

# AHLQUIST.

## North Ranch Retail

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## 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.



# North Ranch

|                |                |
|----------------|----------------|
| TOTAL SQ. FT.  | 11,917 SQ. FT. |
| NOI            | \$409,678.35   |
| VACANCY FACTOR | 5%             |
| ADJUSTED NOI   | \$369,166.73   |
| CAP RATE       | 6.25%          |
| VALUE          | \$5,906,667.68 |

## North Ranch Retail

## Overview

Treasure Valley  
POPULATION 900,000

CALDWELL

DRIVE TIME TO  
NORTH RANCH: 8 MIN

POP: 68,000

North Ranch

MERIDIAN

DRIVE TIME TO  
NORTH RANCH: 20 MIN

POP: 140,000

EAGLE

DRIVE TIME TO  
NORTH RANCH: 30 MIN

POP: 33,000

BOISE FOOTHILLS

BOISE

DRIVE TIME TO  
NORTH RANCH: 30 MIN

POP: 240,000

EAST BOISE

NAMPA

DRIVE TIME TO  
NORTH RANCH: 15 MIN

POP: 115,000

KUNA

DRIVE TIME TO  
NORTH RANCH: 30 MIN

POP: 30,000

BOISE AIRPORT

DRIVE TIME TO  
NORTH RANCH: 30 MIN

North Ranch Retail

The Site





# North Ranch Retail

# The Site



**NORTH RANCH**

**RSF**

**RATE**

**ANNUAL RENT**

|               |       |         |             |        |
|---------------|-------|---------|-------------|--------|
| FAT GUYS DELI | 2,501 | \$33.62 | \$84,083.62 | SIGNED |
|---------------|-------|---------|-------------|--------|

|       |       |         |              |        |
|-------|-------|---------|--------------|--------|
| USACE | 2,618 | \$41.88 | \$109,641.84 | SIGNED |
|-------|-------|---------|--------------|--------|

|             |       |         |             |        |
|-------------|-------|---------|-------------|--------|
| ADAIR HOMES | 2,132 | \$31.50 | \$67,158.00 | SIGNED |
|-------------|-------|---------|-------------|--------|

|         |       |         |             |        |
|---------|-------|---------|-------------|--------|
| HOTWORX | 1,564 | \$29.50 | \$46,138.00 | SIGNED |
|---------|-------|---------|-------------|--------|

|                    |       |         |             |        |
|--------------------|-------|---------|-------------|--------|
| BUFFALO WILD WINGS | 1,559 | \$29.00 | \$45,211.00 | SIGNED |
|--------------------|-------|---------|-------------|--------|

|                |       |         |             |        |
|----------------|-------|---------|-------------|--------|
| BASKIN ROBBINS | 1,543 | \$37.23 | \$57,445.89 | SIGNED |
|----------------|-------|---------|-------------|--------|

