RETAIL SPACE FOR LEASE
805 SADDLE AVE CALDWELL, ID 83605

BVA
BALL VENTURES AHLQUIST

NORTH RANCH RETAIL BUILDING 1

AVAILABLE SF: 1,559 - 3,123 SQ FT

LEASE RATE: $29/SQ FT

TI ALLOWANCE: $35.00 / SQ FT

BUILDING SIZE: 11,919 SQ FT

PARKING: 5/1000 SQ FT

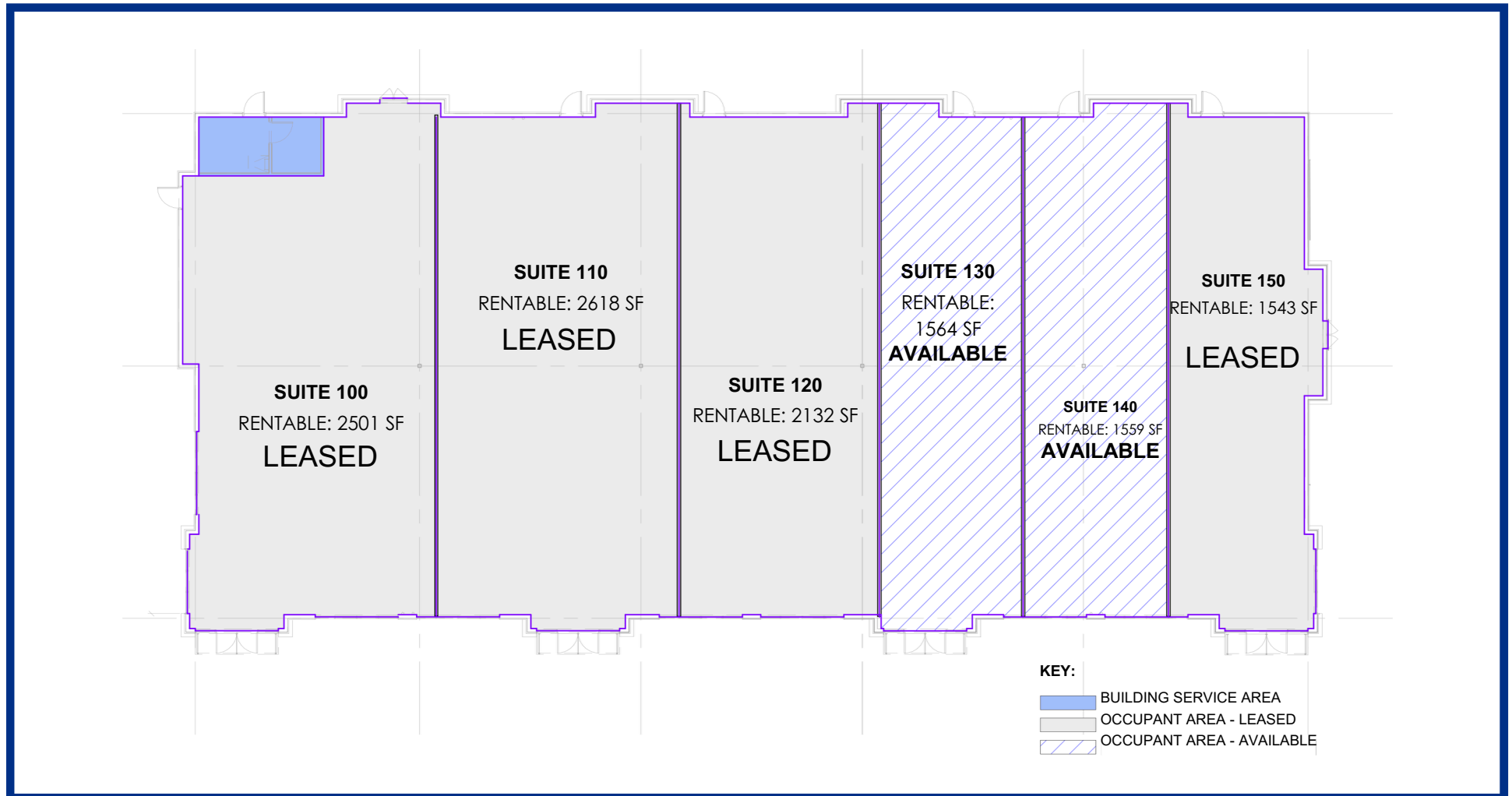**YEAR BUILT:** 2023

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BUILDING DETAILS

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BUILDING FLOORPLATES

Below are images of the building's floor plates showing availability.

