

RETAIL SPACE FOR LEASE

805 SADDLE AVE CALDWELL, ID 83605



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NORTH RANCH RETAIL BUILDING 1

AVAILABLE SF: 1,564 - 8,073 SQ FT

LEASE RATE: \$29 - \$35 / SQ FT

TI ALLOWANCE: \$35.00 / SQ FT

BUILDING SIZE: 11,919 SQ FT

PARKING: 5/1000 SQ FT

YEAR BUILT: 2023



MARK CLEVERLEY
208.850.6113
MARK@BVADEV.COM



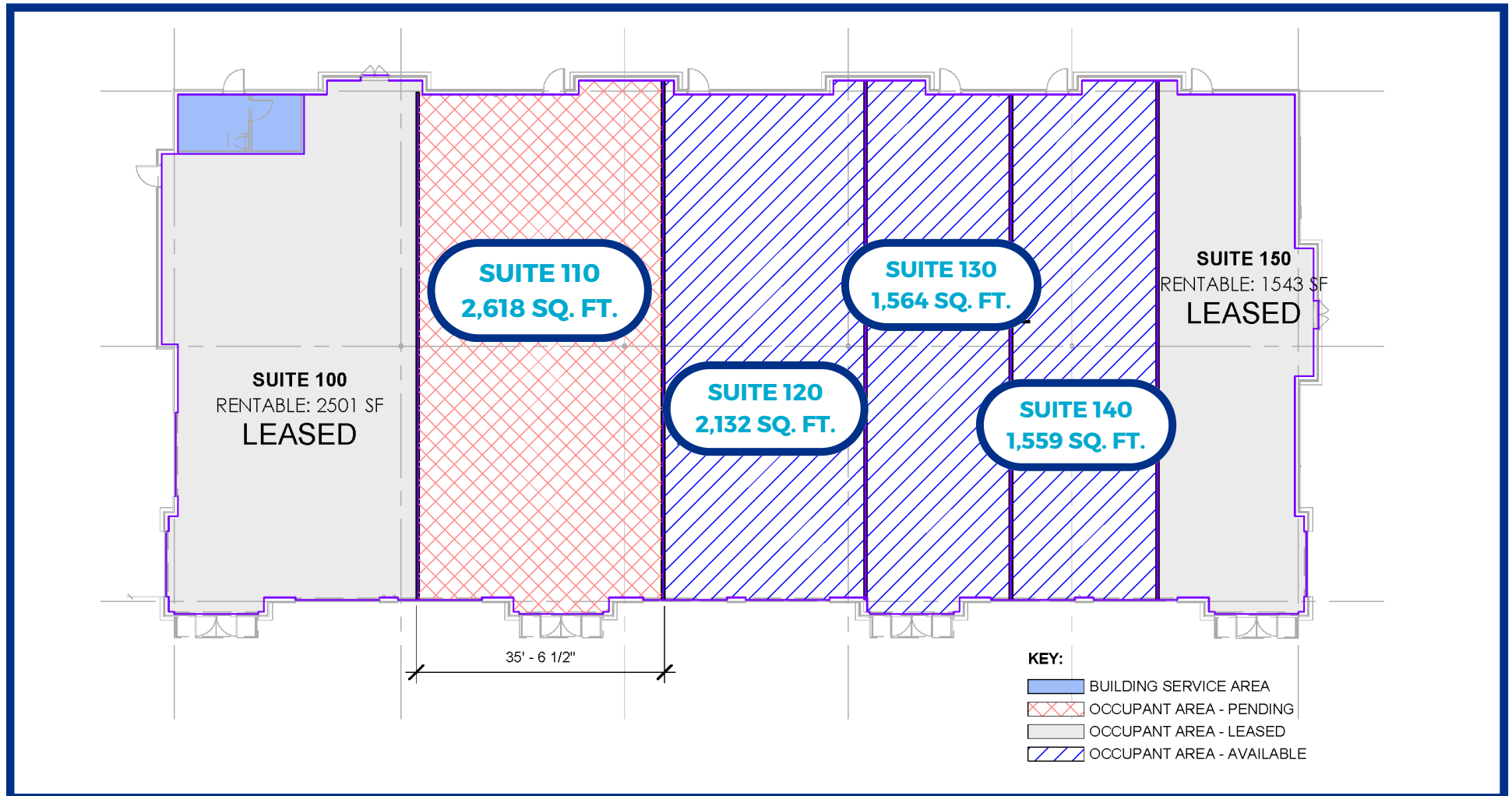
KEKOA NAWAHINE
208.810.0137
KEKOA@BVADEV.COM

BUILDING DETAILS

BUILDING FLOORPLATES

Below are images of the building's floor plates showing availability.

