

OFFICE BUILDING FOR SALE OR LEASE | SELLER FINANCING AVAILABLE

1803 Ellis Ave. | Caldwell, ID 83605



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

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## PROPERTY DETAILS

SALE PRICE **\$925,000.00**

LEASE RATE **\$5,200 /mo**

LEASE TYPE **NNN**

SITE AREA **0.28 AC**

BUILDING  
SIZE **6,749 SF**

AVAILABLE **Feb, 1st 2026**

MARKET **Caldwell**

ZONING **H-D / Hospital District**

PARCEL **R0271100000**

**Seller Financing: Contact agents for details.**

**Showings: Contact agent for instructions.**

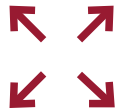
**PLEASE DO NOT DISTURB TENANT.**



## EXECUTIVE SUMMARY

Lee & Associates is pleased to present an exceptional opportunity to acquire a well-appointed office building located in the heart of Caldwell, adjacent to West Valley Medical Center.

This property features a versatile floor plan with multiple private offices, generous storage areas, and flexible configurations suitable for a wide range of professional or medical uses. Its prime location, strong visibility, and adaptable design make it an excellent choice for investors or owner-users seeking to establish or expand their operations in a thriving and convenient setting.



**CONVENIENT ACCESS**



**ATTRACTIVE SELLER  
FINANCING TERMS**



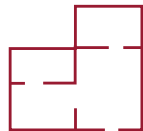
**PRIME CALDWELL  
LOCATION**



**AVAILABLE FEBRUARY  
1ST, 2026**



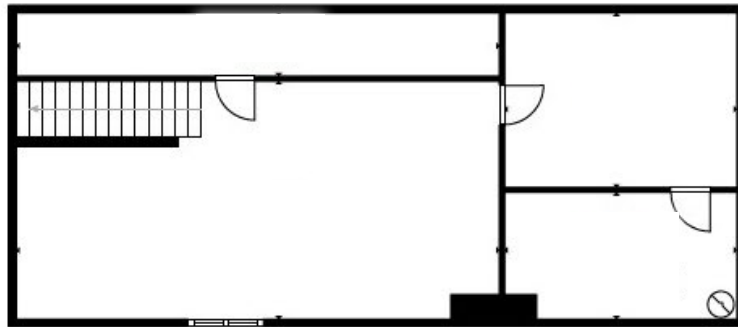
**INVESTMENT / OWNER-  
USER OPPORTUNITY**