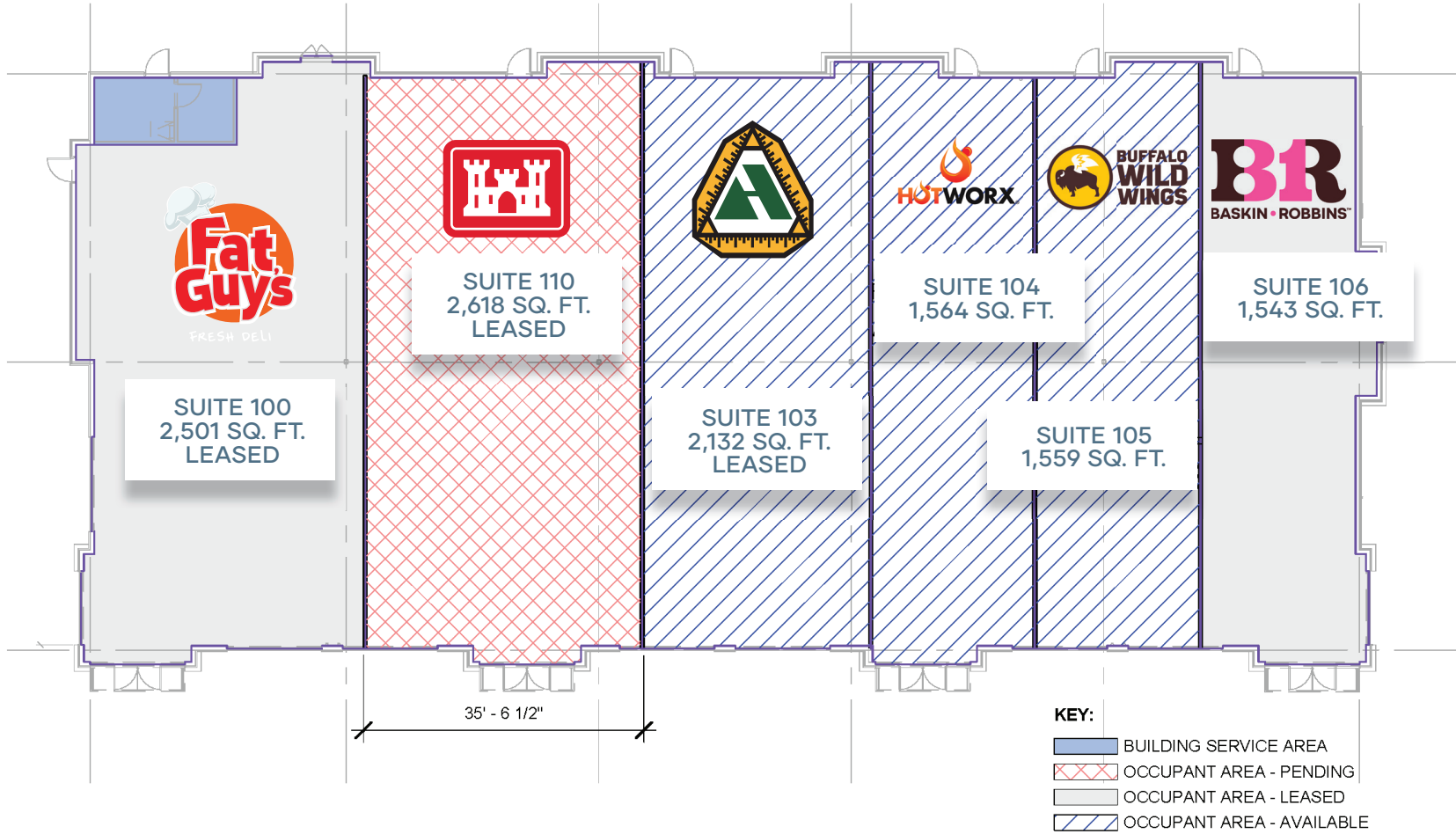
**\$409,678.35**

# North Ranch



# Building Floorplates Floors 1

Images of the building's floor plates showing availability.



