

RETAIL & OFFICE INVESTMENT FOR SALE

711 Cleveland Blvd. | 306 & 316 S. Kimball Ave., Caldwell, ID 83605



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE TOGETHER \$2,443,324

LAND SALE PRICE \$195,000

CAP RATE 6.25%

LAND SIZE 0.21 AC

BUILDING SIZE 20,197 SF

REMODELED 2024

TOTAL SITE AREA 0.59 AC

ZONING C-B

PARCEL R0469500000 &
R0469400000

Building can be purchased with 101 11th Ave. S., Nampa, ID 83651 for a combined price. Contact agent for pricing.
[Click here for listing link](#)

EXECUTIVE SUMMARY

Lee & Associates is pleased to offer a one of kind historical investment opportunity in the heart of Downtown Caldwell. This 20,197 SF multi-tenant retail and office building has significant features and is ideally positioned for strong returns in the thriving downtown Caldwell market. This opportunity combines a unique, large-scale event venue with a diversified amazon proof retail/office portfolio, as well as valuable parking--making it an attractive prospect for investors seeking a stable and high-potential asset. Caldwell has gone through a thorough metamorphosis in the last 10 years and this building exemplifies the stimulating growth. Office and retail space in the downtown core is hard to come by, so this asset should be on the radar for anyone banking on Idaho's continued growth.

VACANT LOT FOR PARKING ALSO AVAILABLE | AMAZON PROOF RETAIL MIX



ESTABLISHED EVENT CENTER

The lower level includes an open event space, prep room, and full commercial kitchen, all recently renovated to blend modern style with historic charm



AMAZON PROOF DIVERSE RETAIL MIX

Main and upper levels, plus Kimball Ave. frontage, are fully leased to tenants like bakeries, salons, and financial services, providing steady income



VACANT LOT FOR PARKING

Crucial for a downtown location, this dedicated parking lot enhances convenience for both event center patrons and retail customers



PRIME LOCATION

Situated on Cleveland Blvd., Caldwell's main arterial, the property benefits from high traffic visibility within a historic and well-established neighborhood



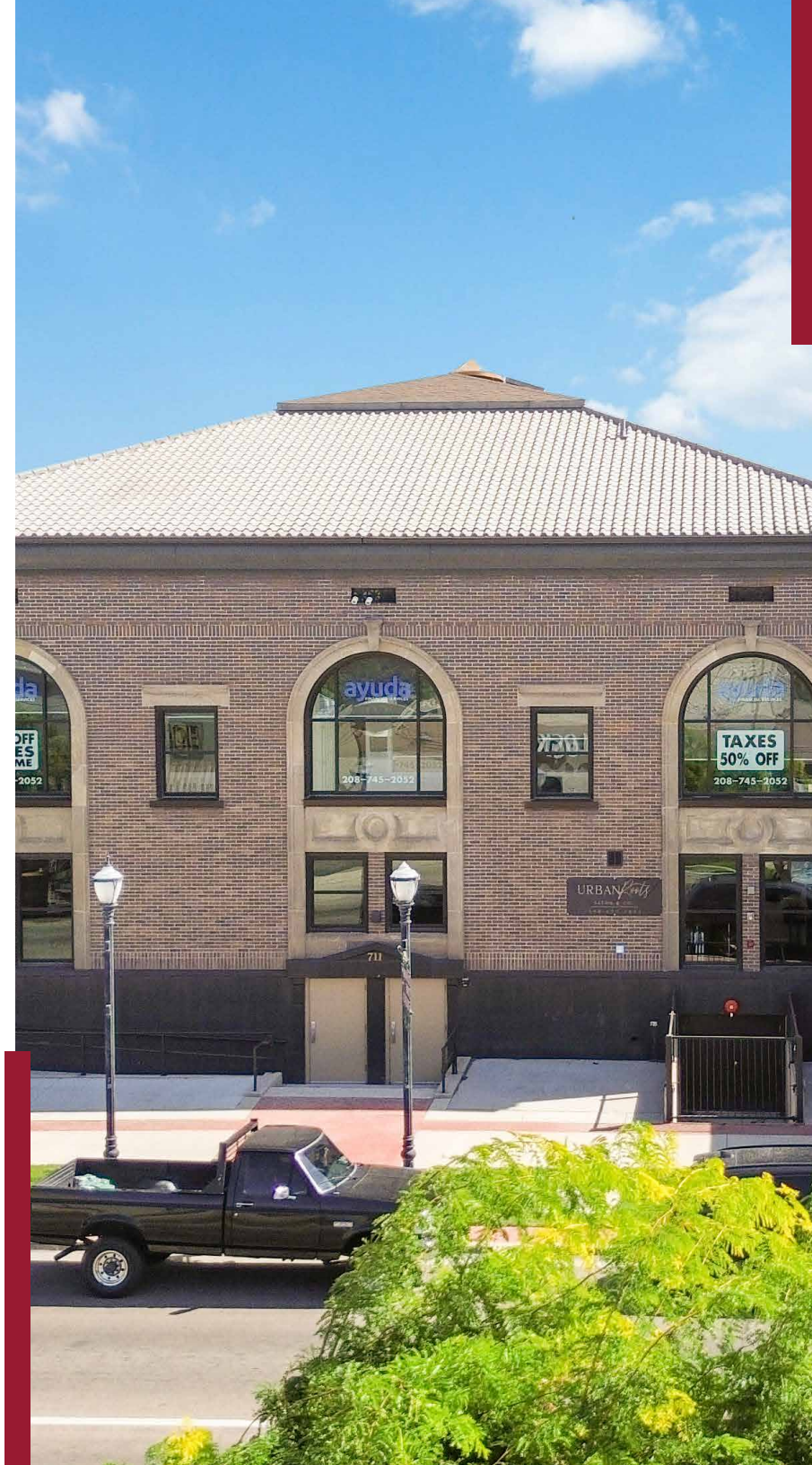
TURN-KEY ASSET

With all retail spaces currently occupied and the event center fully operational, this presents a ready-to-perform investment