FLOOR 1



SITE HIGHLIGHTS

ABOUT 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.



SITE HIGHLIGHTS



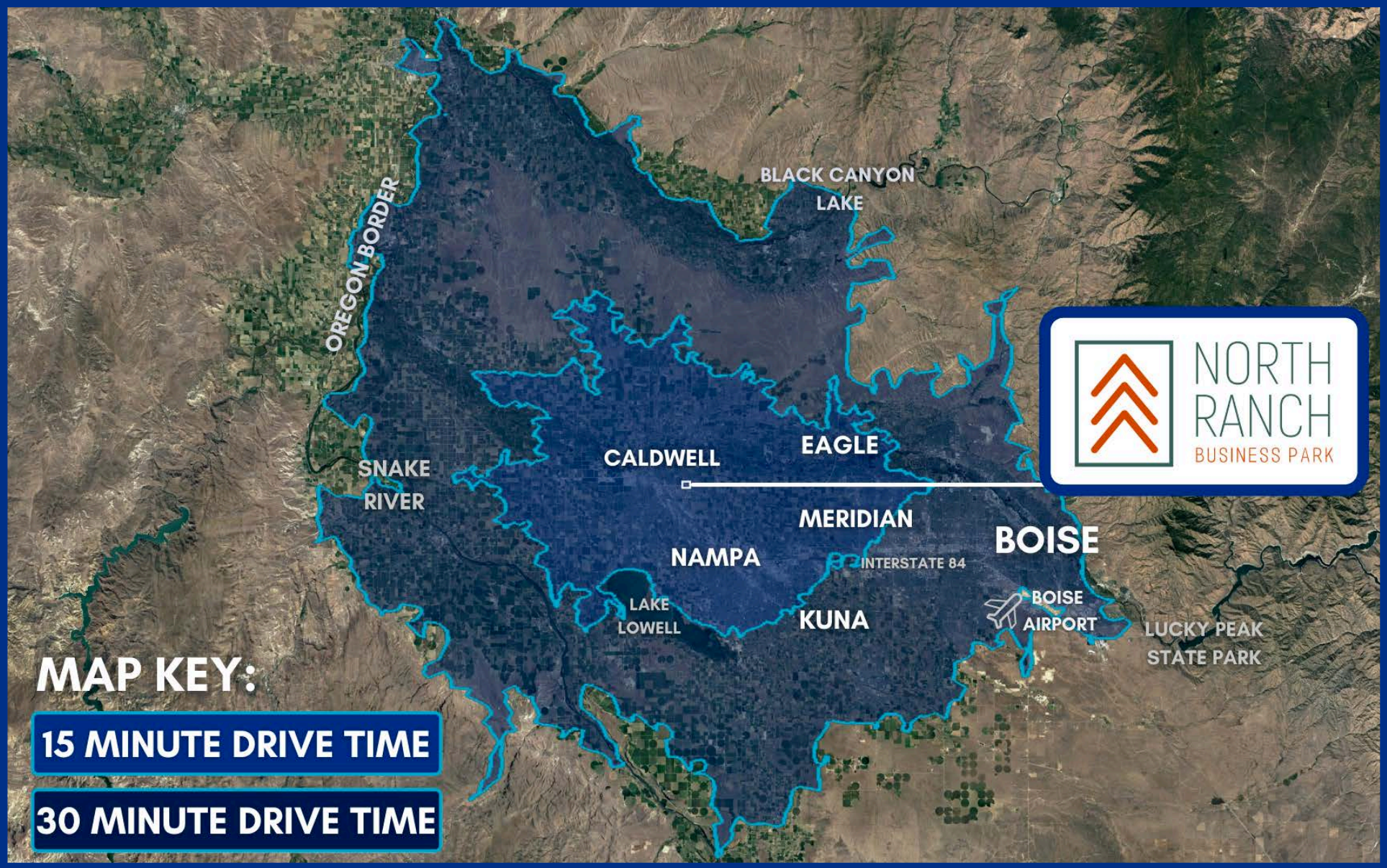
SITE HIGHLIGHTS



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SITE HIGHLIGHTS



SITE DEMOGRAPHICS



North Ranch Business Park

