

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

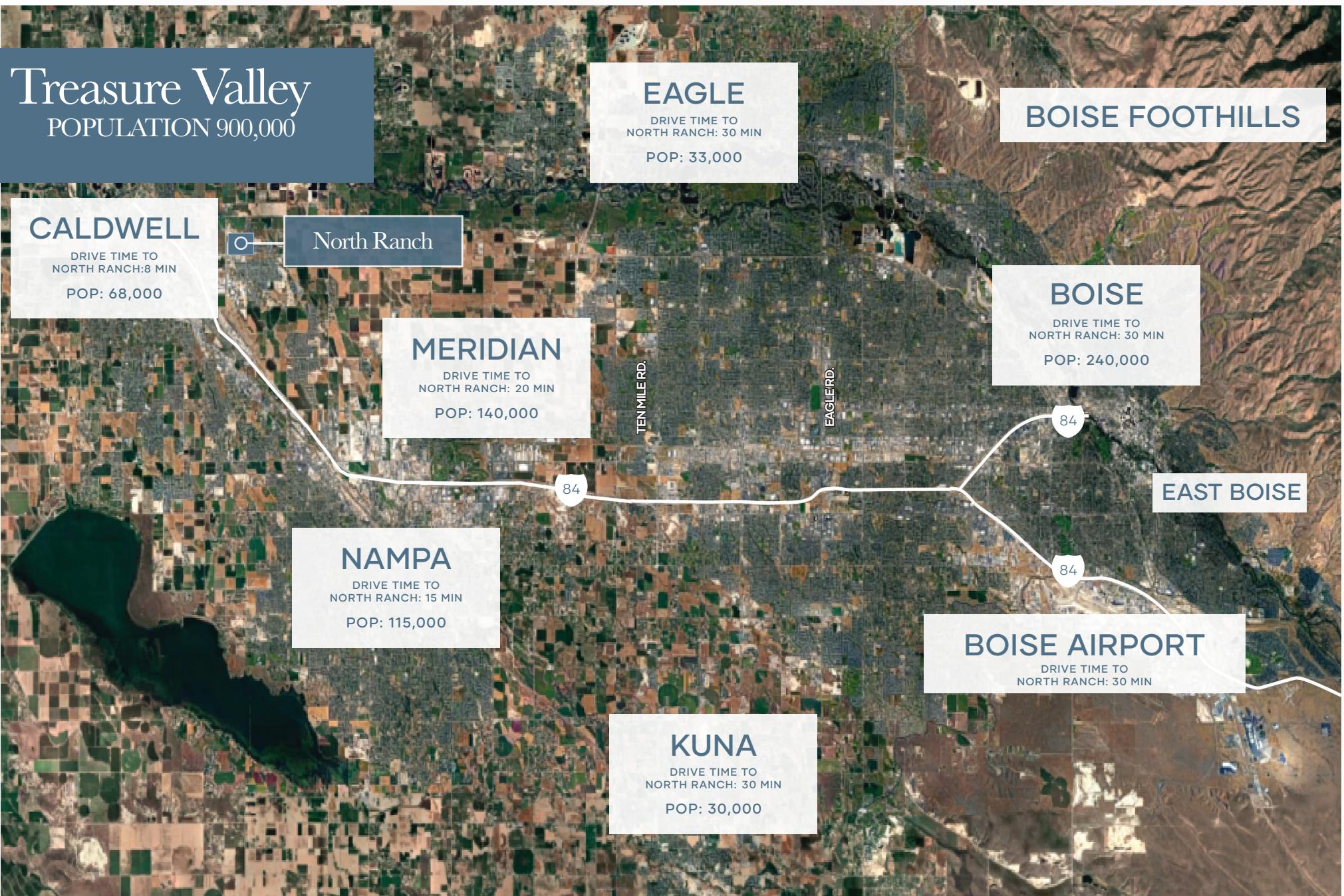
6.25%

VALUE

\$5,906,667.68

North Ranch Retail

Overview



North Ranch Retail

