

# RETAIL & OFFICE BUILDINGS FOR SALE

502 & 506 Main St., Caldwell, ID 83605



## PROPERTY DETAILS

**SALE PRICE** \$1,050,000

**502 SIZE** 3,500 SF

**506 SIZE** 2,106 SF

**YEAR BUILT** 1948

**SITE AREA** 0.17 AC

**DOORS**  
(1) 10' X 12'  
(1) 8' X 10'

**CLEAR HEIGHT** 11'

**ZONING** CBD

**COUNTY** Canyon

**PARCEL**  
045480000  
045480100



# EXECUTIVE SUMMARY

Lee & Associates is pleased to present an exceptional opportunity to acquire two adjacent commercial buildings in the heart of Downtown Caldwell. Located at the prominent corner of 5th Avenue and Main Street, these buildings offer ±5,606 SF of combined space with high visibility and walkability. Zoned Central Business District, the properties allow for a wide range of retail, office, or mixed-use opportunities. Whether you're an owner-user looking to secure a presence in one of the Treasure Valley's fastest-growing downtown districts or an investor seeking value-add potential, this offering represents a chance to purchase two assets below replacement cost in a revitalized urban core.



Hard corner location with excellent street frontage



Walkable to Indian Creek Plaza & nearby restaurants & shops



Surrounded by downtown revitalization & new development



Ideal for retail, office, or mixed-use conversion



Flexible zoning allows for various uses



Value opportunity with pricing below new construction cost



Owner-user potential with partial or full occupancy



Long-term growth outlook for Downtown Caldwell







INTERSTATE - 0.9 MILES



BOISE AIRPORT - 27.2 MILES

## CANYON COUNTY OVERVIEW

### POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	33,904	84,093	129,122

### INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$82,737	\$84,227	\$85,466

### HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	10,613	27,663	42,776

### LABOR FORCE

	2-MILE	4-MILE	6-MILE
Civilian Labor Force	16,069	38,777	59,228

### KEY EMPLOYERS

	# OF EMPLOYEES
Canyon County	900+
Vallivue School District #132	900+
Caldwell School District #132	800+
West Valley Medical Center	600+
The College of Idaho	500+



**235,006**

2022 POPULATION



**34.4**

2022 MEDIAN AGE



**\$68,473**

2022 MEDIAN  
HOUSEHOLD INCOME



**\$306,200**

2022 MEDIAN  
PROPERTY VALUE

In 2022, Canyon County, ID had a population of 235k people with a median age of 34.4 and a median household income of \$68,473. Between 2021 and 2022 the population of Canyon County, ID grew from 227,367 to 235,006, a 3.36% increase and its median household income grew from \$60,716 to \$68,473, a 12.8% increase.

## AREA OVERVIEW

### **CALDWELL, IDAHO | JUST NAMED FASTEST GROWING CITY IN IDAHO WITH 21.5% GROWTH**

Caldwell, Idaho, is a thriving city in the Treasure Valley, approximately 25 miles west of Boise. Established in the late 19th century, Caldwell has deep agricultural roots and has long been a hub for farming, particularly in crop production and the burgeoning wine industry. The city boasts a historic downtown area, centered around the revitalized Indian Creek Plaza, a popular venue that hosts numerous community events, farmers' markets, and seasonal festivals. This vibrant space has become a focal point for residents and visitors, reflecting Caldwell's commitment to preserving its heritage while embracing growth and development.

Education and culture also play a significant role in Caldwell's identity. The College of Idaho, a small, prestigious liberal arts college, is located in the heart of the city and contributes to its intellectual and cultural vibrancy. Caldwell's close-knit community is characterized by a blend of small-town charm and the conveniences of a larger urban area, thanks to its proximity to Boise. As the city continues to grow, it maintains a balance between honoring its historical roots and welcoming new opportunities for business and residential expansion, making it an attractive place to live, work, and visit.





COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

FOR MORE INFORMATION, PLEASE CONTACT

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