THRIVING RENTAL MARKET

Caldwell is experiencing significant growth, with a strong demand for commercial properties and a balanced real estate market



TENANTS

FORTALEZA EVENT CENTER

A premier venue designed to host weddings, celebrations, and corporate events.

URBAN ROOTS

Salon offering expert cuts, custom color, and hand-tied extensions.

AYUDA FINANCIAL

Personalized support to build wealth, resolve IRS issues, and grow your business.

MOTTO MORTGAGE

Brokerage that connects clients with a national lender network to find the best home loan options.

TIMBERLINE SURVEYING

Offers boundary surveys, utility and construction layout, flood certifications, and tree assessments.

LA PINATA BAKERY

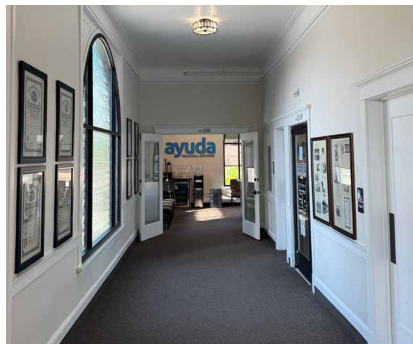
Mexican-American bakery renowned for its fresh pan dulce, empanadas, pastries, and café drinks.

CREEKSIDE HAIR SALON

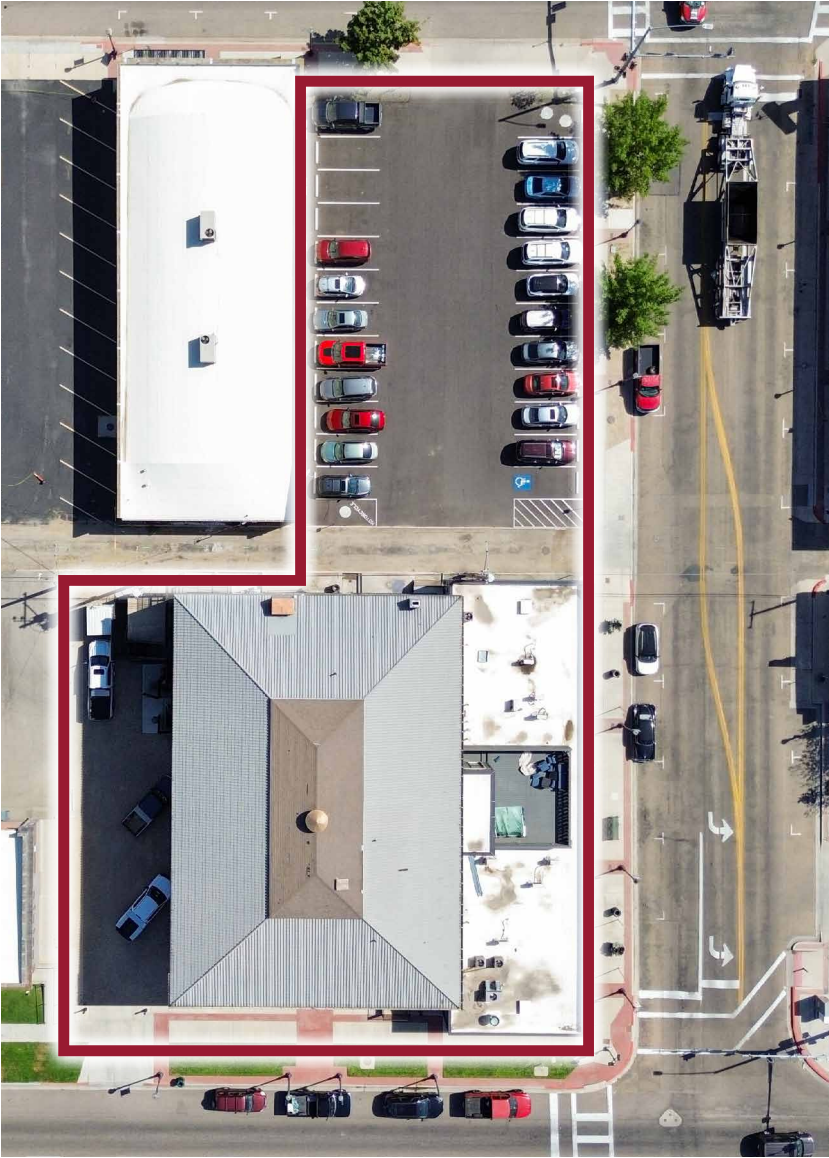
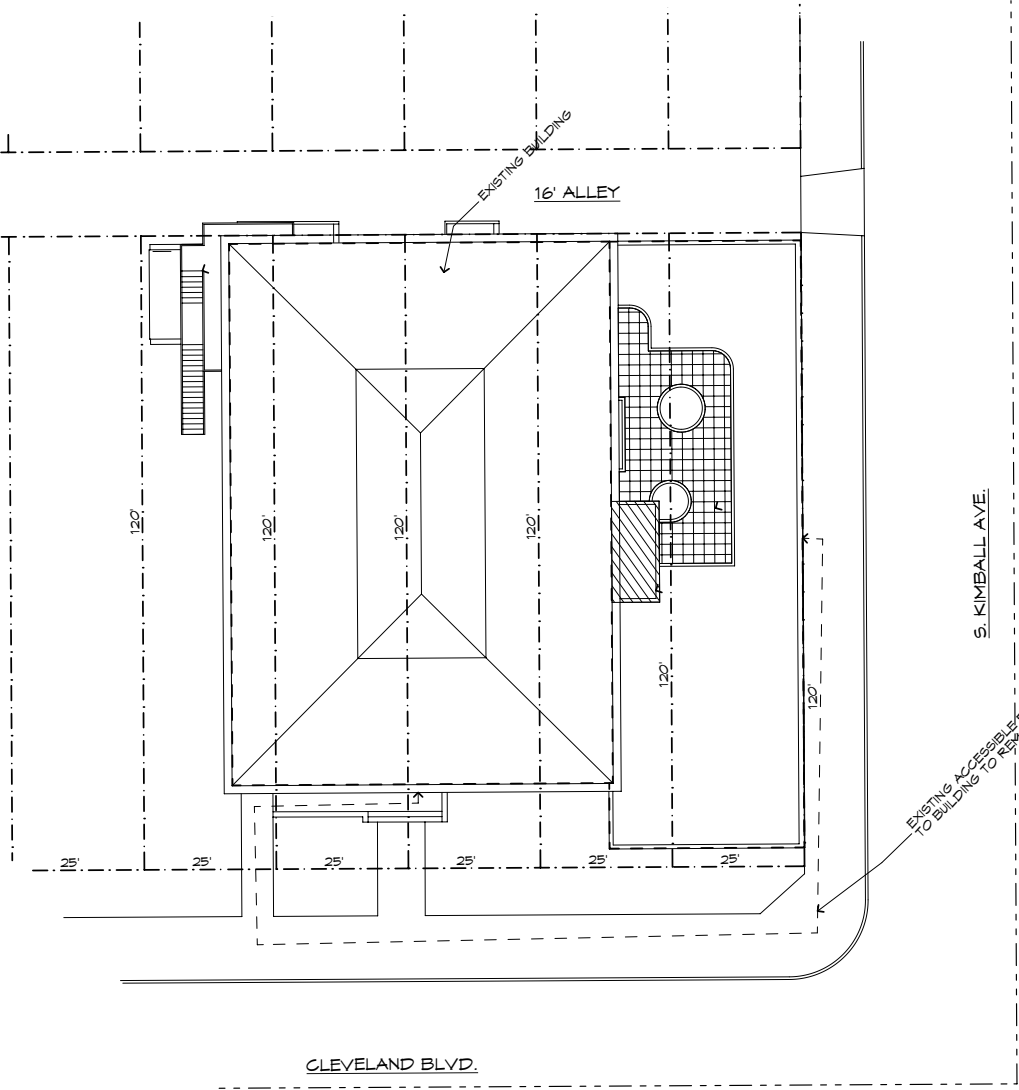
Salon offering expert haircuts, coloring, styling, and beard shaping.