The Site



North Ranch Retail

The Site

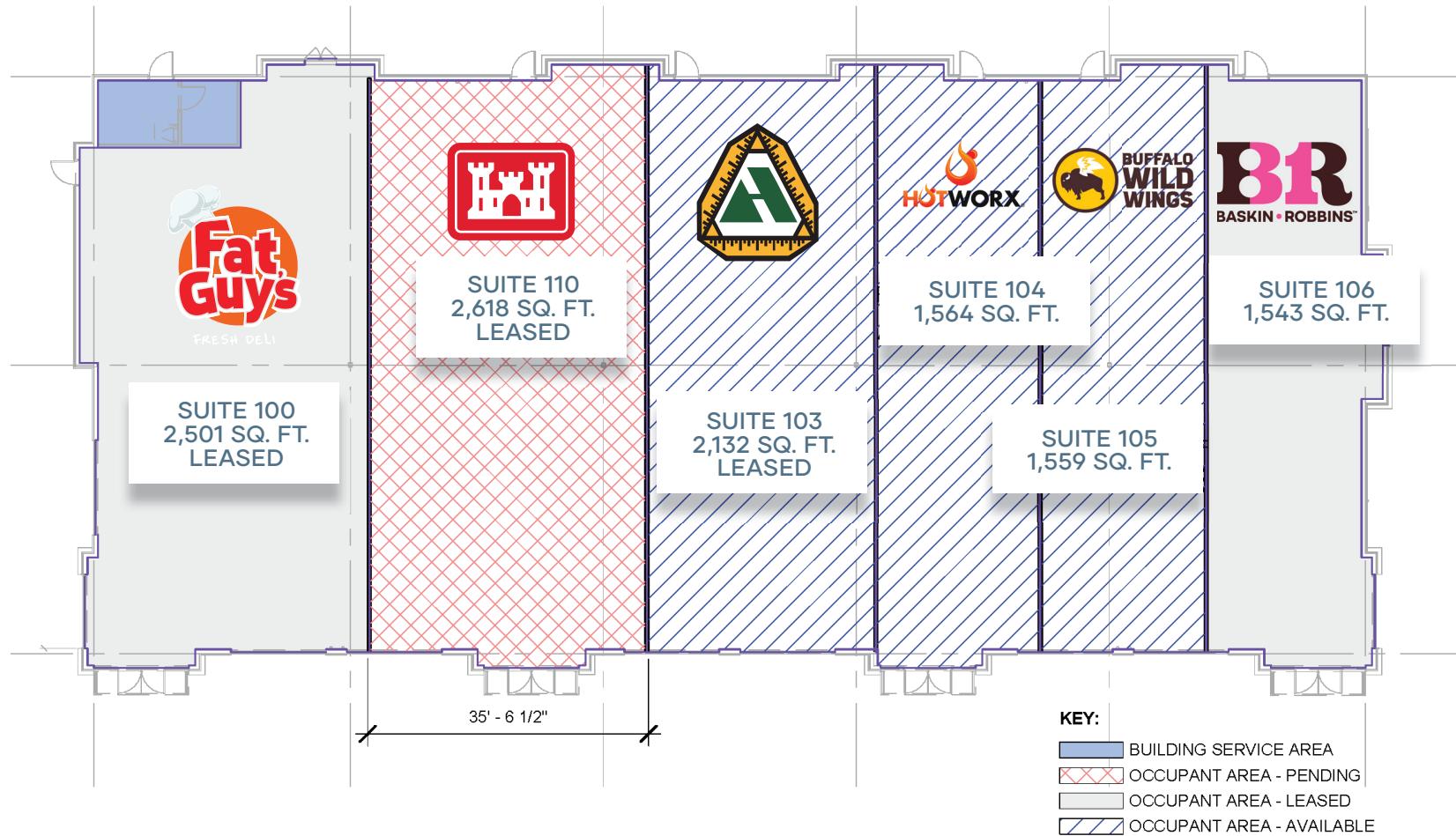
NORTH RANCH**RSF****RATE****ANNUAL RENT**

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.



