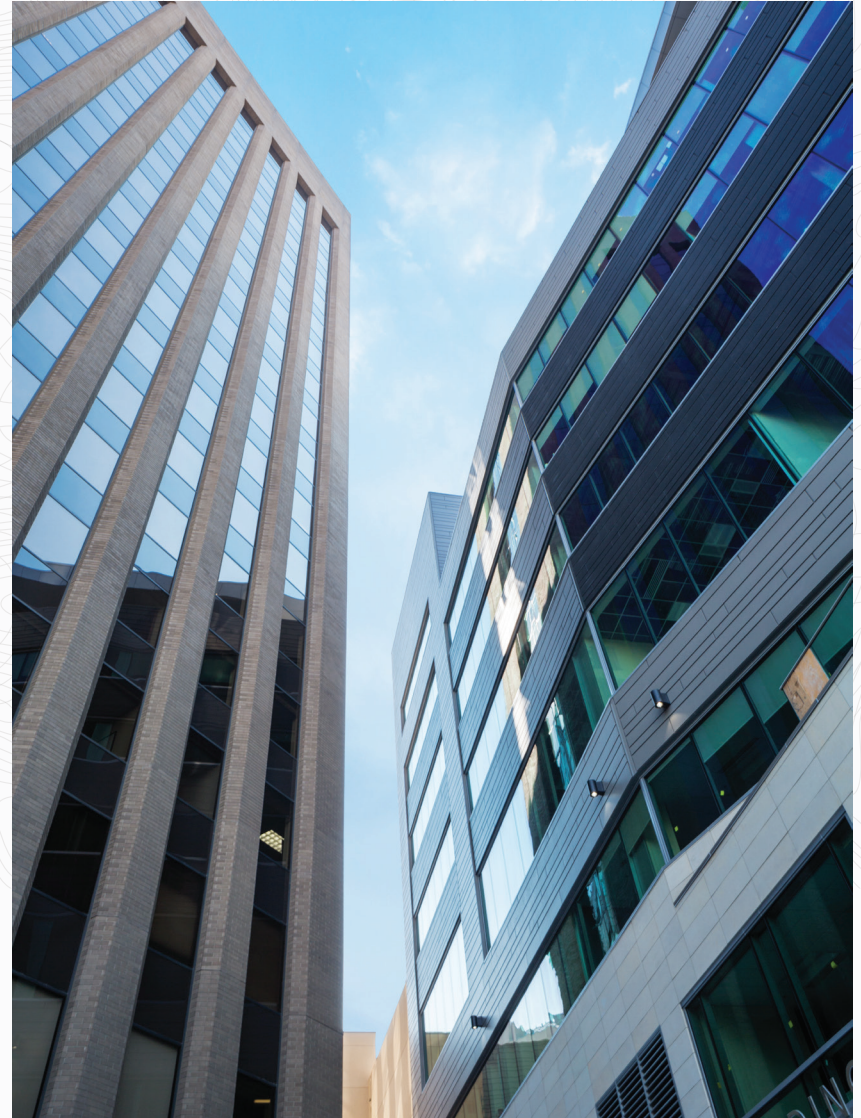
Demographics

AHLQUIST.

With 20 years of experience in development and a legacy of innovation, Ahlquist is a full-service real estate, construction, and property solutions firm dedicated to building exceptional spaces and lasting relationships. Our expertise spans construction, architecture, development, asset & property management, and leasing, allowing us to take projects from concept to completion with efficiency and excellence.

Over the past two decades, we have developed millions of square feet across commercial, medical, retail, industrial, and multifamily sectors, navigating complex zoning, entitlements, and approvals to bring visionary projects to life. Our construction division ensures transparency, quality, and value at every stage, while our in-house architecture team creates innovative, functional designs. Through proactive asset & property management, we safeguard investments and enhance tenant experiences, and with strategic leasing services, we help businesses find the perfect space to grow.

As we continue to expand, we are actively taking on new projects and remain open for business in every sector of development. Whether you're looking to build, invest, or lease, Ahlquist is ready to bring your vision to life. Let's build something great together.



North Ranch Retail



Mark Cleverley

CHIEF LEASING OFFICE | 208.850.6113
MARK@AHLQUISTDEV.COM

Mark is one of the founding members of Ahlquist. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



Kekoa Nawahine

LEASING ASSOCIATE | 208.810.0137
KEKOA@AHLQUISTDEV.COM

Since joining Ahlquist in 2021, Kekoa has quickly become a standout leasing associate, combining his business degree from Boise State and his leadership experience as a former team captain for the Boise State football team. His ability to build relationships, strategize, and lead has directly translated into helping clients find the right spaces and successfully negotiate deals.

Known for going the extra mile, Kekoa ensures every client has a smooth, positive experience by offering personalized market insights and guiding them through every step of the leasing process. His commitment to service, paired with his passion for Boise's commercial real estate market, allows him to consistently deliver results that exceed expectation.

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Contact

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Thank you

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