

FOR SALE \$690,000 2514 Cleveland Blvd Caldwell, ID



2514 Cleveland Boulevard
Caldwell, ID 83605



Property Description

Fantastic property on Cleveland Blvd just steps away from the College of Idaho.

Exceptional visibility directly across from Albertson's and Simplot Stadium.

Great property for retail, mixed use or multifamily.

Strong traffic counts.

Irreplaceable location.

Adjacent bar/restaurant/apartment property is also For Sale.

Location Description

Located E of the Cleveland Blvd and S Indiana Ave intersection just steps away from the College of Idaho.

Highlights

Building Size: 6728 SF

Lot Size: .33 acres

Price: 690,000

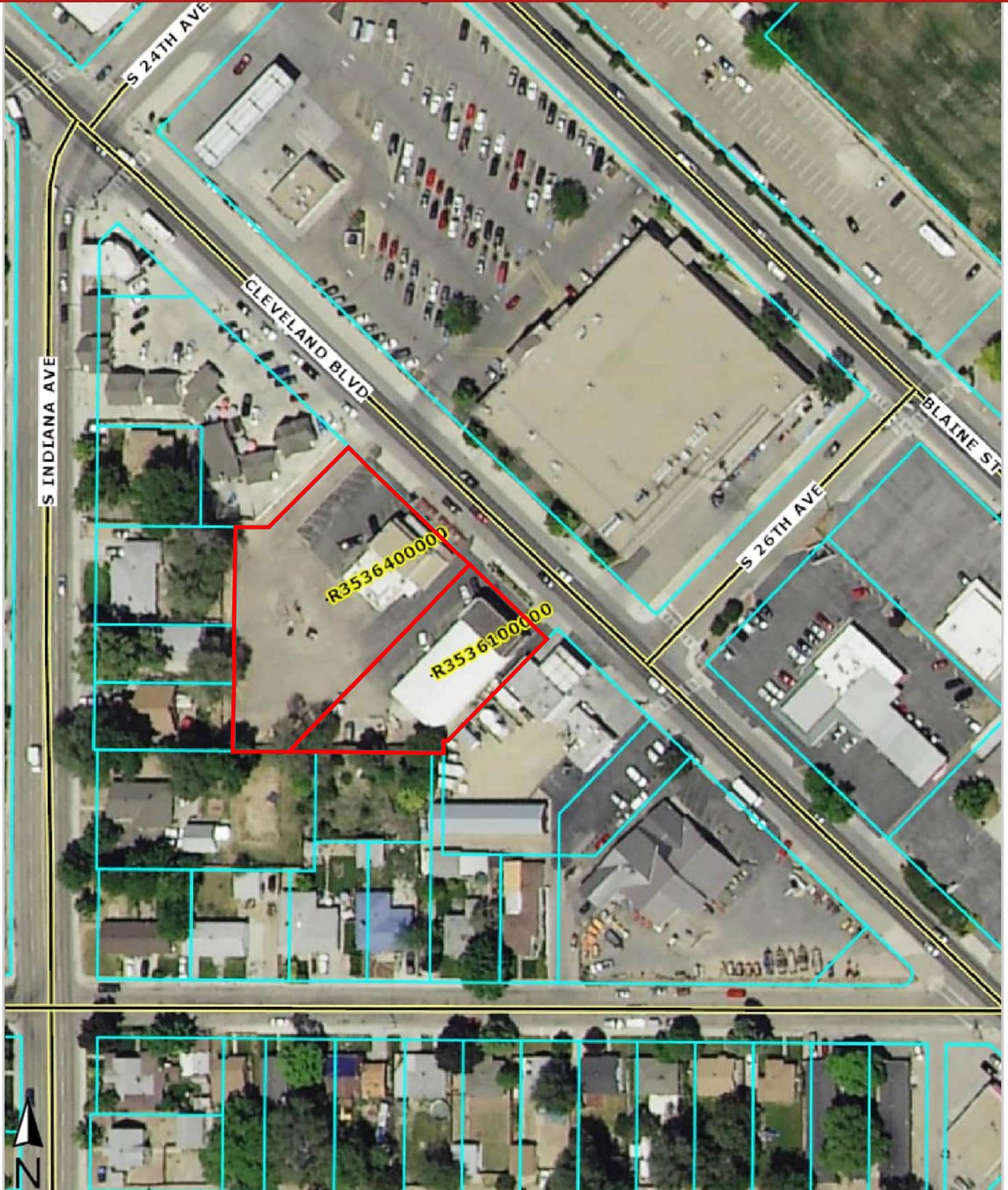
Type: Retail

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ATTACHMENT 1

Retail Building For Sale
2514 Cleveland Boulevard | Caldwell, ID 83605



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

AERIAL MAP

Retail Building For Sale

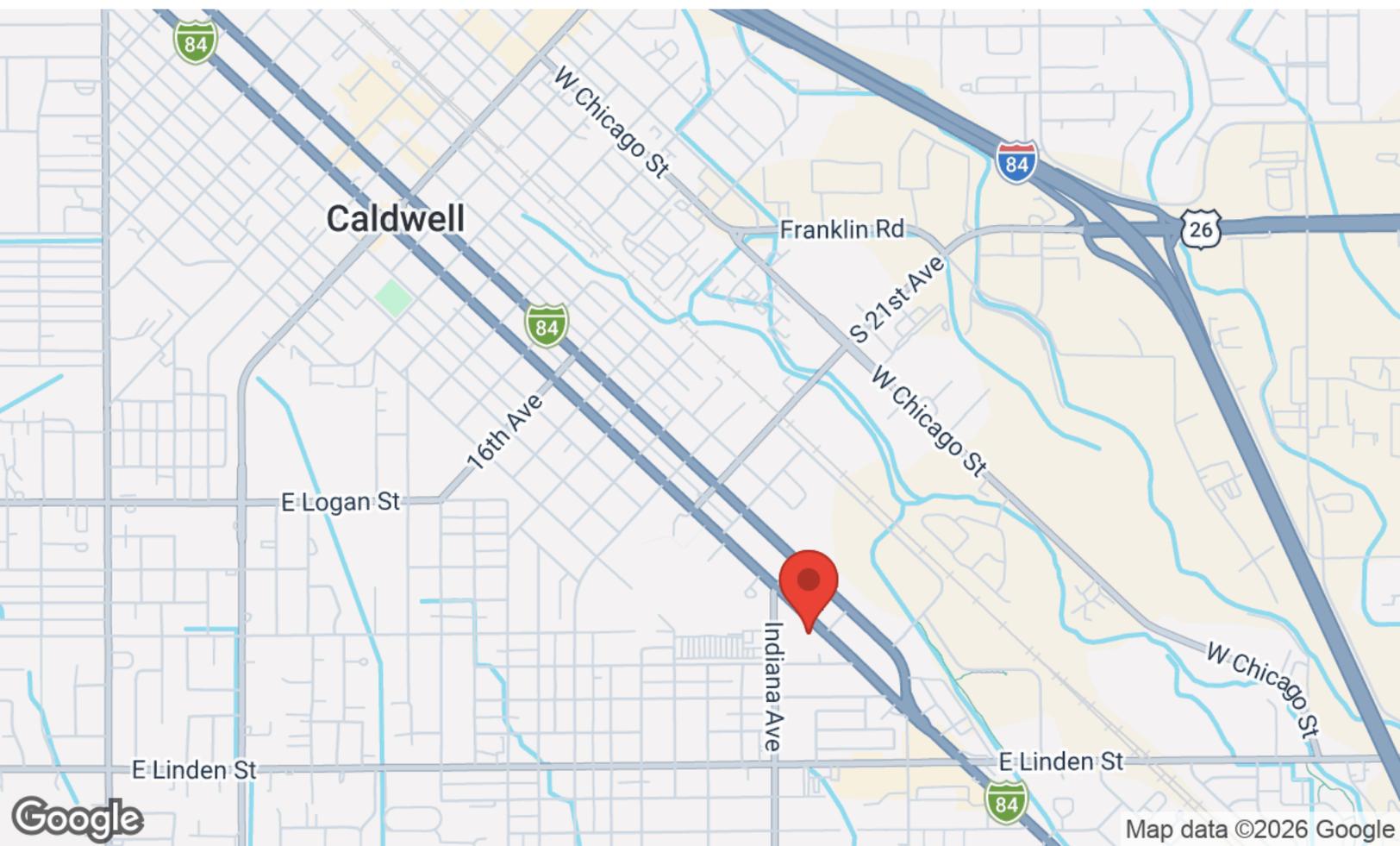
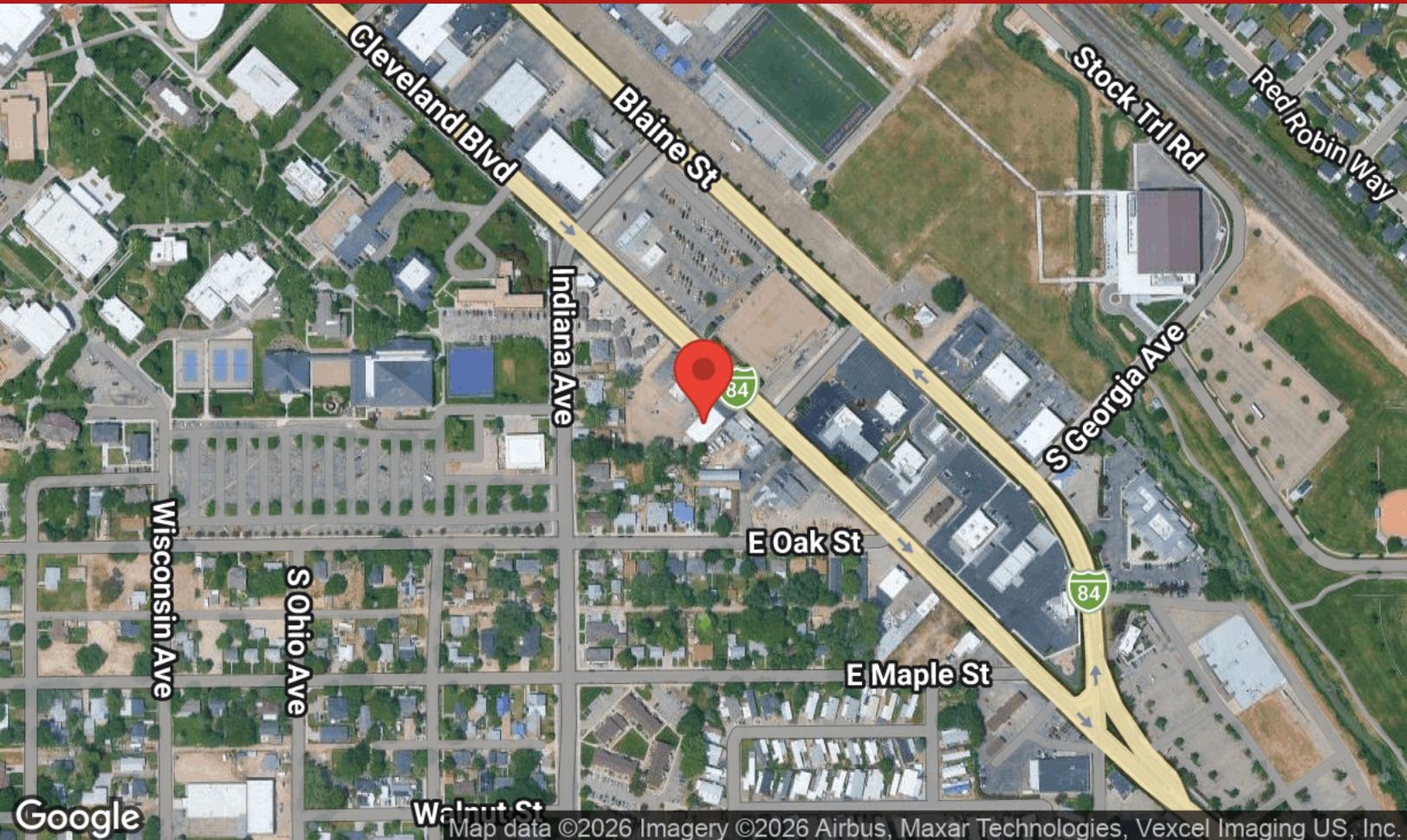
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LOCATION MAPS