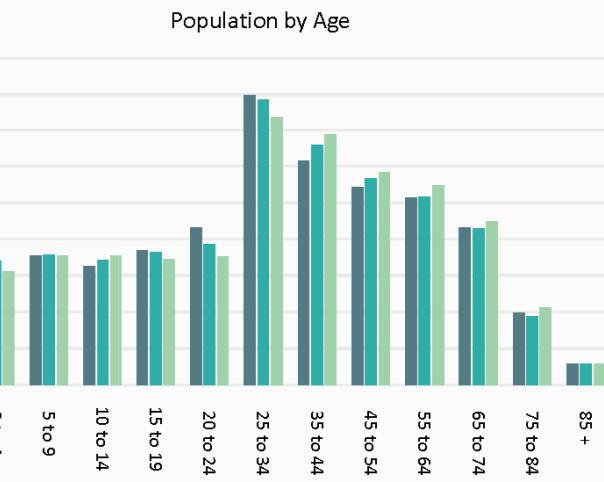
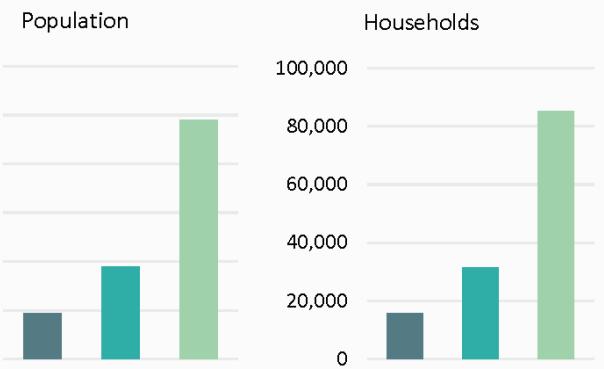
North Ranch Retail

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%



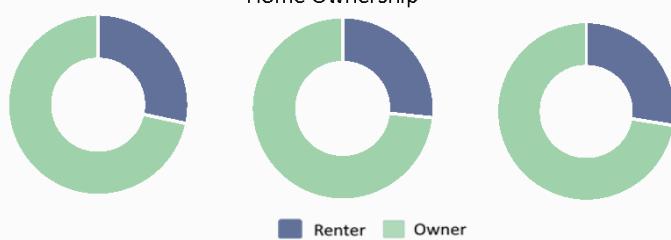
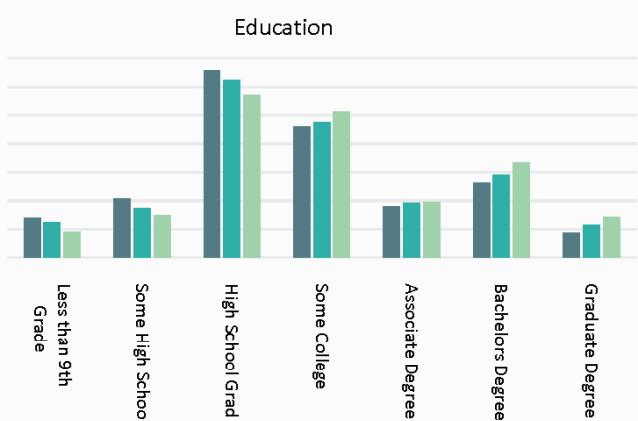
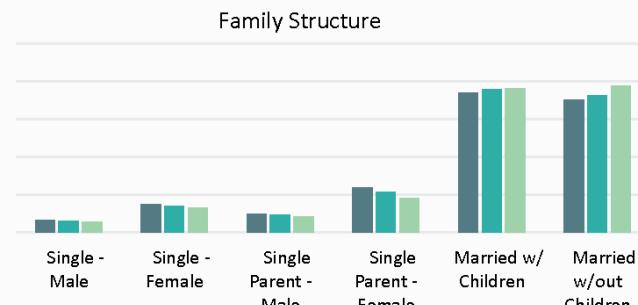
North Ranch Retail

