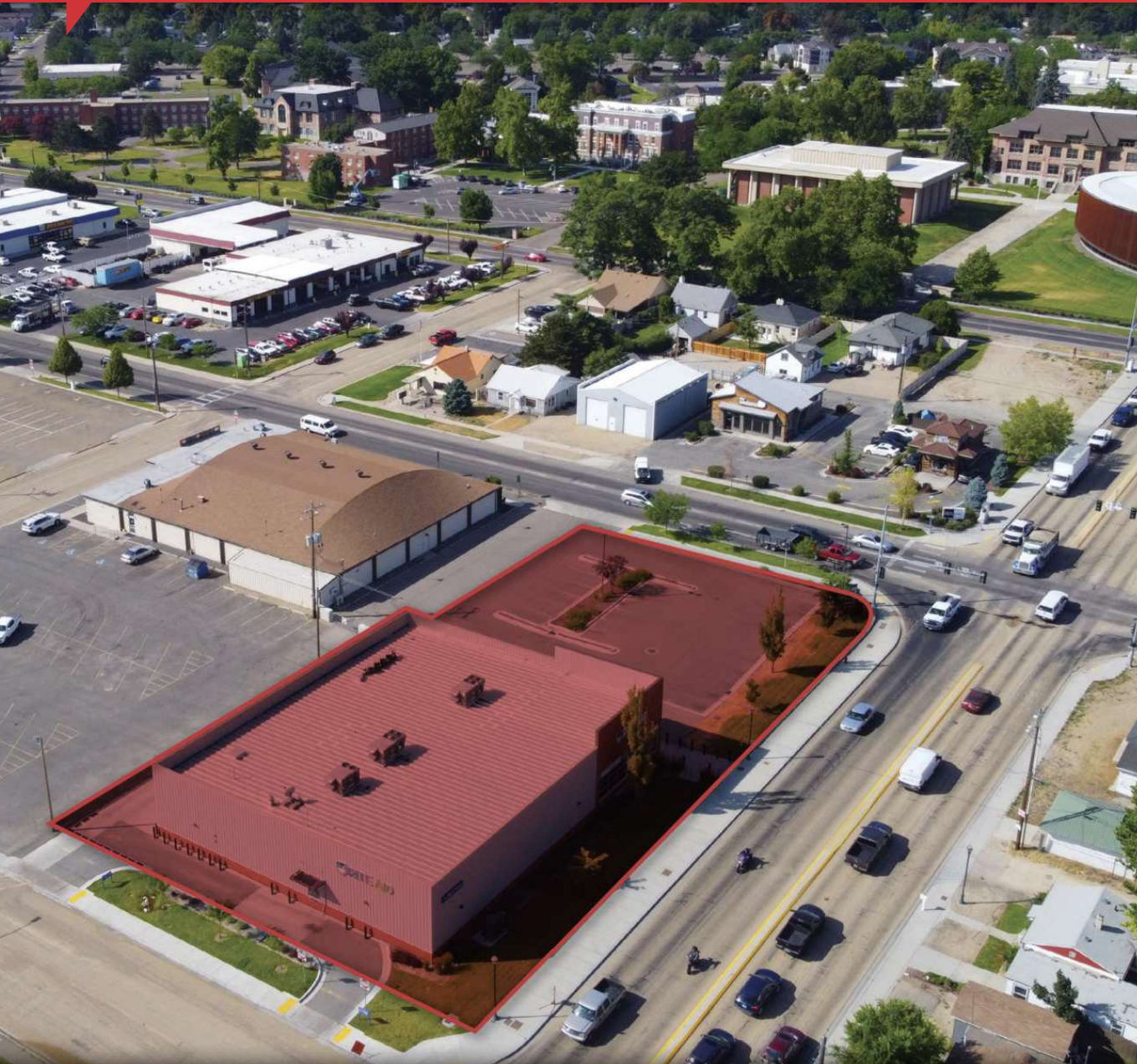




FOR SALE OR FOR LEASE
2107 Blaine Street, Caldwell, ID 83605

NAISelect



PROPERTY INFORMATION

ADDRESS 2107 Blaine St, Caldwell, ID 83605

PROPERTY TYPE Retail

SALE PRICE Negotiable

LEASE RATE Negotiable

BUILDING SIZE ±9,900 SF

ACRES ±0.760

LEASE TYPE NNN

AVAILABLE SPACE ±9,900 SF

ZONING C-2

- Close proximity to Interstate 84, providing strong regional access and visibility
- Existing Drive-thru
- Corner location with superior access and visibility
- Stand alone building with newer construction; Excellent building identity
- Prominent building signage fronting both Blaine & 21st
- Neighboring tenants include Starbucks, Del Taco, Dutch Bros., Boise Fry Co., Primary Health, and Caldwell Bowl among others

