



THE WILLOWS

2805 BLAINE ST, CALDWELL, ID 83605

Office/Retail Space Available For Lease
±3,249 SF - ±7,213 SF

NAISelect



PROPERTY INFORMATION

PROPERTY TYPE	Office & Retail
LEASE RATE	Contact Agent
SUITE 200-210	+/- 3,249 SF - 7,213 SF
ADDRESS	2805 Blaine St, Caldwell, ID 83605
LEASE RATE	Suite 200-210: \$14.00/SF
LEASE TERM	Negotiable
LEASE TYPE	NNN

HIGHLIGHTS

- Walkable distance from College of Idaho and Caldwell Event Center
- Peaceful surroundings with outdoor balcony and patio space overlooking Indian Creek
- Versatile commercial space with open floorplan
- Ample parking for employees and customers
- Excellent visibility and signage for increased business exposure
- Well-maintained building for a professional image
- Convenient location in a bustling area
- 2-minute drive from I-84, perfect for any commute

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.

RILEY WIEDMEIER

208.954.2229 | riley@naiselect.com

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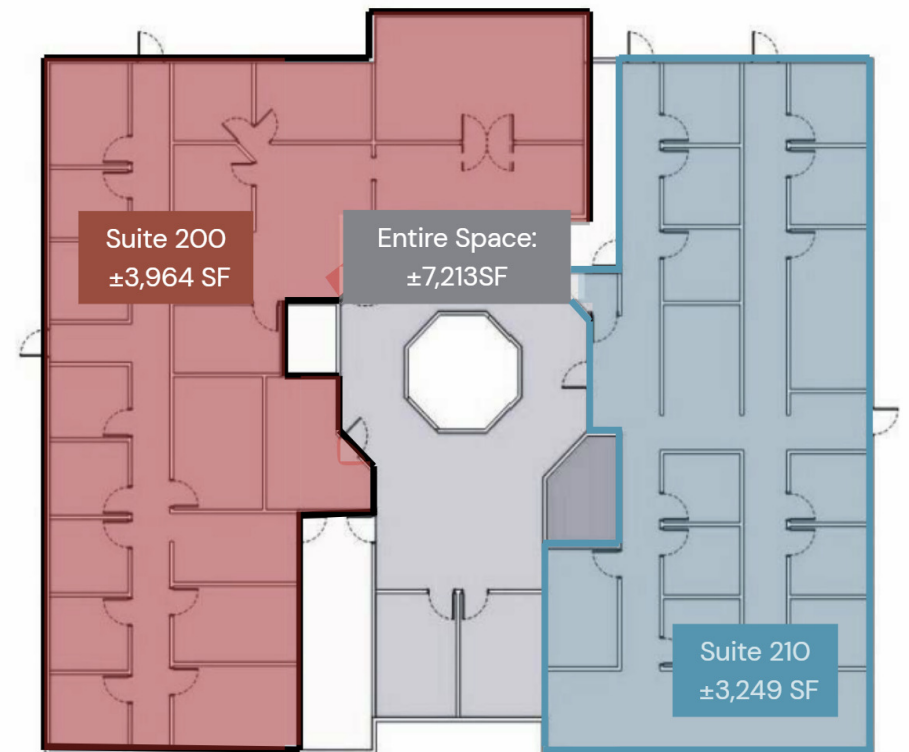
