

EDMARK PLAZA BLDG L

RETAIL/MIXED-USE SPACE FOR LEASE | 3110 CLEVELAND BLVD | CALDWELL, IDAHO 83607



DRIVE-THRU SPACE AVAILABLE DELIVERY Q3 2026!

Rare Cleveland Blvd frontage with drive-thru capability.

Ample cross-accessed parking.

Near signalized intersection.

Surrounded by national retailers.

Flexible layouts.

Multiple access points.

SPACE	LOT SIZE	PROPOSED AVAILABLE SF	LEASE RATE
BLDG L	22,335 SF	1,600 SF	\$45.00/SF, NNN

CONTACT

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HIGHLIGHTS



DETAILS



Lease Type: NNN

T.I. Allowance: Available

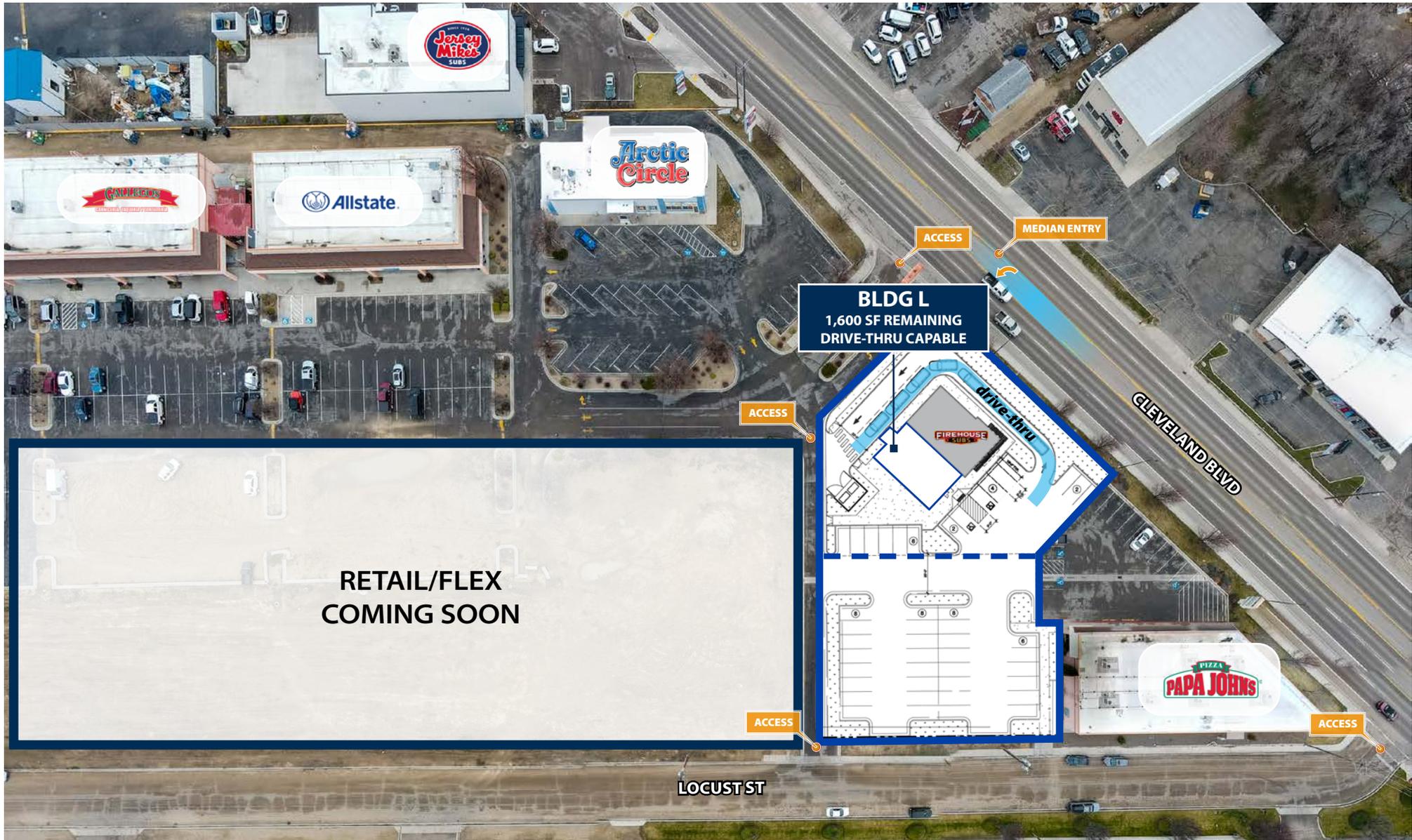
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RETAIL/MIXED-USE PADS FOR LEASE

