



Colliers

Site

Cleveland Blvd

21,500 VPD

E Ustick Rd 10,000 VPD

Ground Lease/BTS

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4922 Cleveland Blvd Caldwell, ID 83605

Highlights:

- Great location on SEC of Ustick and Cleveland Blvd.
- New build-to-suit retail building with NNN rent or long-term ground lease
- Direct ingress and egress off Cleveland Blvd
- Other surrounding businesses include Walmart, Dutch Bros, Jack in the Box, Panda Express, Grocery Outlet, Dollar Tree, Freddy's and many other Retailers and Restaurants
- ***Do not bother existing tenants. Please contact Mike Peña with questions.***

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Ground Lease/BTS

Property Information

Property Type	Retail
Land Size	0.58 Acres
Lease Type	NNN
Lease Rate	Contact agent

Demos

	1 Miles	3 Miles	5 Miles
Population	7,887	60,555	103,220
Households	2,283	19,032	33,827
Avg. Income	\$65,034	\$69,890	\$67,700

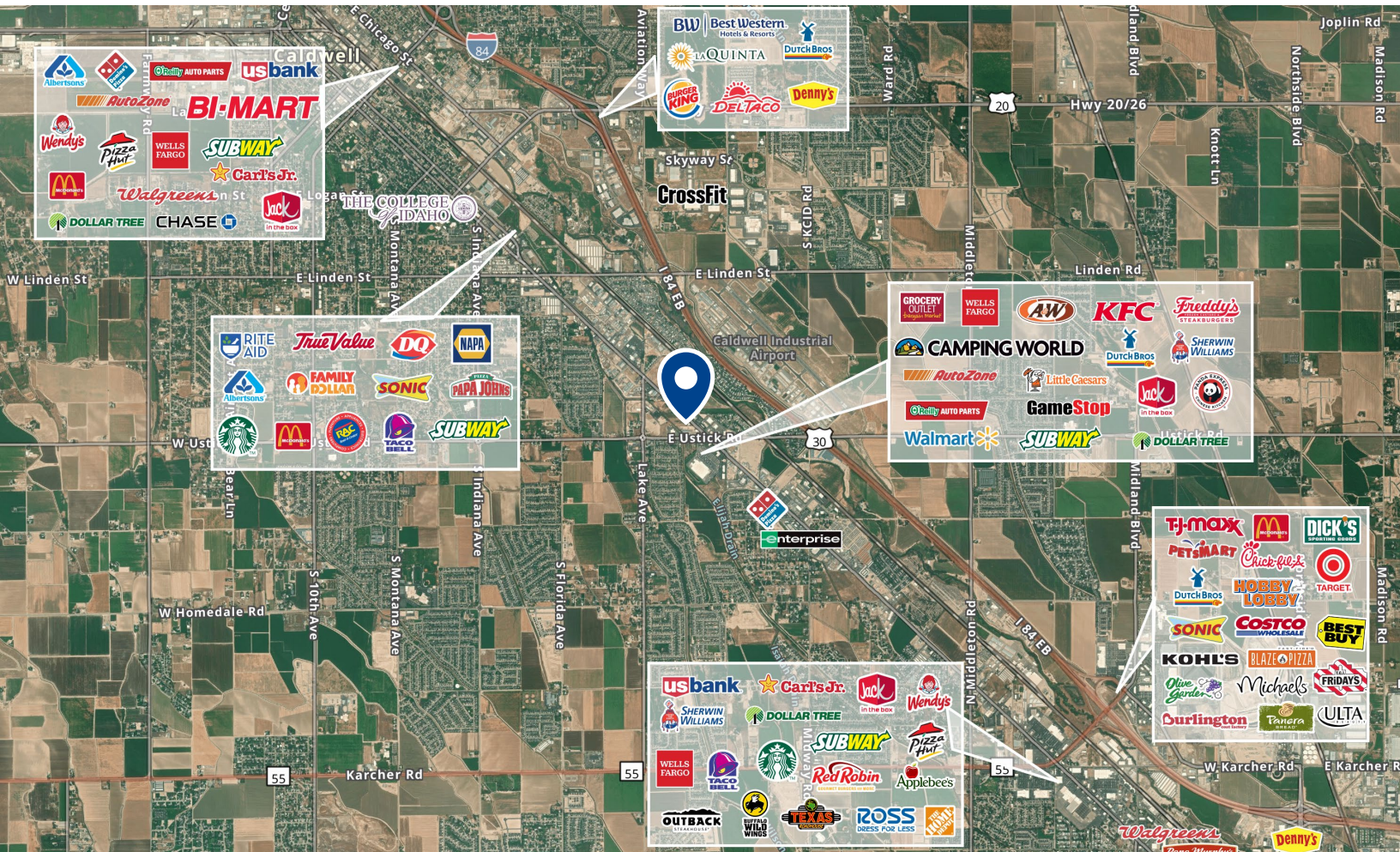
Location



[Google Map](#)



[Street View](#)



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