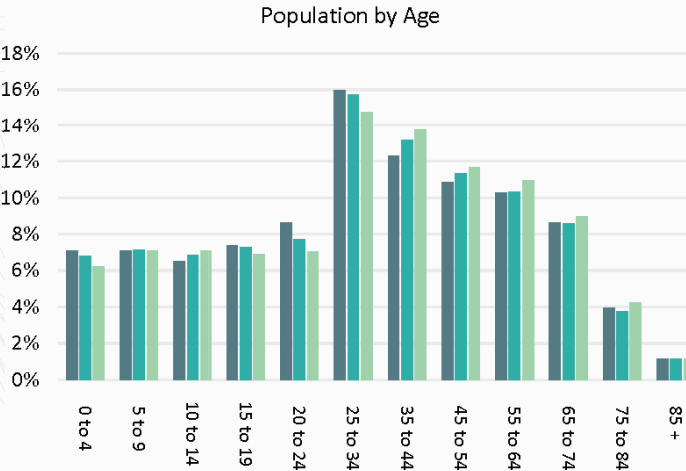
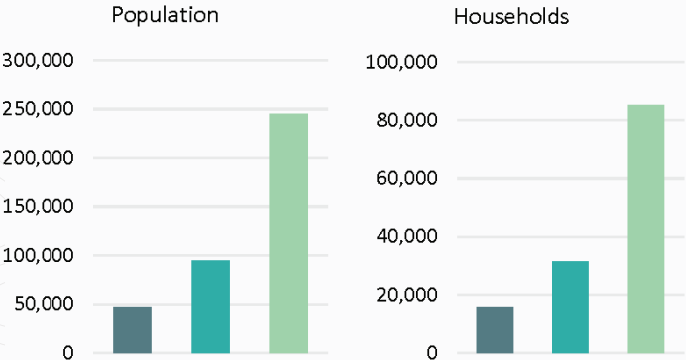
# North Ranch Retail

# Site Plan

# 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%  |

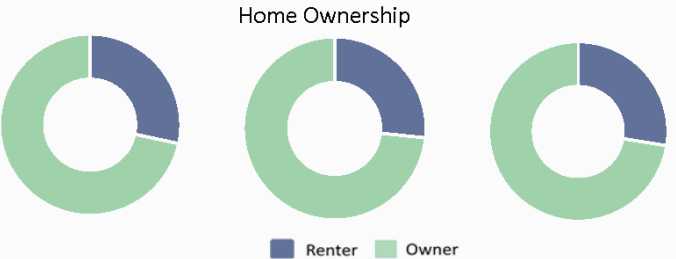
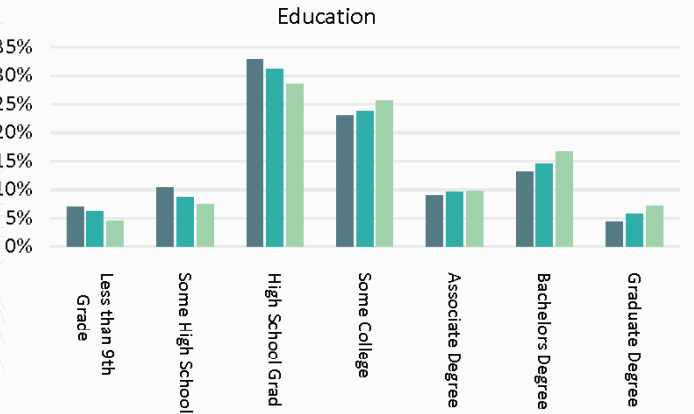
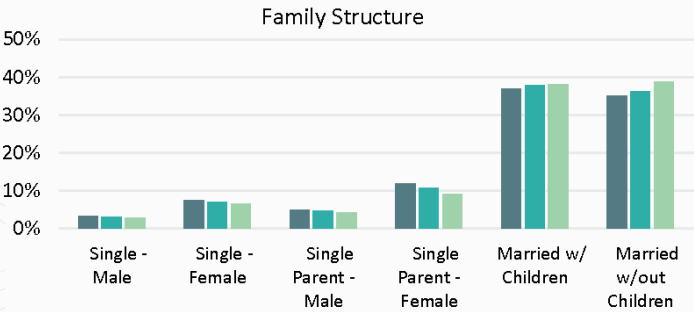




