



FOR SALE/ LEASE

Canyon Village Shops Multi-Tenant Padsite

Padsite for GL, BTS and Sale
at Cleveland and Homedale



**0 Cleveland Blvd
Caldwell, ID 83605**

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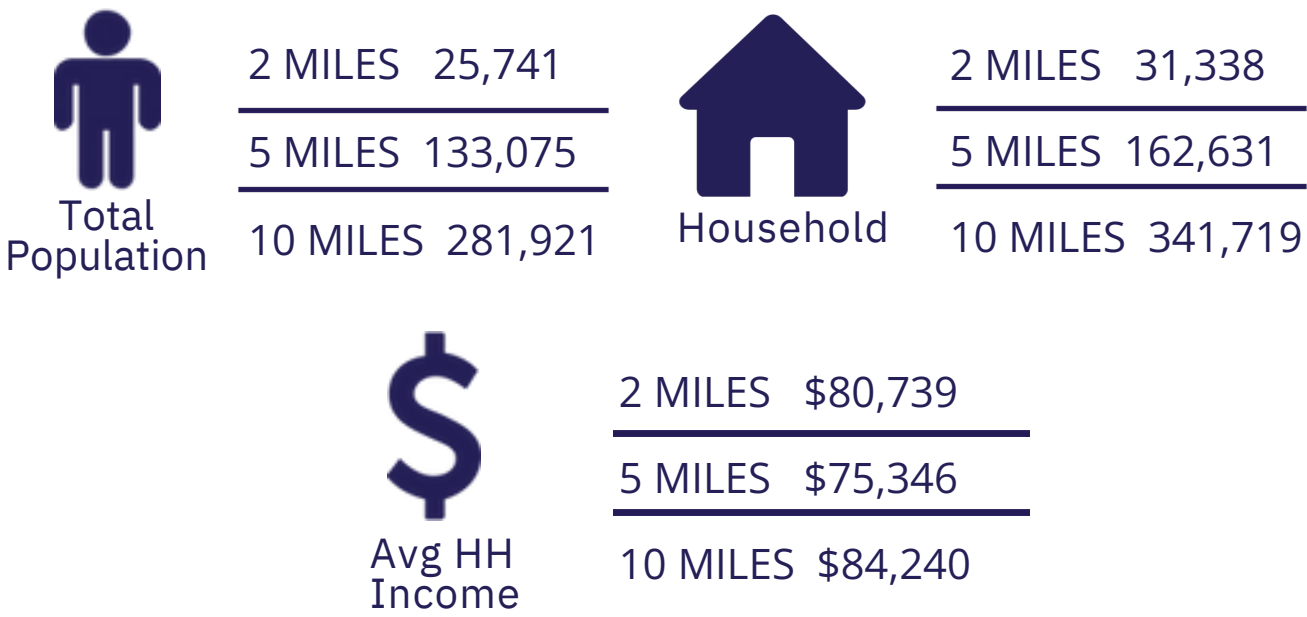


PROPERTY OVERVIEW

PROPERTY TYPE:	LAND
LOCATION:	0 CLEVELAND BLVD CALDWELL, ID 83605
SALE PRICE:	REFER TO AGENT
LEASE RATE:	REFER TO AGENT
SPACE AVAILABLE:	1,200 SF - UP TO 9,800 SF
ZONING:	C2