FLOOR 1

SUITE 100
RENTABLE: 2501 SF
LEASED

SUITE 110
RENTABLE: 2618 SF
LEASED

SUITE 120
RENTABLE: 2132 SF
LEASED

SUITE 130
RENTABLE: 1564 SF
AVAILABLE

SUITE 140
RENTABLE: 1559 SF
AVAILABLE

SUITE 150
RENTABLE: 1543 SF
LEASED

KEY:
BUILDING SERVICE AREA
OCCUPANT AREA - LEASED
OCCUPANT AREA - AVAILABLE

SITE HIGHLIGHTS

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ABOUT 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.
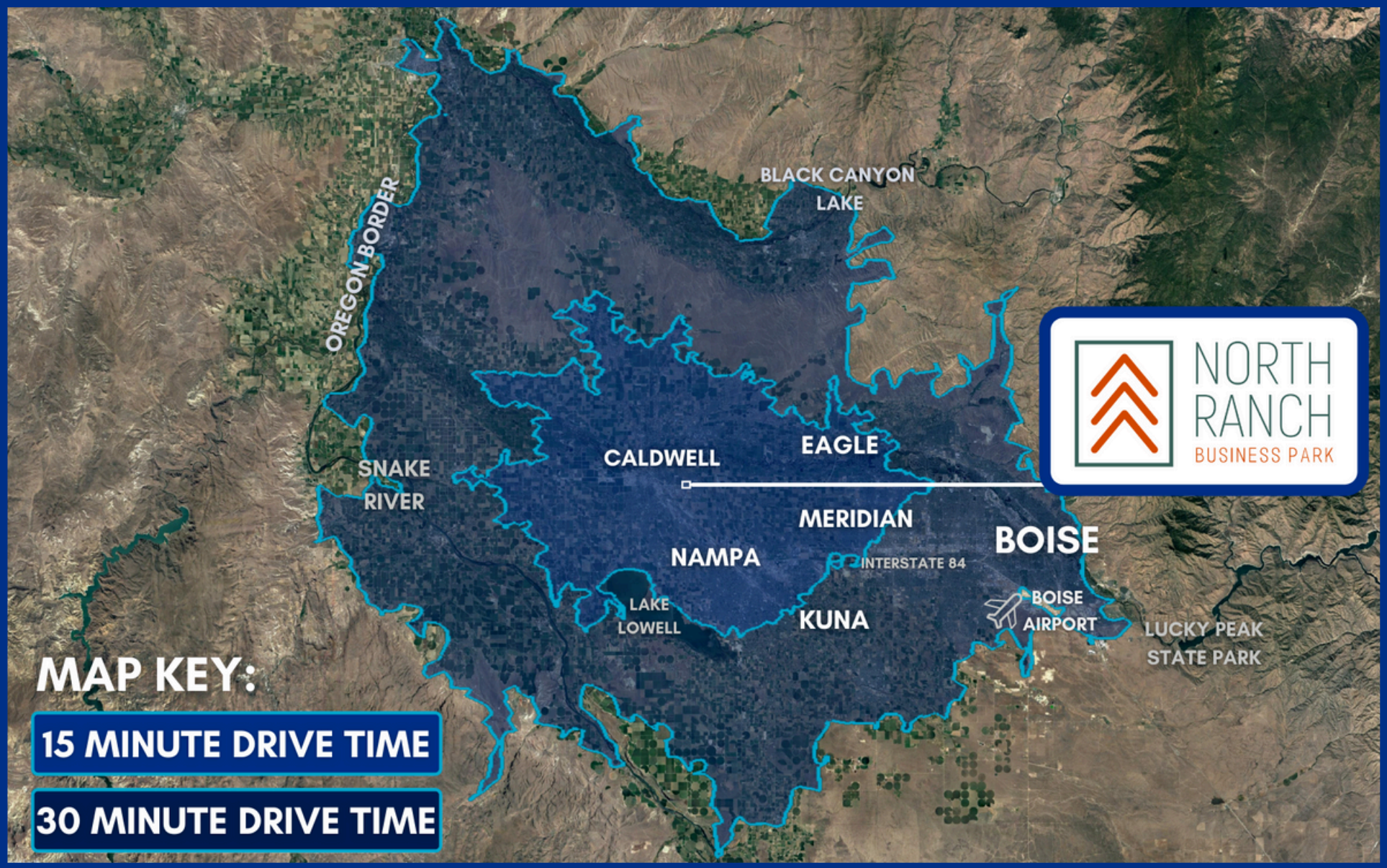
SITE HIGHLIGHTS