# Consumer Profile Report

## Applied Geographic Solutions (AGS), 2023 B

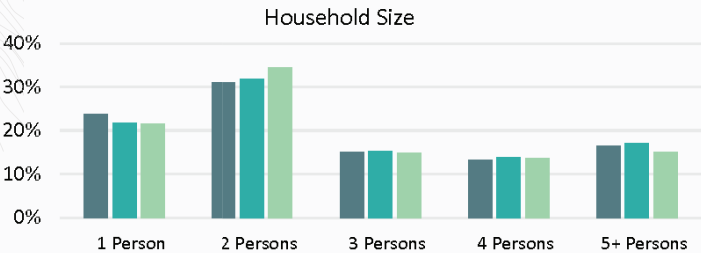
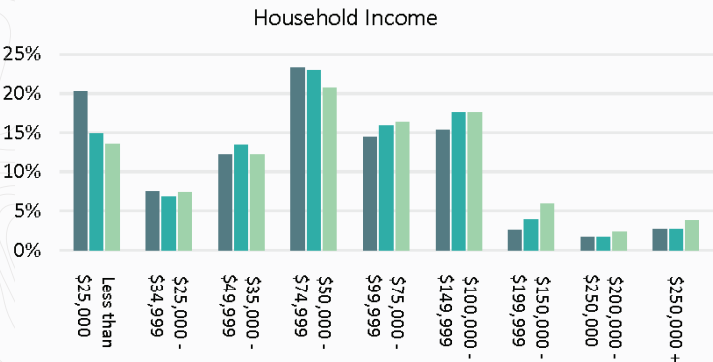
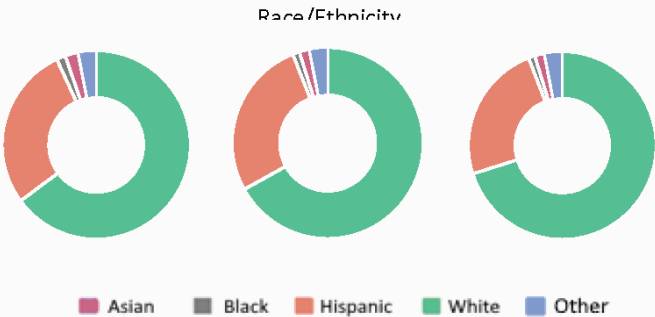
|                                   | 3 Mile Radius |       | 5 Mile Radius |       | 10 Mile Radius |       |
|-----------------------------------|---------------|-------|---------------|-------|----------------|-------|
| <b>Family Structure (2023)</b>    | 11,050        |       | 22,986        |       | 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% |
| <b>Education (2023)</b>           | 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%  |
| <b>Home Ownership (2023)</b>      | 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% |
| <b>Unemployment Rate (2023)</b>   |               | 3.4%  |               | 3.1%  |                | 2.7%  |
| <b>Employment, Pop 16+ (2023)</b> | 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% |
| <b>Businesses</b>                 |               |       |               |       |                |       |
| Establishments                    | 1,441         | ---   | 2,492         | ---   | 6,545          | ---   |
| Employees (FTEs)                  | 12,235        | ---   | 21,099        | ---   | 56,936         | ---   |