HIGHLIGHTS

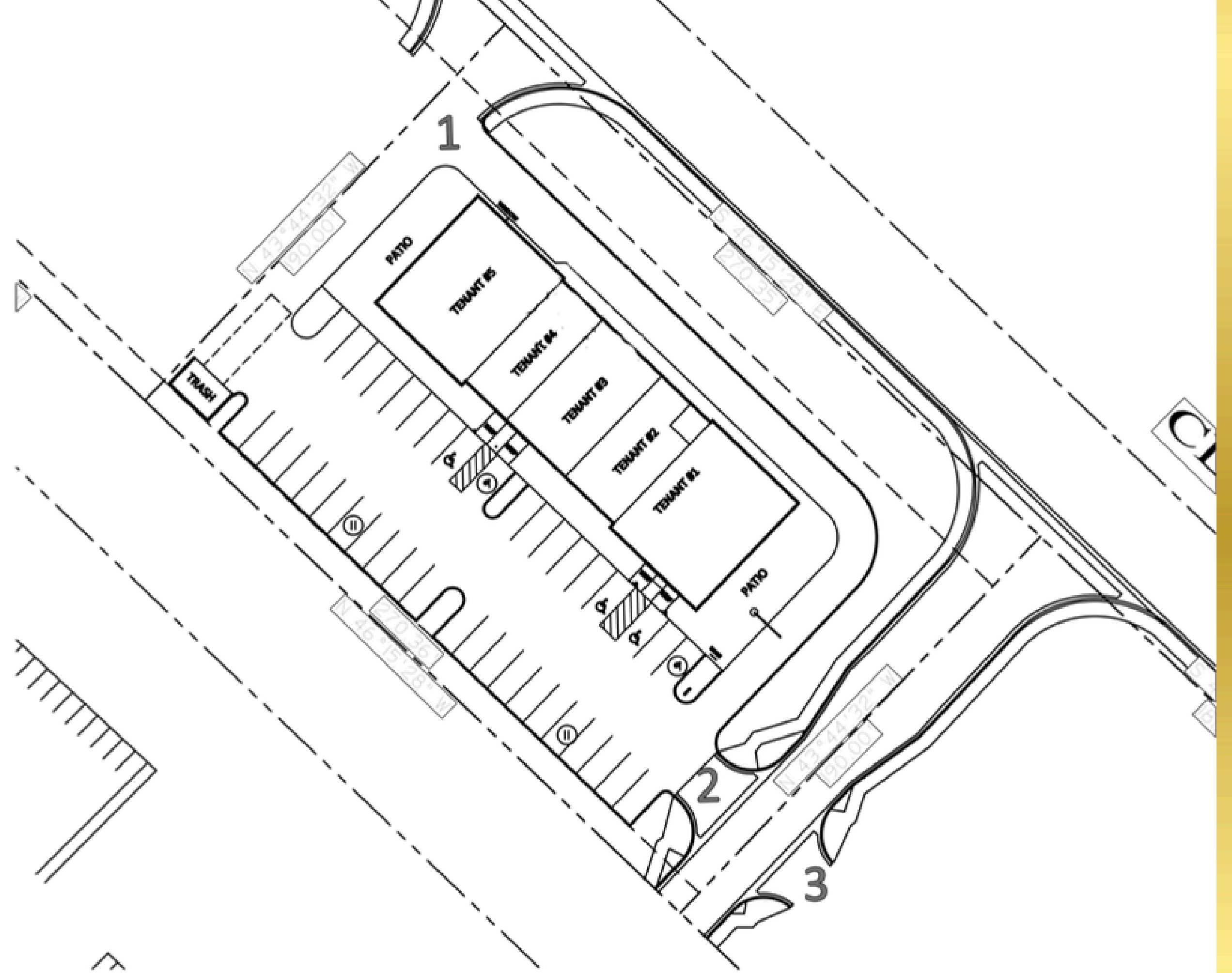
DEMOGRAPHICS



- High-traffic trade area anchored by WinCo, Walmart, Costco, Target, Home Depot, Lowe’s, and major QSR brands.
- Growing residential base and strong commuter flow drive consistent demand.
- Parcels from 0.69–1.179 acres acres with a 7-acre overall footprint ideal for multi-pad/QSR development.
- Canyon County logistics hub attracting industrial, service, and trades users.
- Rapid retail expansion with national QSR, medical, and daily-needs tenants entering the market.
- Rising household incomes and strong family demographics.
- Business-friendly Idaho environment with streamlined entitlements.
- Limited competing commercial sites create a first-mover advantage.
- Strong cross-shopping from nearby fitness, automotive, home improvement, and medical service users.
- LOI pending for coffee and gas users.

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SITE PLAN





LOCATION