RETAIL BUILDING 1

SITE HIGHLIGHTS

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RETAIL BUILDING 1

Idaho Central CREDIT UNION

SITE HIGHLIGHTS

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NORTH RANCH BUSINESS PARK

OREGON BORDER

BLACK CANYON LAKE

SNAKE RIVER

CALDWELL

EAGLE

MERIDIAN

NAMPA

INTERSTATE 84

BOISE

KUNA

LAKE LOWELL

BOISE AIRPORT

LUCKY PEAK STATE PARK

MAP KEY:

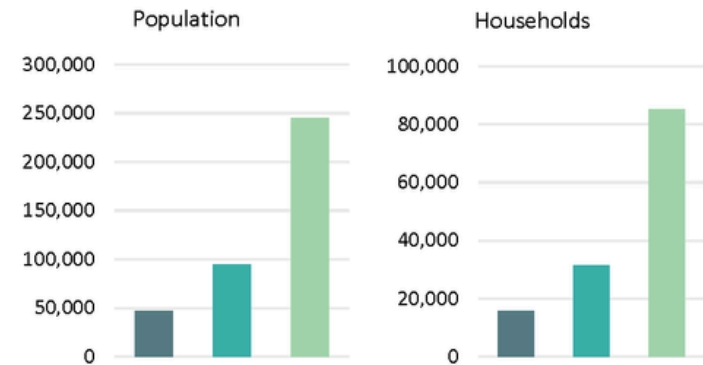**15 MINUTE DRIVE TIME**

30 MINUTE DRIVE TIME

North Ranch Business Park
805 Saddle Ave | Caldwell, ID 83605

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

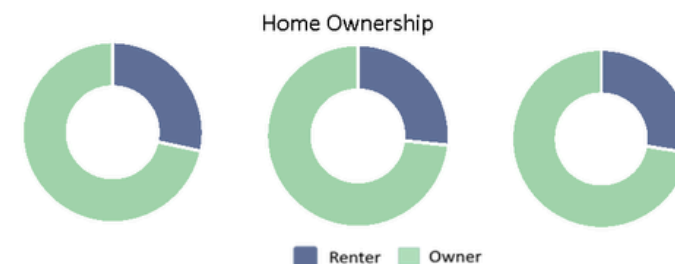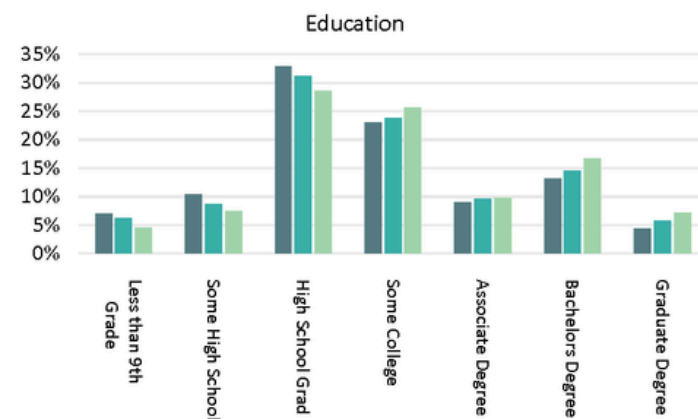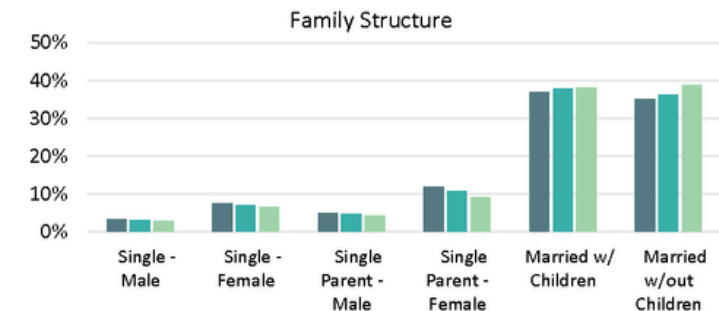|	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Current						
2023 Population	47,404	---	94,460	---	244,966	---
2028 Projected Population	53,898	---	109,926	---	291,545	---
Pop Growth (%)	13.7%	---	16.4%	---	19.0%	---
2023 Households	15,666	---	31,408	---	85,222	---
2028 Projected Households	17,876	---	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%
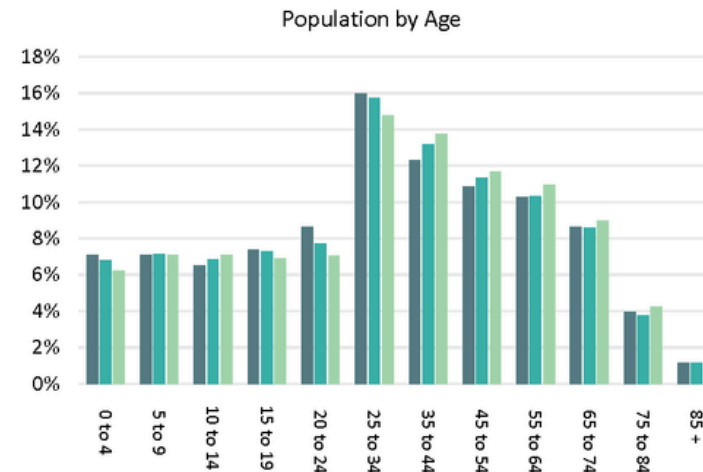
Population