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

RYAN BRODIEN

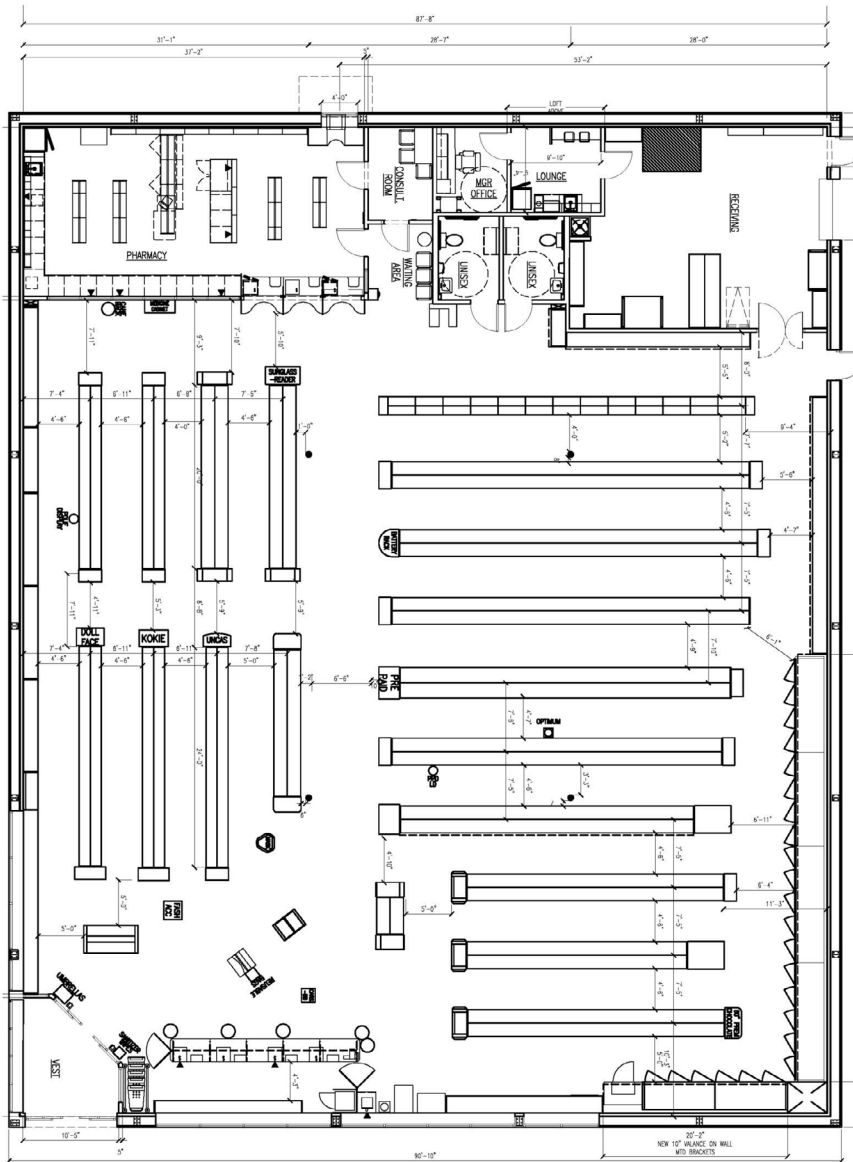
208.830.8070 | rbrodien@naiselect.com

TRAVIS DUNN

208.781.9524 | travis@naiselect.com

RILEY WIEDMEIER

208.954.2229 | riley@naiselect.com



RYAN BRODIEN

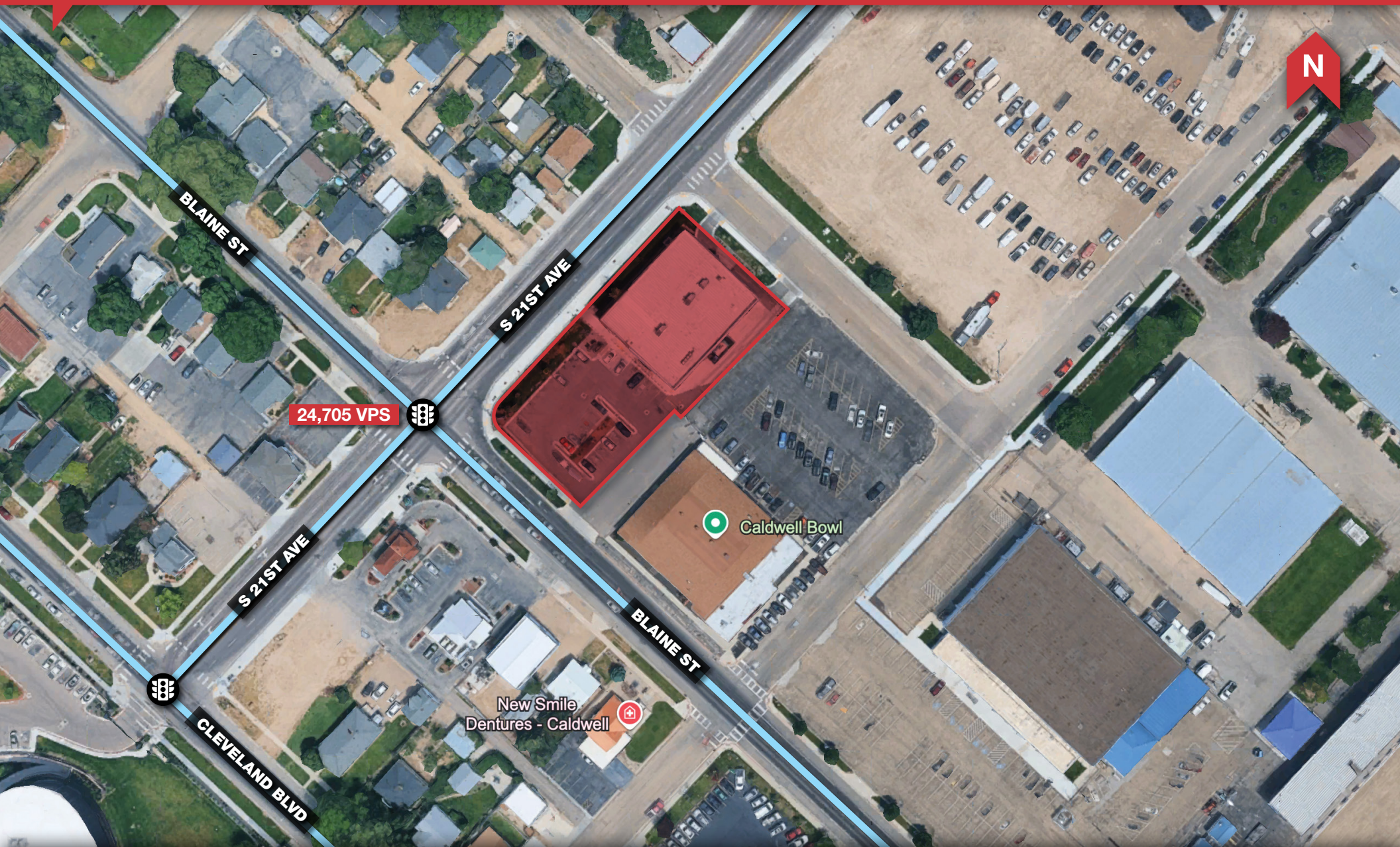
208.830.8070 | rbrodien@naiselect.com

TRAVIS DUNN

208.781.9524 | travis@naiselect.com

RILEY WIEDMEIER

208.954.2229 | riley@naiselect.com



RYAN BRODIEN

208.830.8070 | rbrodien@naiselect.com

TRAVIS DUNN

208.781.9524 | travis@naiselect.com

RILEY WIEDMEIER

208.954.2229 | riley@naiselect.com



RYAN BRODIEN

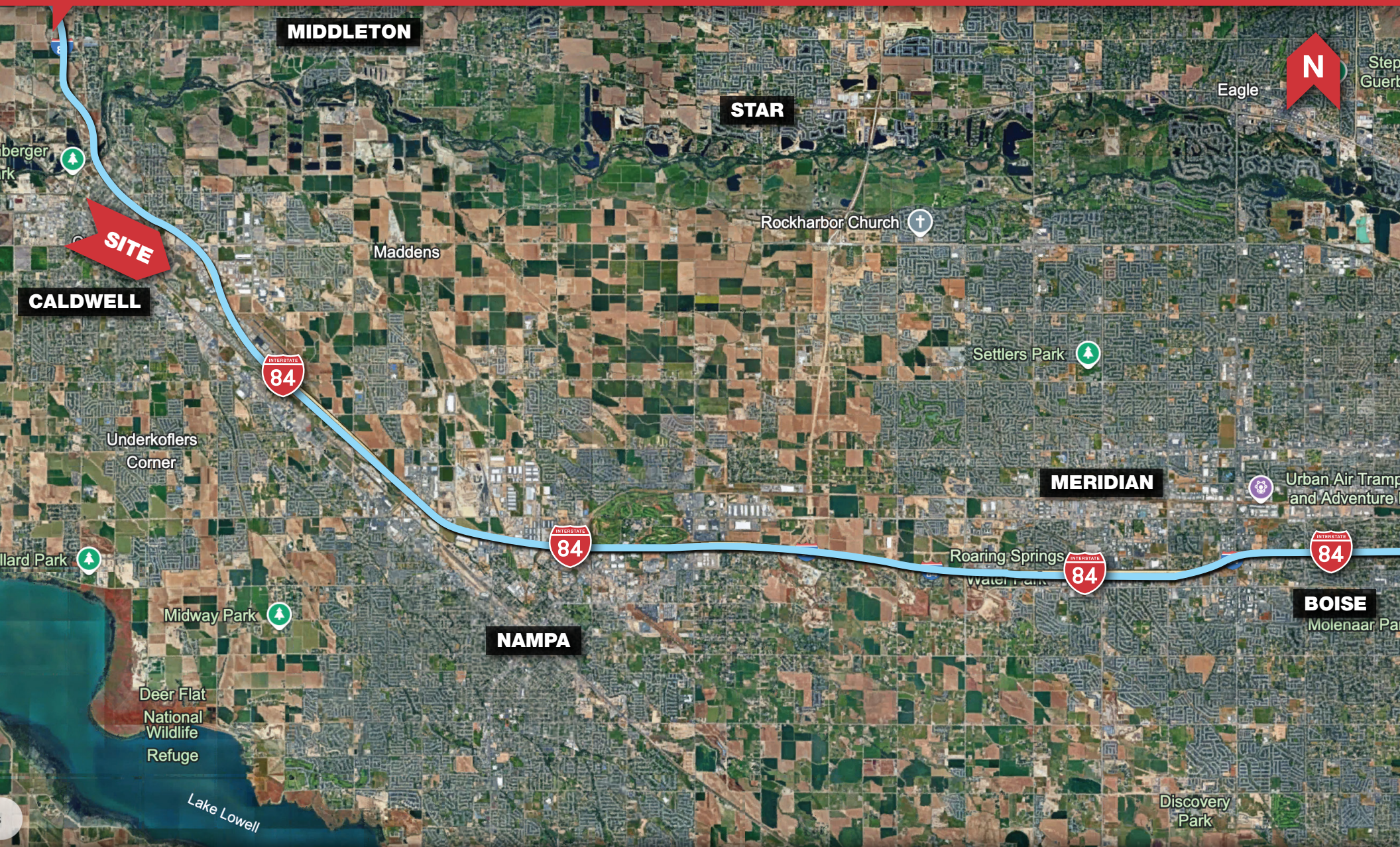