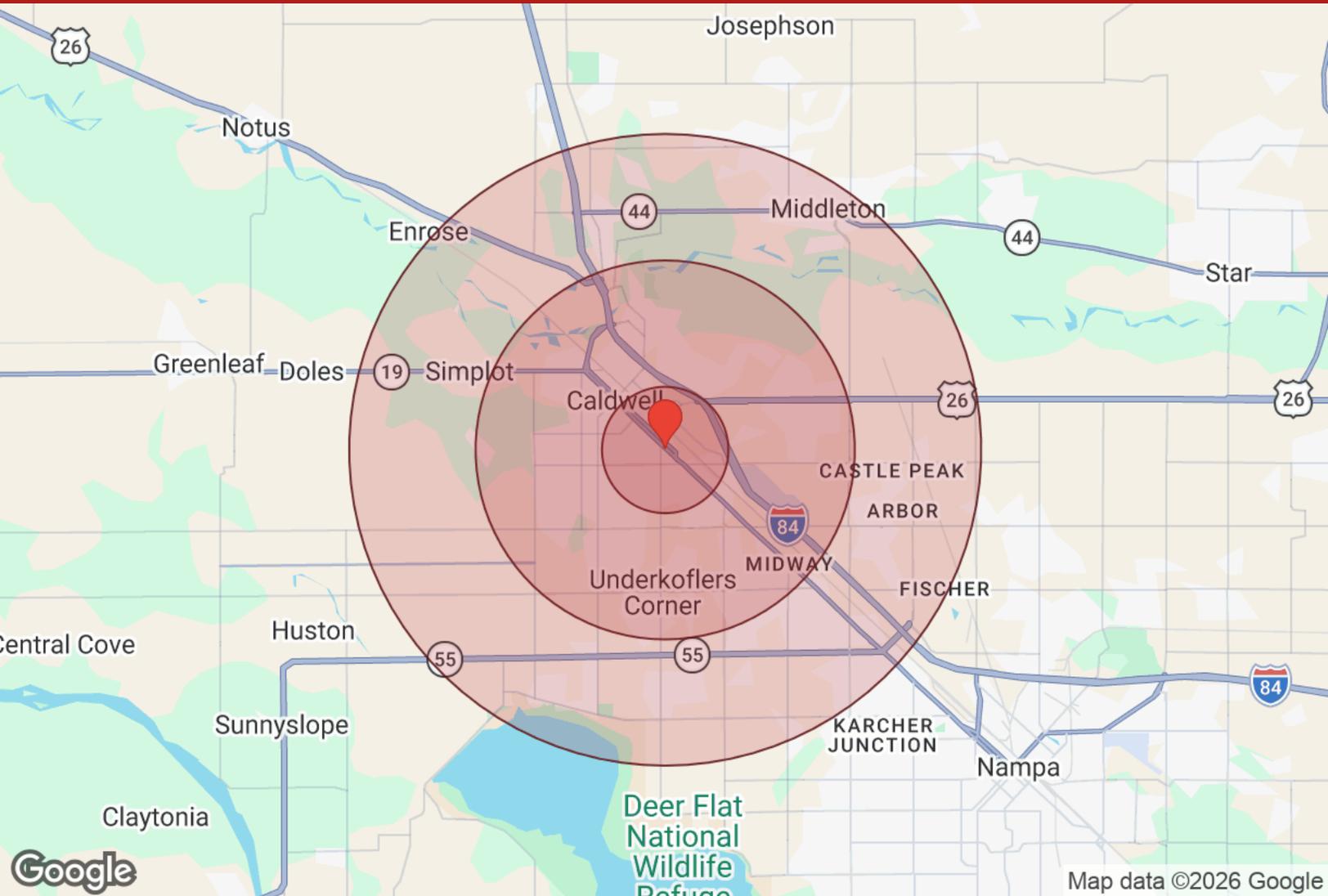
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DEMOGRAPHICS