Demographics

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%
Single - Female	822	7.4%	1,636	7.1%
Single Parent - Male	563	5.1%	1,106	4.8%
Single Parent - Female	1,317	11.9%	2,467	10.7%
Married w/ Children	4,090	37.0%	8,744	38.0%
Married w/out Children	3,887	35.2%	8,329	36.2%
Education (2023)	29,977	60,604	160,702	
Less than 9th Grade	2,085	7.0%	3,803	6.3%
Some High School	3,132	10.4%	5,298	8.7%
High School Grad	9,879	33.0%	18,929	31.2%
Some College	6,913	23.1%	14,428	23.8%
Associate Degree	2,699	9.0%	5,836	9.6%
Bachelors Degree	3,957	13.2%	8,834	14.6%
Graduate Degree	1,314	4.4%	3,476	5.7%
Home Ownership (2023)	20,417	40,364	110,526	
Housing Units Occupied	15,666	76.7%	31,408	77.8%
Housing Units Vacant	311	1.5%	588	1.5%
Occupied Units Renter	4,441	21.7%	8,367	20.7%
Occupied Units Owner	11,225	55.0%	23,040	57.1%
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%
Civilian	24,860	73.0%	49,380	76.1%
Employed	23,597	69.3%	47,123	72.7%
Unemployed	1,264	3.7%	2,258	3.5%
Not in Labor Force	12,031	35.3%	23,909	36.9%
Businesses				
Establishments	1,441	---	2,492	---
Employees (FTEs)	12,235	---	21,099	---



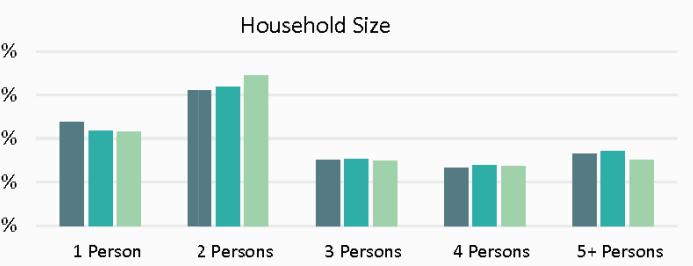
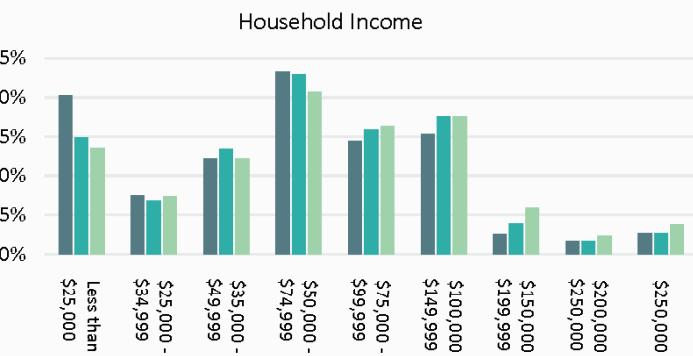
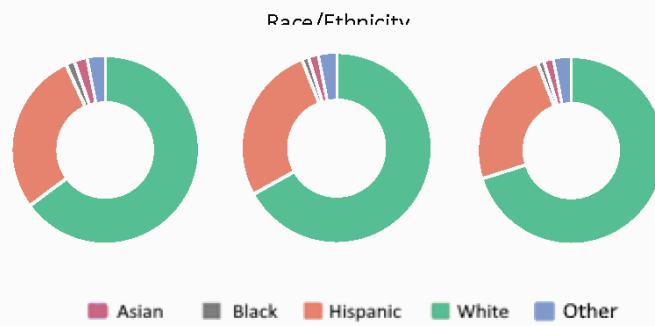
North Ranch Retail

Demographics

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
Hispanic	13,401	28.3%	25,607	27.1%	58,853
Black, Non-Hispanic	723	1.5%	1,089	1.2%	2,699
Asian, Non-Hispanic	1,066	2.2%	1,611	1.7%	4,092
Other	1,462	3.1%	2,928	3.1%	7,542
Language at Home (2023)					
Spanish Linguistically Isolated	574	3.7%	1,028	3.3%	1,959
Spanish Not Isolated	3,301	21.1%	6,008	19.1%	13,398
Asian Linguistically Isolated	2	0.0%	2	0.0%	26
Asian Not isolated	47	0.3%	110	0.4%	399
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
\$25,000 - \$34,999	1,169	7.5%	2,136	6.8%	6,317
\$35,000 - \$49,999	1,918	12.2%	4,207	13.4%	10,439
\$50,000 - \$74,999	3,650	23.3%	7,228	23.0%	17,677
\$75,000 - \$99,999	2,257	14.4%	5,008	15.9%	13,928
\$100,000 - \$149,999	2,398	15.3%	5,544	17.7%	15,016
\$150,000 - \$199,999	397	2.5%	1,235	3.9%	5,037
\$200,000 - \$250,000	261	1.7%	513	1.6%	1,982
\$250,000 +	431	2.7%	848	2.7%	3,256
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
2 Persons	4,870	31.1%	10,029	31.9%	29,458
3 Persons	2,374	15.2%	4,840	15.4%	12,778
4 Persons	2,090	13.3%	4,337	13.8%	11,609
5+ Persons	2,590	16.5%	5,360	17.1%	12,917