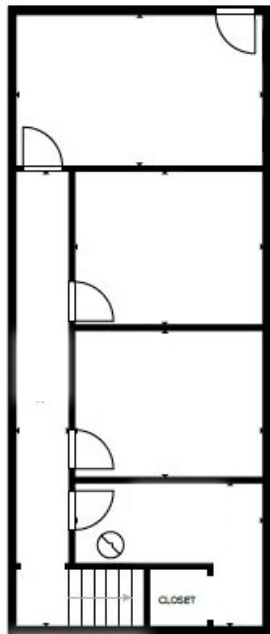
**VERSATILE FLOOR PLAN**



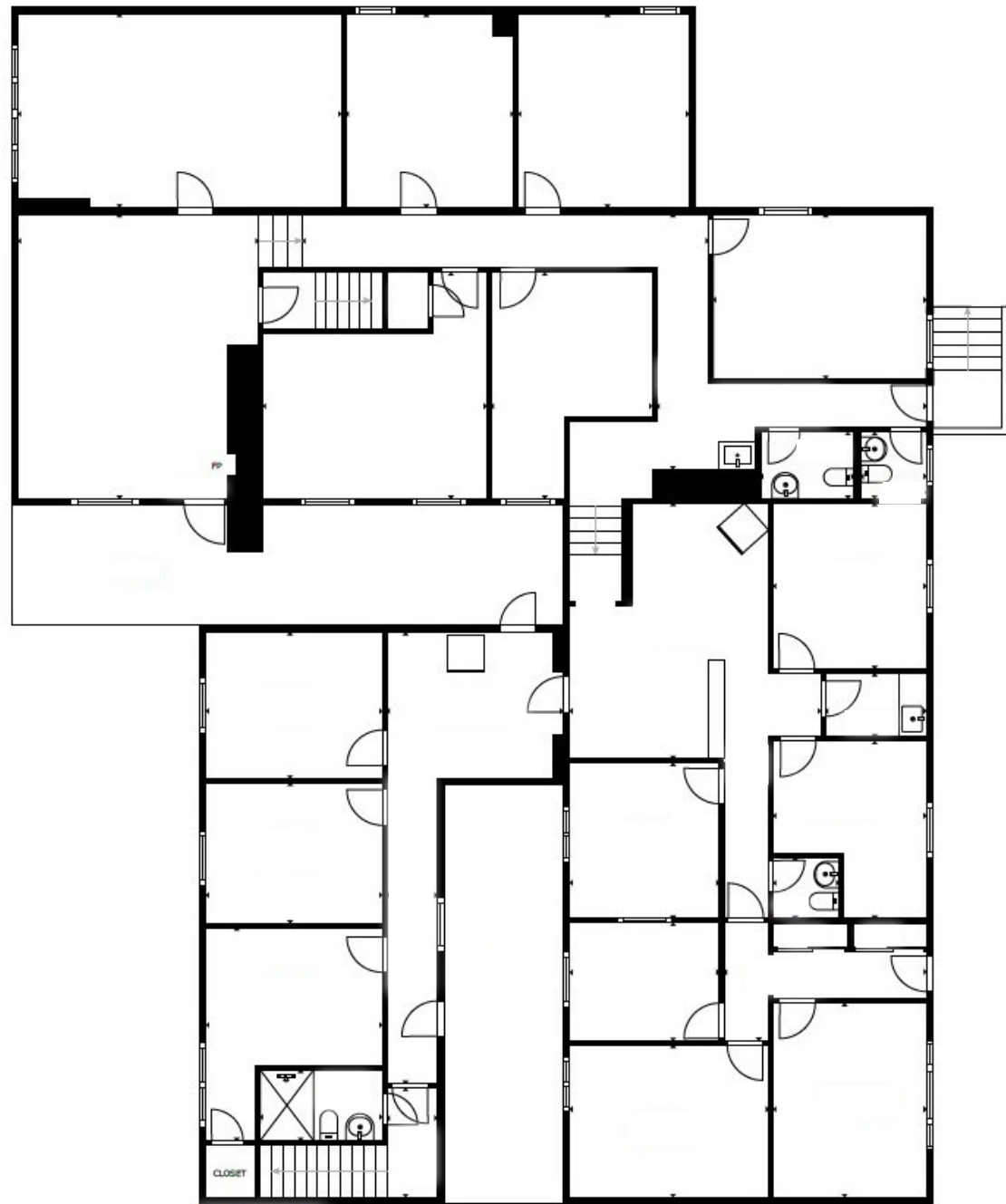
# FLOOR PLAN



Space 1



Space 1



Space 2

**Gross Area (SF):**  
**Building SF:** 6,749 SF  
**Total:** 6,749 SF

## LOCATION MAP



### PROXIMITY TO AMENITIES

Located within walking distance of West Valley Medical Center and close to dining, shopping, and essential services