ROSE HILL BAKERY

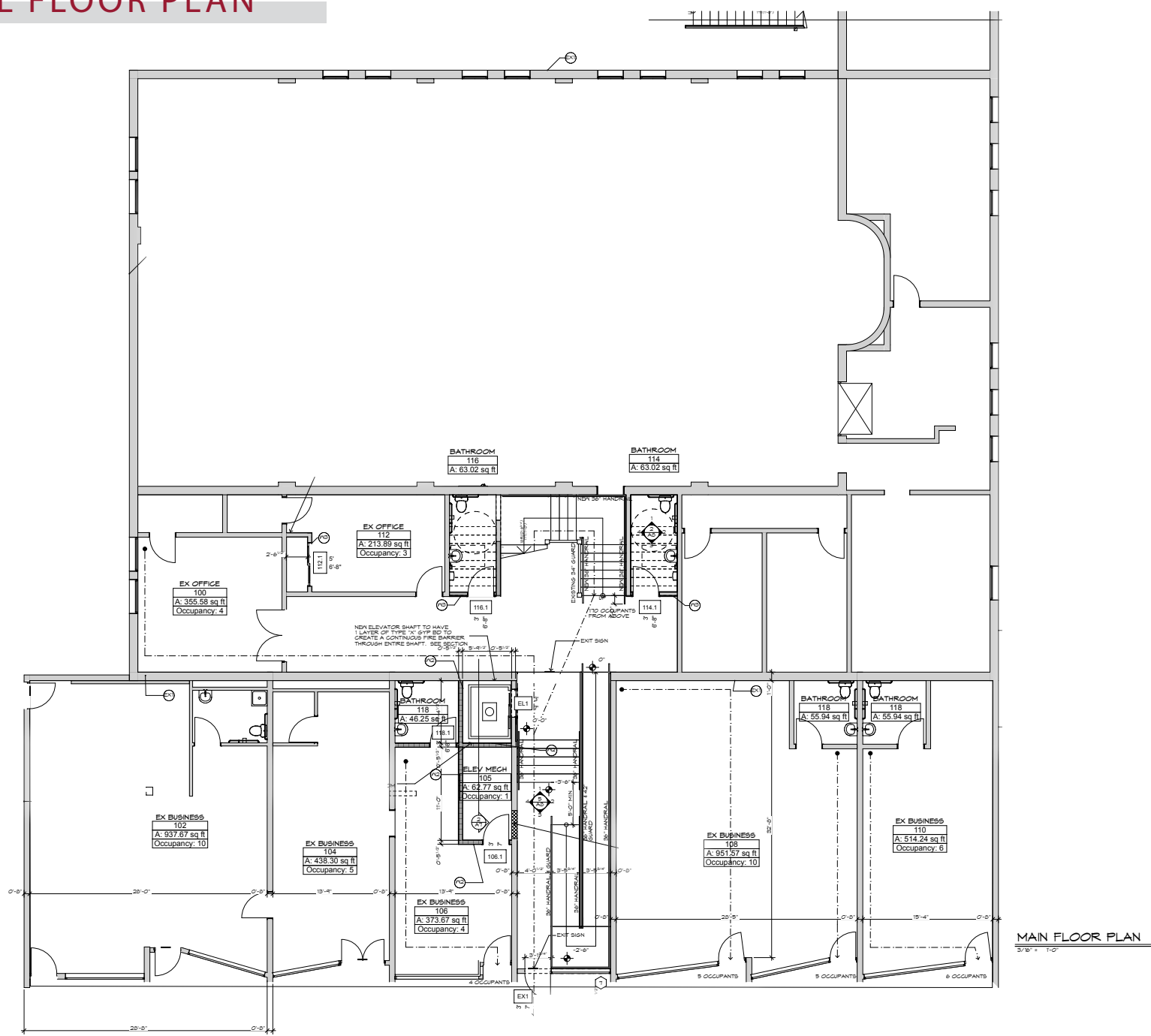
Scratch-made bakery known for its long-fermented sourdough breads, seasonal scones, and pastries.



SITE PLAN



MAIN LEVEL FLOOR PLAN



MAIN FLOOR PLAN
3/16" = 1'-0"

LOWER LEVEL FLOOR PLAN

The floor plan illustrates the layout of the lower level, featuring several key areas:

- EX RECEPTION 000**: A large central space with an area of 3,889.75 sq ft and an occupancy of 280.
- STORAGE 008**: Located at the top right, with an area of 234.01 sq ft and an occupancy of 1.
- EX MECH 006**: Adjacent to the storage room, with an area of 390.40 sq ft and an occupancy of 2.
- PLATFORM 001**: A curved platform area with an area of 141.73 sq ft and an occupancy of 10.
- EX WARMING KITCHEN 002**: Below the platform, with an area of 225.70 sq ft and an occupancy of 2.
- NEW STOR 012**: A new storage room with an area of 105.77 sq ft and an occupancy of 1.
- EX MECH / FIRE RISER 010**: Located near the new storage room, with an area of 1,001.53 sq ft and an occupancy of 4.
- EX WOMEN 014** and **EX MEN 016**: Restroom facilities, each with an area of 155.27 sq ft and an occupancy of 4.
- EX KITCHEN STORAGE 004**: At the bottom right, with an area of 341.64 sq ft and an occupancy of 2.

Additional annotations include "EXISTING RAMP AND STAIR TO REMAIN", "EXISTING FIRE SUPPRESSION SYSTEM", "ENTIRE LOWER LEVEL EXIT SIGNAGE AND EGRESS HARDWARE IS WORKING AND INSTALLED PROPERLY (TYP)", and "EXISTING STAIR TO REMAIN". Occupancy requirements are noted as "18 OCCUPANTS 18' REQUIRED 42' PROVIDED" in two locations.

EXISTING LOWER FLOOR PLAN
3/16" = 1'-0"