Retail Building For Sale
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,560	31,188	48,674
Female	4,871	30,194	48,014
Total Population	10,430	61,382	96,688

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,849	40,616	64,617
Black	153	602	1,006
Am In/AK Nat	43	184	290
Hawaiian	17	61	106
Hispanic	2,919	17,537	26,831
Asian	127	675	1,093
Multiracial	252	1,522	2,504
Other	68	190	242

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,997	22,154	34,896
Occupied	3,707	20,751	32,741
Owner Occupied	1,953	14,074	22,976
Renter Occupied	1,754	6,677	9,765
Vacant	291	1,403	2,155

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,089	13,185	20,781
Ages 15 - 24	2,015	9,404	14,342
Ages 25 - 54	3,826	24,890	39,121
Ages 55 - 64	1,052	5,893	9,556
Ages 65+	1,448	8,010	12,889

Income	1 Mile	3 Miles	5 Miles
Median	\$50,700	\$66,143	\$70,235
Under \$15k	390	1,557	2,137
\$15k - \$25k	567	1,757	2,306
\$25k - \$35k	311	1,616	2,262
\$35k - \$50k	568	2,659	3,942
\$50k - \$75k	741	4,292	7,053
\$75k - \$100k	440	3,229	5,472
\$100k - \$150k	538	4,300	6,535
\$150k - \$200k	96	880	1,801
Over \$200k	57	462	1,233