Households

Population by Age

SITE DEMOGRPAHICS

![Ball Ventures Ahlquist logo] BALL VENTURES AHLQUIST

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	---

Family Structure

Education

Home Ownership

Renter Owner

SITE DEMOGRPAHICS

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%

Race / Ethnicity

Legend: Asian, Black, Hispanic, White, Other
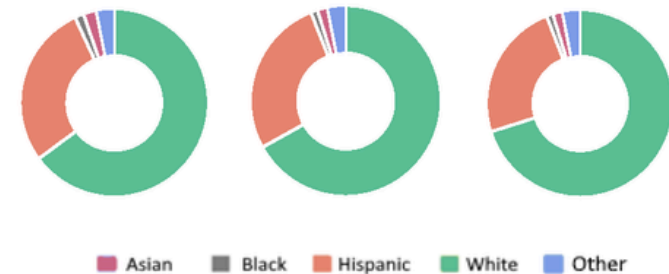
Household Income
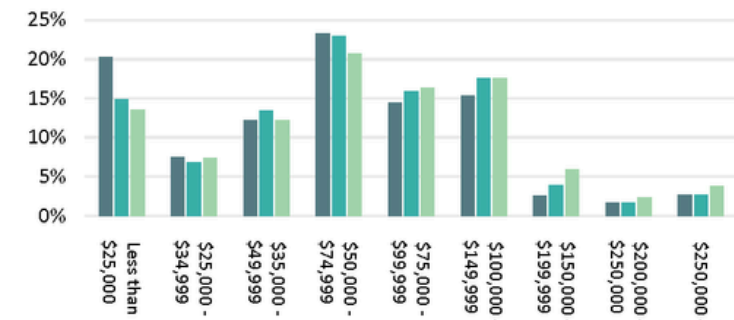
Household Size
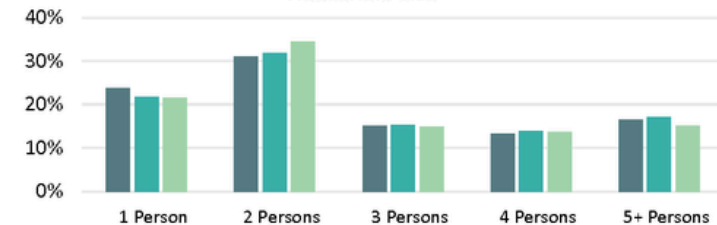
ABOUT BVA

Ball Ventures Ahlquist (BVA) is Idaho's premier commercial real estate development company. BVA has delivered over 2 million square feet of class A office, medical office, retail, and industrial space since 2018, and has plans to deliver over 3 million more square feet in the next 5-10 years.

At BVA we strive to INSPIRE EXCELLENCE in everything we do. From leasing, and architecture, to construction, and property management; BVA's dedicated teams are the best in class. We provide unparalleled service to help you or your client find the perfect building, tailored to their needs. BVA projects specialize in office, retail, flex, medical, and industrial spaces located at some of the most strategic and visible locations in the valley.

Focusing on ground up development, asset stabilization, property management, and acquisition, BVA works every day to deliver excellence and value to tenants, investors, and partners through projects that inspire.

CONTACT INFORMATION

MARK CLEVERLEY - CHIEF LEASING OFFICER | 208.850.6113 | MARK@BVADEV.COM

Mark is one of the founding members of BVA. 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 associate's degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 15 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 ASSOCIATEE | 208.810.0137 | KEKOA@BVADEV.COM

Kekoa is the newest member of BVA's leasing team. Joining the company in 2021 as a leasing associate, Kekoa quickly showed a natural talent and aptitude for building relationships within the community and executing leasing deals. Kekoa graduated with a degree in business from Boise State University in 2020. During his time at University, he also played safety for the Boise State football team. Kekoa is a team player who is always willing to offer a helping hand. He is known for going the extra mile for his clients to make sure they have a fantastic experience working with BVA.