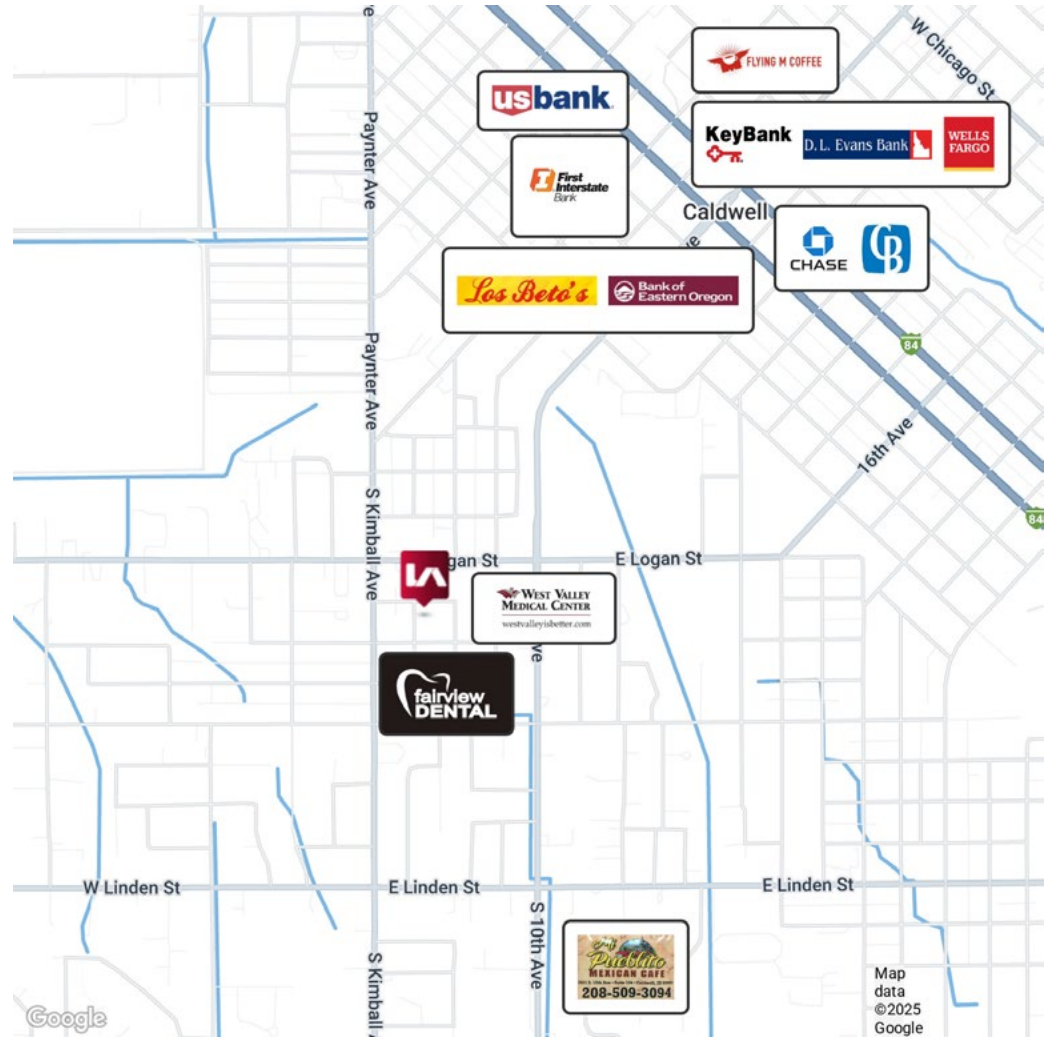
### CONVENIENT TRAVEL

30 minutes from Boise Airport



### EXPANDING MARKET

The property is well-positioned to capitalize on the area's expanding economic growth and ongoing infrastructure investments





## POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	9,316	37,529	81,999

## INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$69,473	\$74,465	\$82,333

## HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	3,198	12,829	26,543

## LABOR FORCE

	2-MILE	4-MILE	6-MILE
Civilian Labor Force	3,941	16,595	37,314

## KEY EMPLOYERS

	# OF EMPLOYEES
Canyon County	900+
Vallivue School District #139	900+
Caldwell School District #132	800+
West Valley Medical Center	600+
The College of Idaho	500+

## CANYON COUNTY OVERVIEW



**271,605**  
2025 POPULATION



**34.8**  
2025 MEDIAN AGE



**\$72,355**  
2025 MEDIAN  
HOUSEHOLD INCOME



**\$499,990**  
2025 MEDIAN  
PROPERTY VALUE

As of 2025, Canyon County, ID has an estimated population of 271,605, reflecting steady growth over the past year. The median age is 34.8, and the median household income is \$72,355, highlighting a stable and economically resilient community. Between 2024 and 2025, the population increased from 266,892 to 271,605 (a 1.77% growth), while household incomes have seen modest but consistent gains, supporting ongoing demand for residential, professional, and commercial services in the region.

## 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.





FOR MORE INFORMATION, PLEASE CONTACT

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