208.830.8070 | rbrodien@naiselect.com

TRAVIS DUNN

208.781.9524 | travis@naiselect.com

RILEY WIEDMEIER

208.954.2229 | riley@naiselect.com



RYAN BRODIEN

208.830.8070 | rbrodien@naiselect.com

TRAVIS DUNN

208.781.9524 | travis@naiselect.com

RILEY WIEDMEIER

208.954.2229 | riley@naiselect.com

IDAHO STATS

#1 Least Regulated State

*Mercatus Center at
George Mason
University*

**#1 State for
Creditworthiness**

Barron's

#3 Best Run State

24/7 Wall St.

#5 Best State

*U.S. News & World
Report*

**#3 State in 2021 U.S.
States By GDP And
Which States Have
Experienced The
Biggest Growth**

Forbes

**#1 State for in Lowest
Annual Tax Revenue
Decline**

Pew Trusts

**#1 State in Year Over
Year Growth**

Pew Trusts

**#1 for Economy & #2 for
Business Friendliness**

CNBC

**#4 Best State for
Pandemic Response**

Politico

**Top 10 Lowest
Unemployment Rate
Among States**

*Bureau of Labor
Statistics*

**Top 10 State for Overall
Freedom**

Cato Institute

**#1 State for
Entrepreneurs**

AdvisorSmith

5th Best Economy

WalletHub

**5th Best Place to Start a
Business**

WalletHub

**6th Most Independent
State**

WalletHub

4th Best State to Live

WalletHub

7th Happiest State

WalletHub

RYAN BRODIEN

208.830.8070 | rbrodien@naiselect.com

TRAVIS DUNN

208.781.9524 | travis@naiselect.com

RILEY WIEDMEIER

208.954.2229 | riley@naiselect.com