LOWER LEVEL FLOOR PLAN

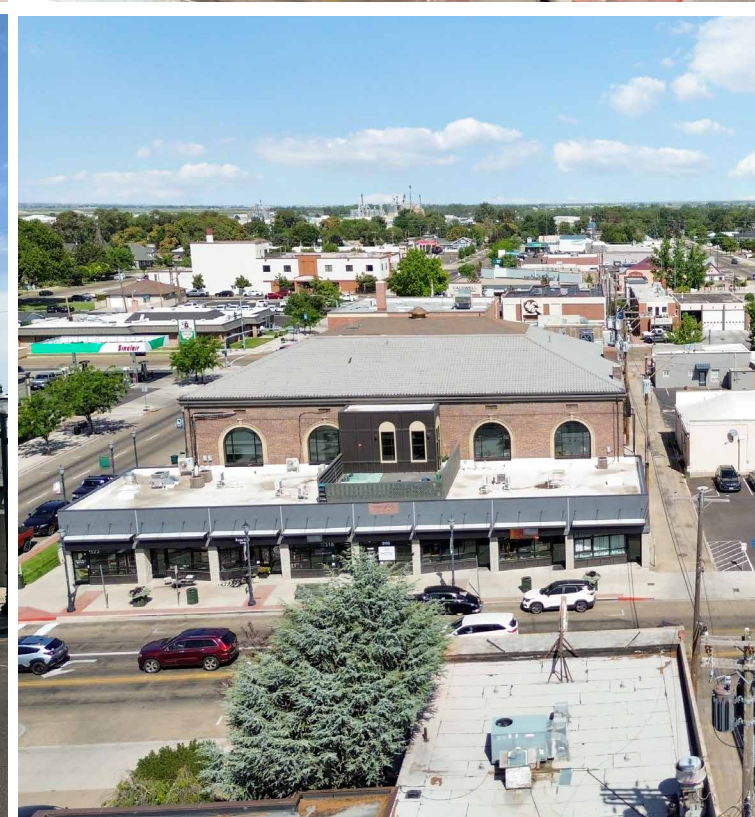
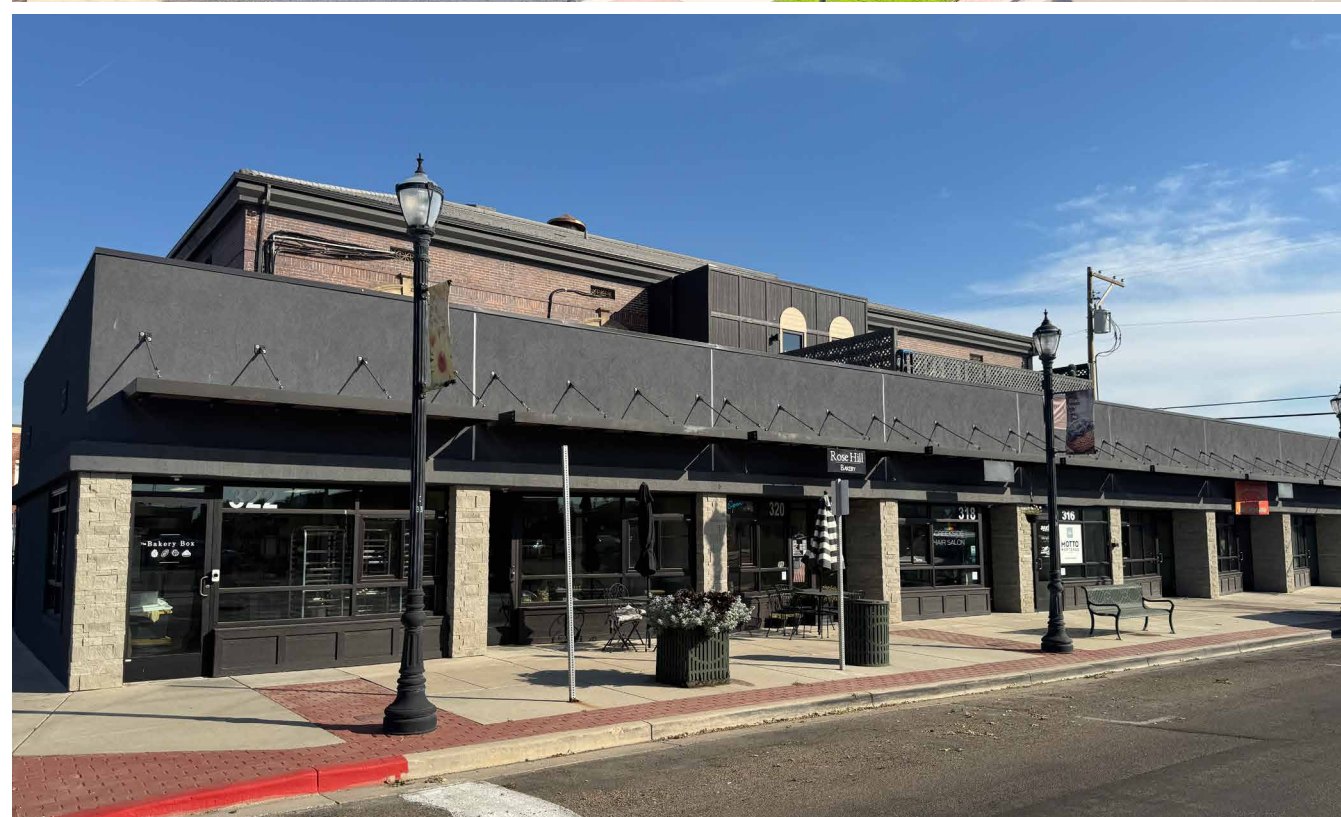
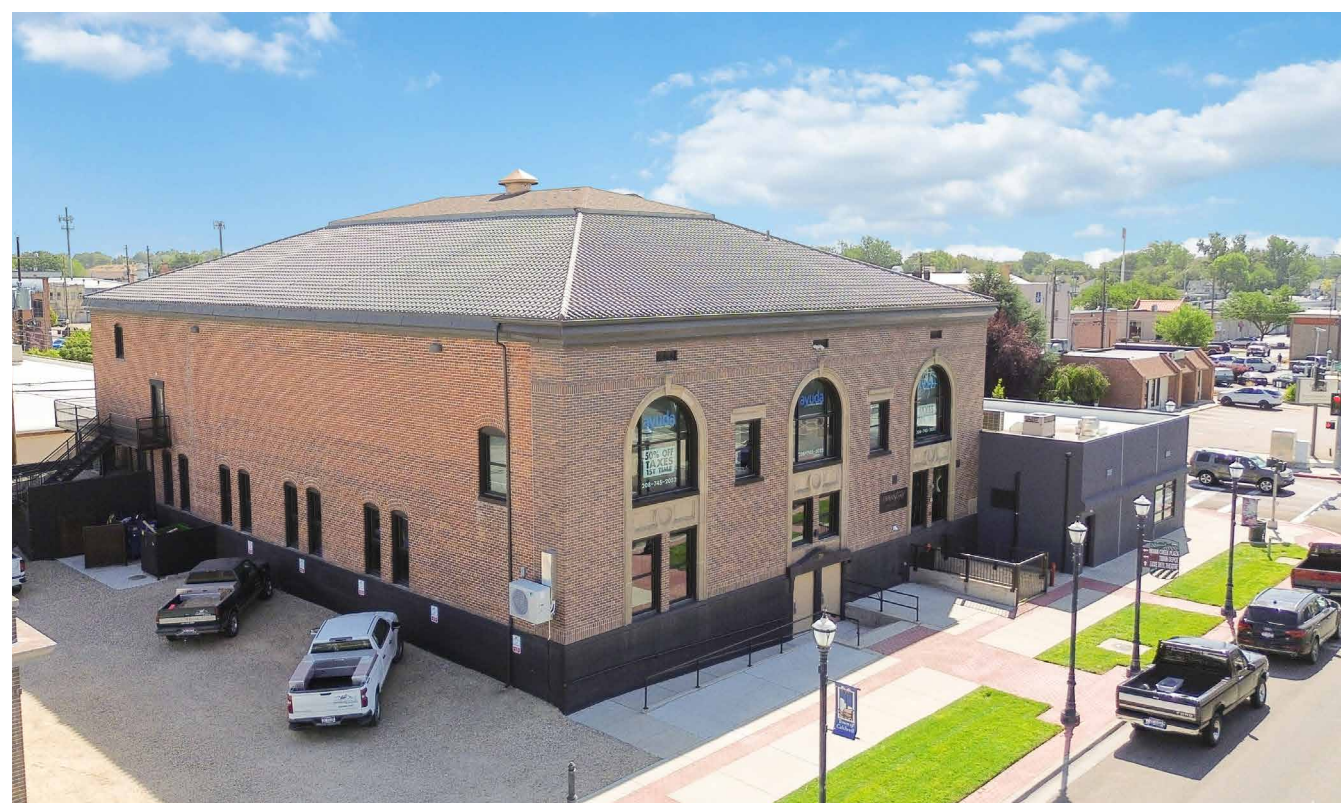