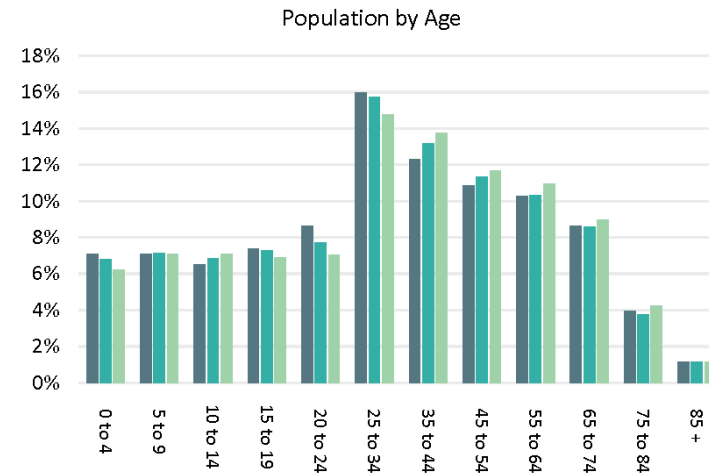
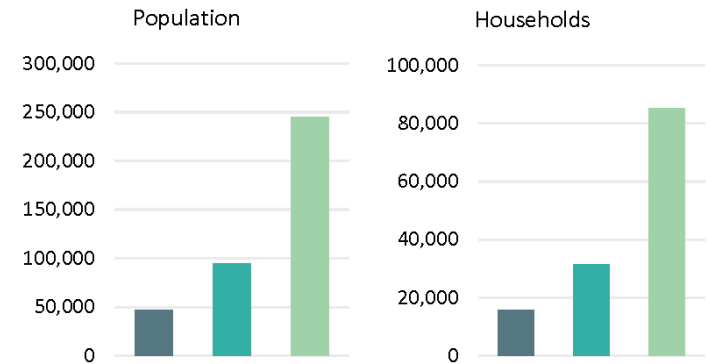
805 Saddle Ave | Caldwell, ID 83605



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%

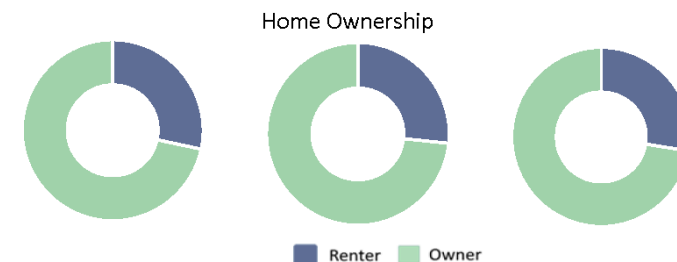
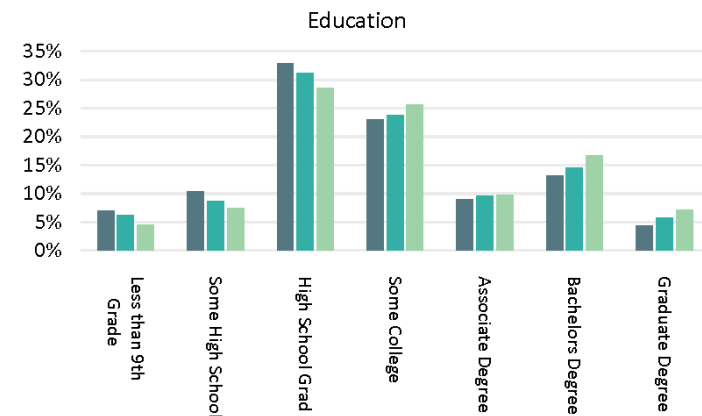
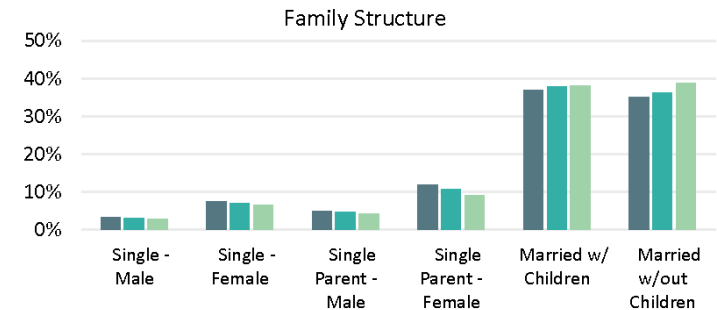


