

FOR LEASE RETAIL PROPERTY

FAITH LANDING COMMERCIAL

313 Isaiah Way, Caldwell, ID 83607



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 3,500 SF

Lease Rate: \$24.00 SF/yr (NNN)

Building Size: 8,500 SF

PROPERTY OVERVIEW

Bring your concept to one of Caldwell's fastest-growing retail corridors! This turnkey restaurant suite, formerly occupied by Ruszonis Pizza, offers exceptional visibility, signage exposure, and direct access from one of the city's most traveled routes.

Positioned just minutes from I-84, Ustick Rd, and the Cleveland Blvd retail corridor, this property captures both destination traffic and daily commuter flow through one of Canyon County's most active growth areas.



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ADDITIONAL PHOTOS



KZB REAL ESTATE
101 S CAPITOL BLVD STE 701 - BOISE, ID 83702
WWW.KZBREALESTATE.COM



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PROPERTY DETAILS & HIGHLIGHTS

Property Name:	Faith Landing Commercial
Property Address:	313 Isaiah Way, Caldwell, ID 83607
Property Type:	Retail
Building Size:	8,500 SF
Rail Access:	N/A

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LOCATION OVERVIEW

Located near Smeed Parkway and Ustick Rd, both major connectors between downtown Caldwell, Nampa, and the I-84 corridor

Traffic Counts:

Ustick Rd: ~14,000 vehicles per day (ITD 2023)

Smeed Pkwy: ~9,000 vehicles per day (COMPASS 2023)

I-84 Caldwell Interchange: 57,000+ vehicles per day (ITD 2023)

Strong daytime population with nearby industrial, office, and service uses

Minutes to College of Idaho, Downtown Caldwell, and the Indian Creek Plaza district



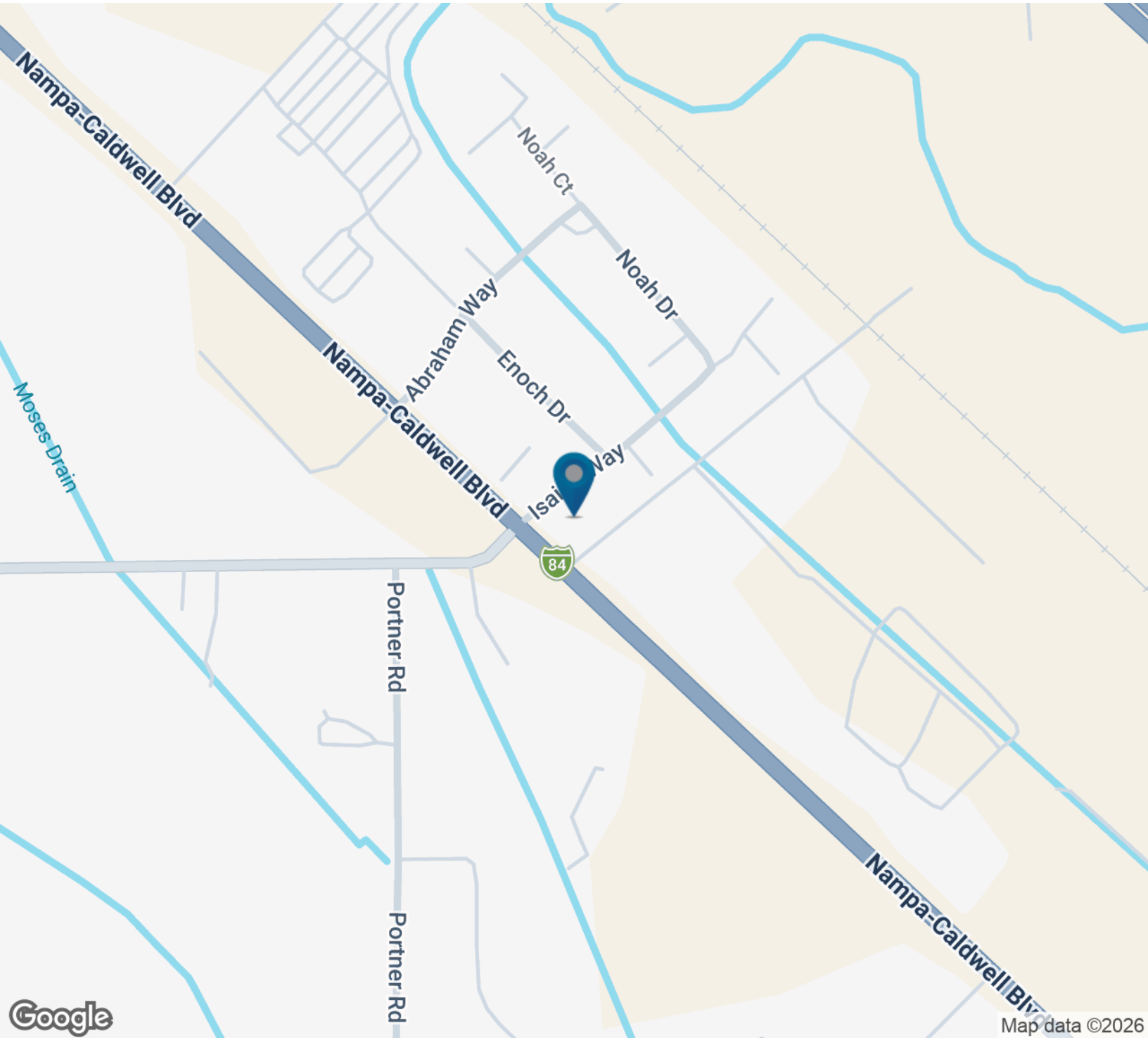
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LOCATION MAP



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