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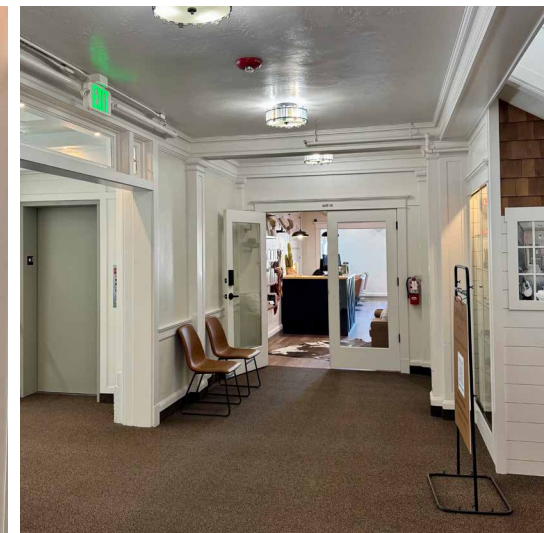
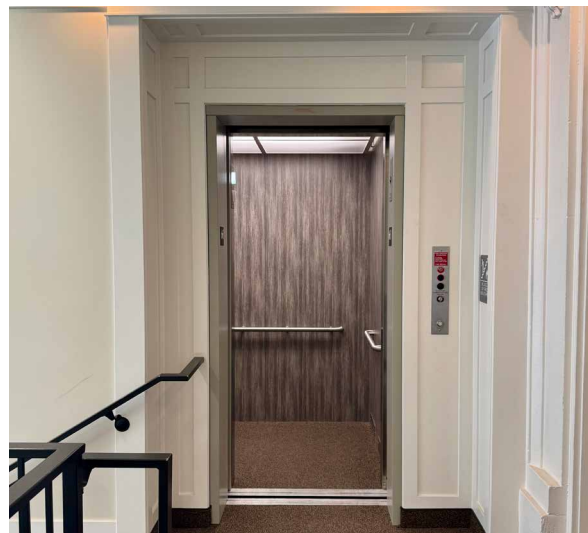
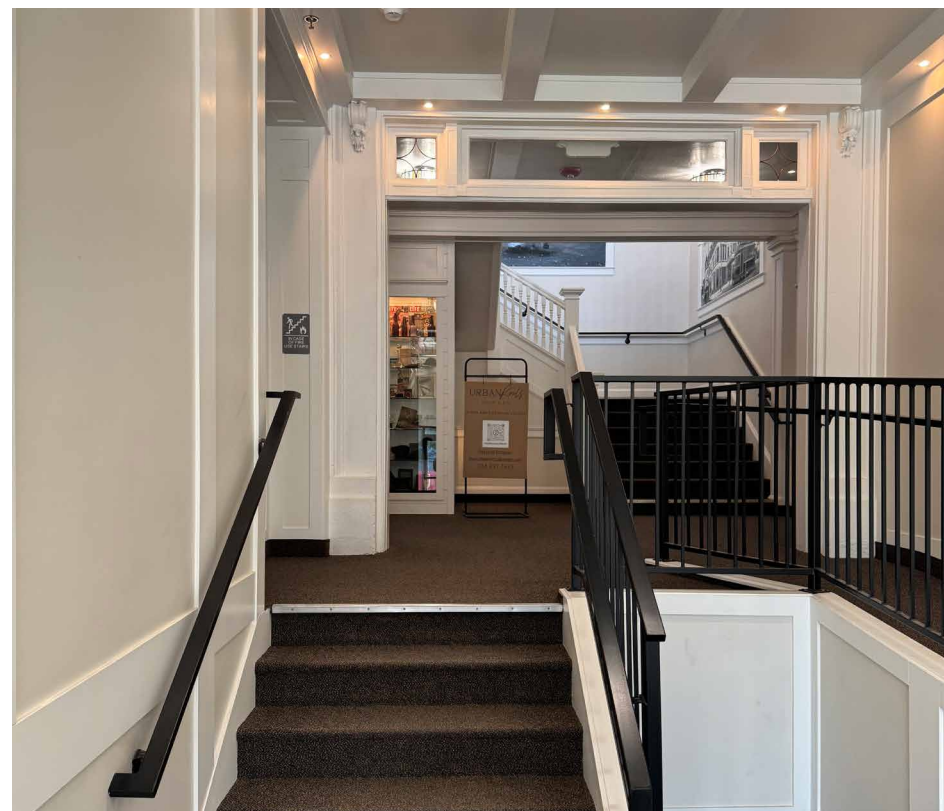