SITE DEMOGRAPHICS

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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%	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%
Education (2023)	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%
Home Ownership (2023)	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%
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%	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%
Businesses						
Establishments	1,441	---	2,492	---	6,545	---
Employees (FTEs)	12,235	---	21,099	---	56,936	---

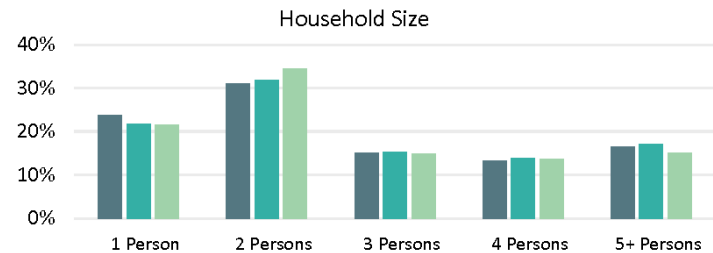
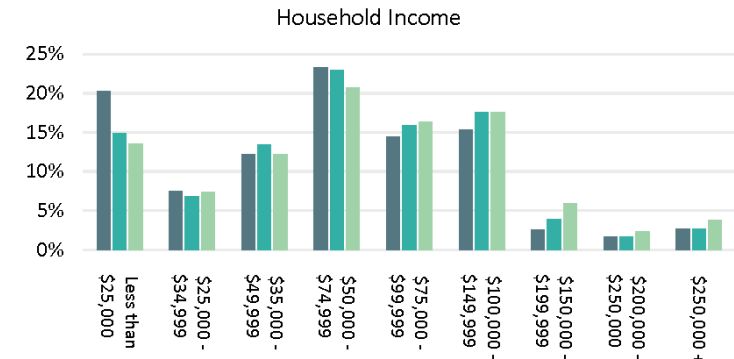
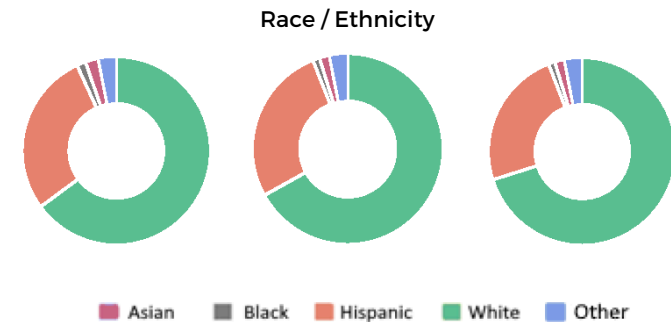


SITE DEMOGRAPHICS

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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%



ABOUT BVA



Ball Ventures Ahlquist (BVA) is Idaho's premier commercial real estate development company. BVA has delivered over 2 million square feet of class A office, medical office, retail, and industrial space since 2018, and has plans to deliver over 3 million more square feet in the next 5-10 years.

At BVA we strive to **INSPIRE EXCELLENCE** in everything we do. From leasing, and architecture, to construction, and property management; BVA's dedicated teams are the best in class. We provide unparalleled service to help you or your client find the perfect building, tailored to their needs. BVA projects specialize in office, retail, flex, medical, and industrial spaces located at some of the most strategic and visible locations in the valley.

Focusing on ground up development, asset stabilization, property management, and acquisition, BVA works every day to deliver excellence and value to tenants, investors, and partners through projects that inspire.



CONTACT INFORMATION



MARK CLEVERLEY - CHIEF LEASING OFFICER | 208.850.6113 | MARK@BVADEV.COM

Mark is one of the founding members of BVA. 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 associate's degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 15 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@BVADEV.COM

Kekoa is the newest member of BVA's leasing team. Joining the company in 2021 as a leasing associate, Kekoa quickly showed a natural talent and aptitude for building relationships within the community and executing leasing deals. Kekoa graduated with a degree in business from Boise State University in 2020. During his time at University, he also played safety for the Boise State football team. Kekoa is a team player who is always willing to offer a helping hand. He is known for going the extra mile for his clients to make sure they have a fantastic experience working with BVA.