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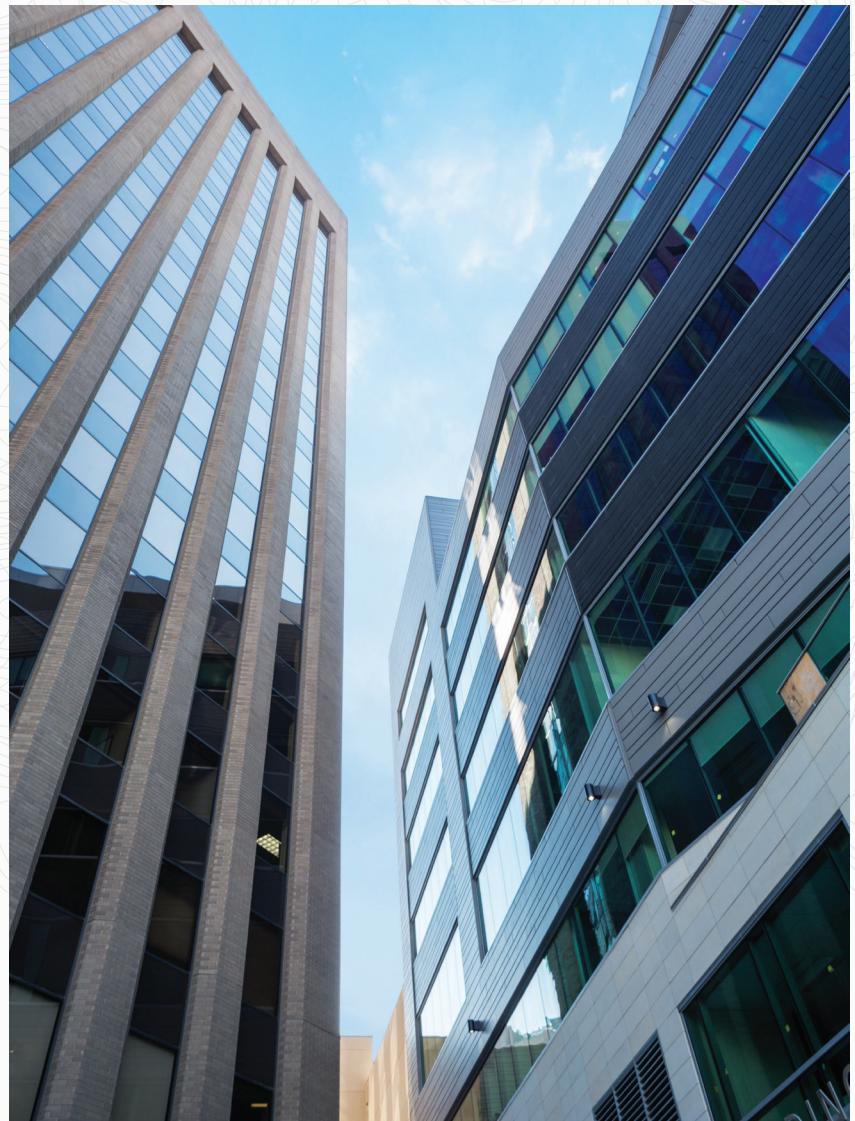
Demographics

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.



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Mark Cleverley

CHIEF LEASING OFFICE | 208.850.6113
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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.

Contact

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Thank you

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