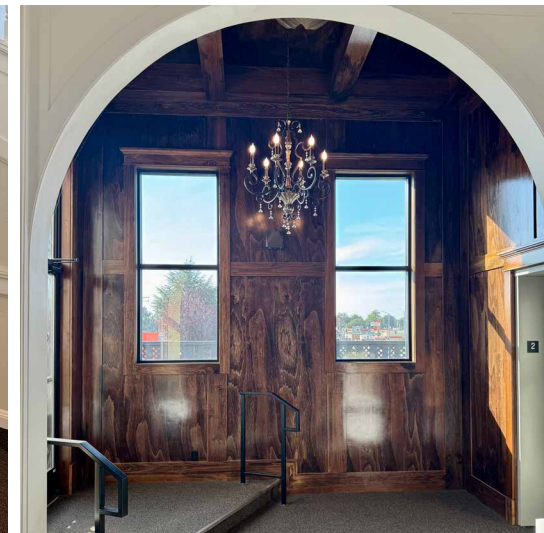
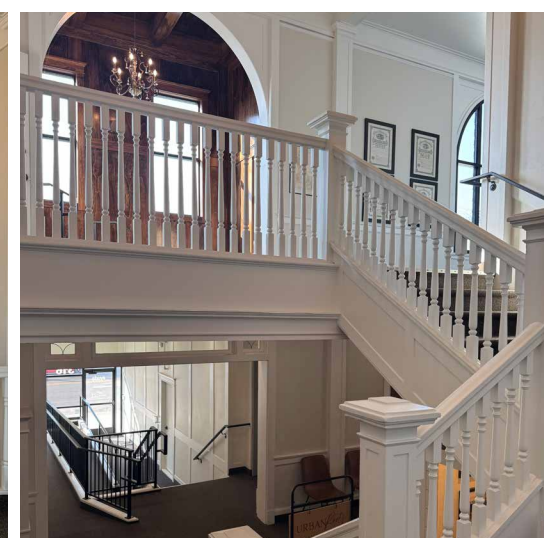
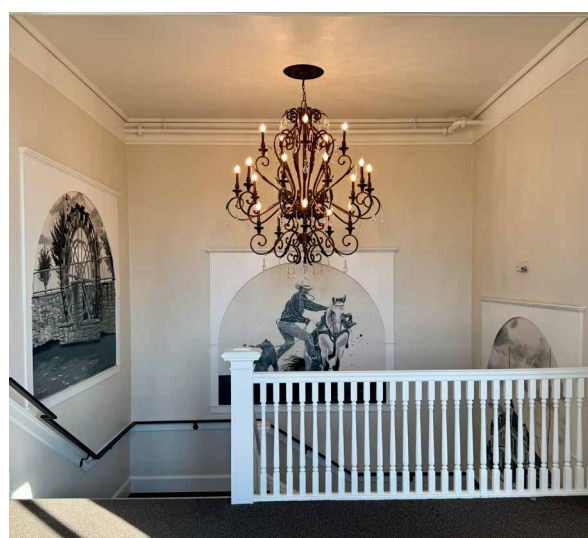
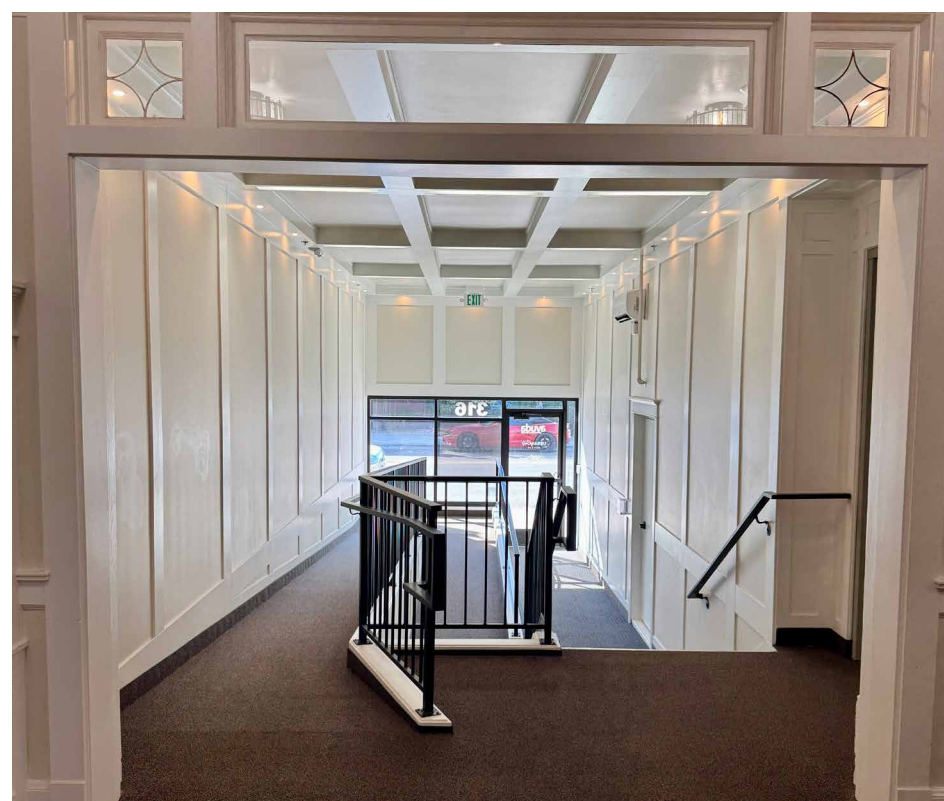
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EXISTING LOWER FLOOR PLAN
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INTERSTATE 84 INTERSTATE - 2.1 MILES