RARE, QUALITY CALDWELL RETAIL SPACE FOR LEASE



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RARE, HIGH-QUALITY DRIVE-THRU SPACE AVAILABLE FOR LEASE IN CALDWELL



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PERFECTLY SITUATED ON HEAVILY TRAFFICKED ARTERIAL



48,000 VPD



RETAIL/FLEX COMING SOON

SITE

LOCUST ST



CLEVELAND BLVD

LINDEN ST

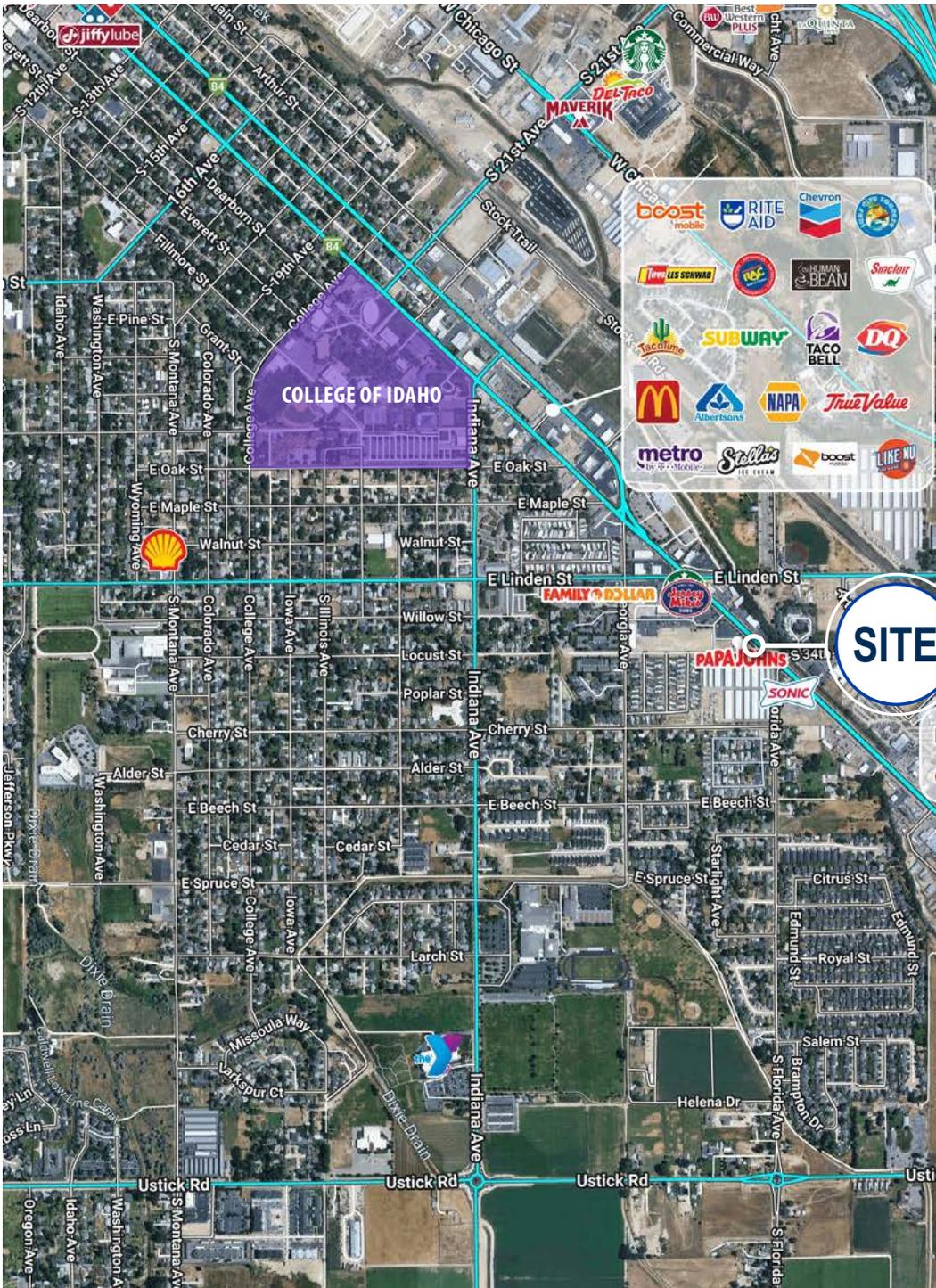
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POPULATION
72,293
3 MI. RADIUS



HISTORIC ANN. GROWTH
21.5%
PAST 5 YEARS



AVG. HOUSEHOLD INC.
\$86,111
3 MI. RADIUS

Caldwell is the fastest growing city in the state. It has experienced a 21.5% increase in population over the past five years. Furthermore, it ranked 51st nationally among the fastest-growing cities. The city's commercial and industrial growth has outpaced even its residential growth, with a 40% increase in valuation according to the Canyon County assessor.

SITE

RAM Jeep DODGE CHRYSLER

THE SOCIETY OF ST. VINCENT DE PAUL CALIBER COLLISION D-B SUPPLY

GameStop AT&T TAKE 5

MAVERIK Valvoline

metro DUTCH BROS T SUBWAY

DOLLAR TREE GROCERY OUTLET Freddy's WICK

AW Sinclair Kentucky Fried Chicken Little Caesars

Walmart

Caldwell Executive Airport

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