

SEC Commercial Way & Franklin Road



Caldwell, ID 83605

Retail - Service Pad Site | Sale | Lease | BTS



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Property Highlights

- SALE PRICE \$1,000,000
- BTS & GROUND Lease Rates Negotiable
- 0.38 Acres (16,553 SF)
- Build-to-Suit Range 500 SF - 2,400 SF and Ground Lease Potential
- City-of-Caldwell M-1
- Retail, Drive-Thru Restaurant, Office
- Utilities at or near site
- Access off Franklin & Commercial Way
Franklin Frontage: 21,000 VPD
- Parcel Number: R3537200000

Area Tenants

Listing Details

- Prime hard corner development build-ready lot just off Interstate 84 at exit 29
- Site access approved by the City of Caldwell from both Franklin Road and Commercial Way
- Located west of the expanding Sky Ranch mixed-use development
- Surrounded by complimentary retailers, restaurants, industrial services, and other professional service providers

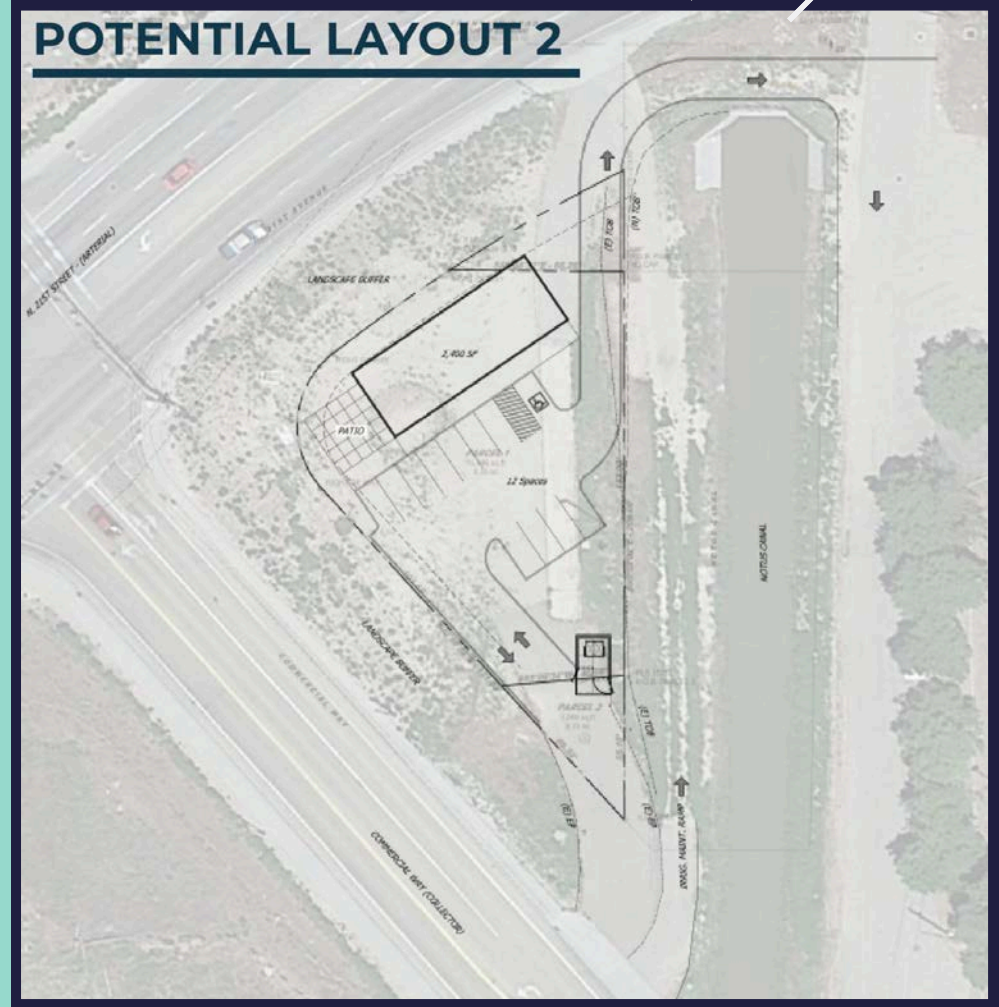


Potential Site Plans

POTENTIAL LAYOUT 1



POTENTIAL LAYOUT 2





1 Mile

Mosiacs Public School
352 Students

Van Buren
Elementary School

Van Buren
Elem School
325 Students

Summitvue
Middle School
893 Students

Canyon County
Courthouse

Caldwell Luxe
Reel Theatre



Franklin Rd

W Chicago St

S 21st Ave

S 21st Ave

W Chicago St

Lincoln
Elem School
325 Students

Canyon County
Fairgrounds

The College of Idaho
1,054 Students

Sky Ranch Industrial
Development
Over 1,000 Employees

True Value

Great Clips

SUBWAY

The College
of Idaho
Wolfe Field

TACO BELL

McDonald's

Caldwell
Airport



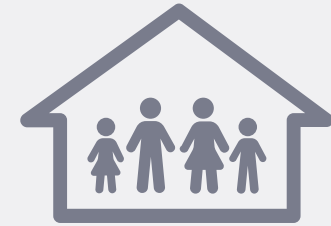
Demographics



POPULATION



MEDIAN HH
INCOME



HOUSEHOLDS

1 MILE

8,865

\$57,987

2,962

3 MILE

53,043

\$62,108

18,201

5 MILE

94,492

\$68,978

31,969

In the identified area, the current year population is 94,492. In 2020, the Census count in the area was 83,411. The rate of change since 2020 was 3.3% annually. The five-year projection for the population in the area is 108,322 representing a change of 2.00% annually from 2023 to 2028.



Small Town Feel, Big City Amenities

Caldwell, Idaho offers the convenience of a growing number of retail developments, restaurants and entertainment venues, while maintaining the benefits of a smaller community. The Caldwell Economic Development Department (CED), a division of the City of Caldwell, cultivates economic growth by attracting and retaining businesses, assisting with the creation of quality jobs, and embracing both small and large businesses and entrepreneurs. Since its inception in 1987, CED has been offering services to businesses interested in relocating or expanding in Caldwell and sparking growth in strategic commercial corridors and historic neighborhoods. CED works daily to promote the community for new business attraction, and to promote the collective economic interests of existing commercial enterprises in the Caldwell area.

CLICK HERE

to download the Caldwell Regional Overview
<https://www.cityofcaldwell.org/home/>

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Real Estate Partners

Small Town Feel, Big City Amenities

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here. We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs.

CLICK HERE

to download the Boise Valley Regional Overview
<https://bvvp.org/why-boise/>

The logo for Pinnacle Real Estate Partners features a stylized mountain range icon above the word "Pinnacle" in a large, bold, sans-serif font. Below "Pinnacle" is the text "Real Estate Partners" in a smaller, lighter font.

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