# 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% |



North Ranch Retail

Demographics

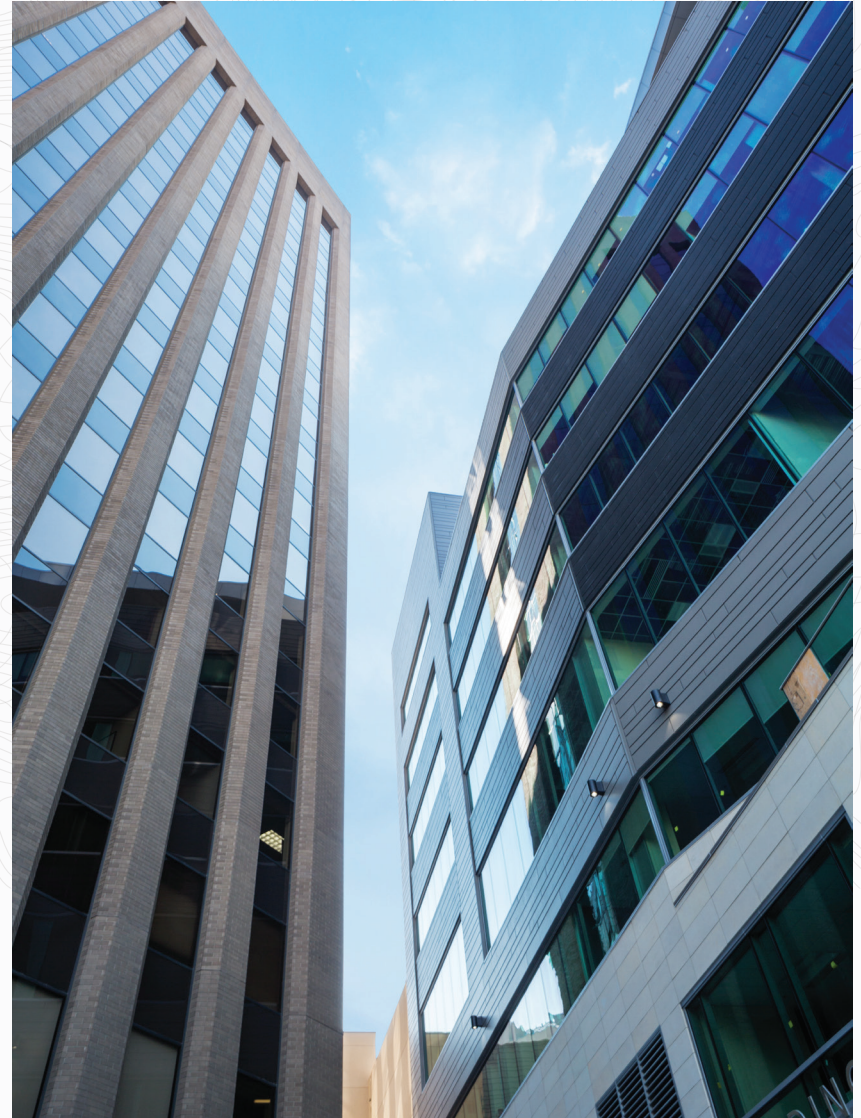


# AHLQUIST.

With 20 years of experience in development and a legacy of innovation, Ahlquist is a full-service real estate, construction, and property solutions firm dedicated to building exceptional spaces and lasting relationships. Our expertise spans construction, architecture, development, asset & property management, and leasing, allowing us to take projects from concept to completion with efficiency and excellence.

Over the past two decades, we have developed millions of square feet across commercial, medical, retail, industrial, and multifamily sectors, navigating complex zoning, entitlements, and approvals to bring visionary projects to life. Our construction division ensures transparency, quality, and value at every stage, while our in-house architecture team creates innovative, functional designs. Through proactive asset & property management, we safeguard investments and enhance tenant experiences, and with strategic leasing services, we help businesses find the perfect space to grow.

As we continue to expand, we are actively taking on new projects and remain open for business in every sector of development. Whether you're looking to build, invest, or lease, Ahlquist is ready to bring your vision to life. Let's build something great together.



## North Ranch Retail



## Mark Cleverley

CHIEF LEASING OFFICE | 208.850.6113  
MARK@AHLQUISTDEV.COM

Mark is one of the founding members of Ahlquist. 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 associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 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 ASSOCIATE | 208.810.0137  
KEKOA@AHLQUISTDEV.COM

Since joining Ahlquist in 2021, Kekoa has quickly become a standout leasing associate, combining his business degree from Boise State and his leadership experience as a former team captain for the Boise State football team. His ability to build relationships, strategize, and lead has directly translated into helping clients find the right spaces and successfully negotiate deals.

Known for going the extra mile, Kekoa ensures every client has a smooth, positive experience by offering personalized market insights and guiding them through every step of the leasing process. His commitment to service, paired with his passion for Boise's commercial real estate market, allows him to consistently deliver results that exceed expectation.

# North Ranch Retail

# Contact



AHLQUIST.

Thank you

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