BOISE AIRPORT - 28.5 MILES

INDIAN CREEK PLAZA



WHITE DOG BREWING CO.

usbank
Five Star Service Guaranteed

Sinclair

LA

S. KIMBALL AVE.

AMANO

JANITZIO
MEXICAN RESTAURANT

WELLS
FARGO

BLAINE STREET

CLEVELAND BLVD.

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	33,904	84,093	129,122

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$82,737	\$84,227	\$85,466

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	10,613	27,663	42,776

LABOR FORCE

	2-MILE	4-MILE	6-MILE
Civilian Labor Force	16,069	38,777	59,228

KEY EMPLOYERS

	# OF EMPLOYEES
Canyon County	900+
Vallivue School District #132	900+
Caldwell School District #132	800+
West Valley Medical Center	600+
The College of Idaho	500+

CANYON COUNTY OVERVIEW



235,006
2022 POPULATION



34.4
2022 MEDIAN AGE



\$68,473
2022 MEDIAN
HOUSEHOLD INCOME



\$306,200
2022 MEDIAN
PROPERTY VALUE

In 2022, Canyon County, ID had a population of 235k people with a median age of 34.4 and a median household income of \$68,473. Between 2021 and 2022 the population of Canyon County, ID grew from 227,367 to 235,006, a 3.36% increase and its median household income grew from \$60,716 to \$68,473, a 12.8% increase.

AREA OVERVIEW

CALDWELL, IDAHO | JUST NAMED FASTEST GROWING CITY IN IDAHO WITH 21.5% GROWTH

Caldwell, Idaho, is a thriving city in the Treasure Valley, approximately 25 miles west of Boise. Established in the late 19th century, Caldwell has deep agricultural roots and has long been a hub for farming, particularly in crop production and the burgeoning wine industry. The city boasts a historic downtown area, centered around the revitalized Indian Creek Plaza, a popular venue that hosts numerous community events, farmers' markets, and seasonal festivals. This vibrant space has become a focal point for residents and visitors, reflecting Caldwell's commitment to preserving its heritage while embracing growth and development.

Education and culture also play a significant role in Caldwell's identity. The College of Idaho, a small, prestigious liberal arts college, is located in the heart of the city and contributes to its intellectual and cultural vibrancy. Caldwell's close-knit community is characterized by a blend of small-town charm and the conveniences of a larger urban area, thanks to its proximity to Boise. As the city continues to grow, it maintains a balance between honoring its historical roots and welcoming new opportunities for business and residential expansion, making it an attractive place to live, work, and visit.





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FOR MORE INFORMATION, PLEASE CONTACT

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