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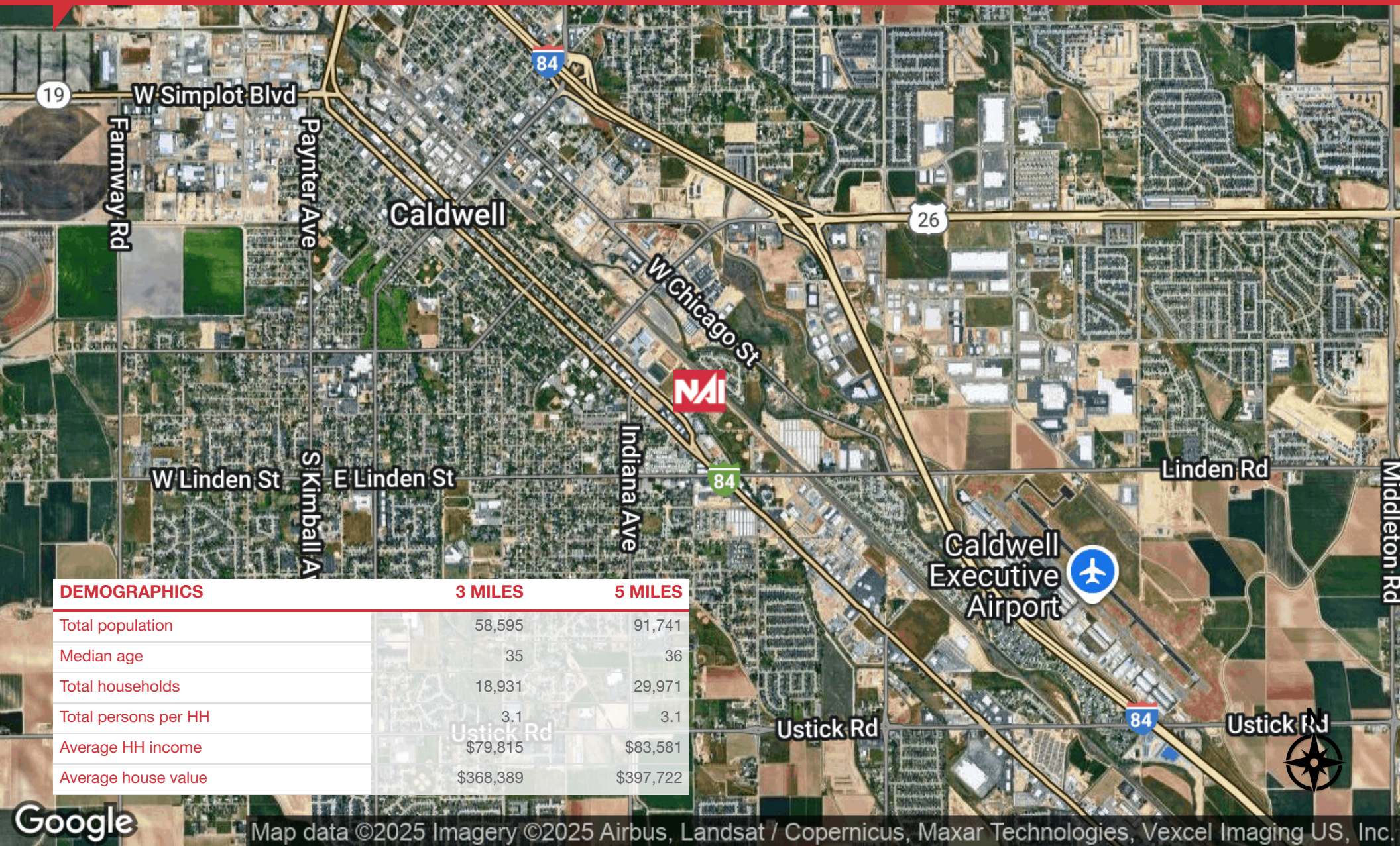


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730K

**93% of the migration
is arriving from
outside of Idaho**

Population Growth

Over 730,000 people live in the Boise Metro and we're welcoming more every day. In fact, we're the second-fastest growing metro in the nation* with a population growing three times faster than the national average.

This rapid growth — both from in-migration, and retention — is fueled by the draw of recreational and cultural amenities occurring simultaneously with the economic pull of strong jobs.

Net Migration

Net migration measures the migration both into and out-of the Boise Metro. The Boise Metro has the fastest net migration rate of any US Metro* outside of Florida. Ninety-three percent of the migration, on net, is arriving from outside of Idaho. Of these out-of-state movers, over 60 percent, on net, are made up of people under 50 years old, and **one in three new residents, on net, is between 20 and 49 years old.**

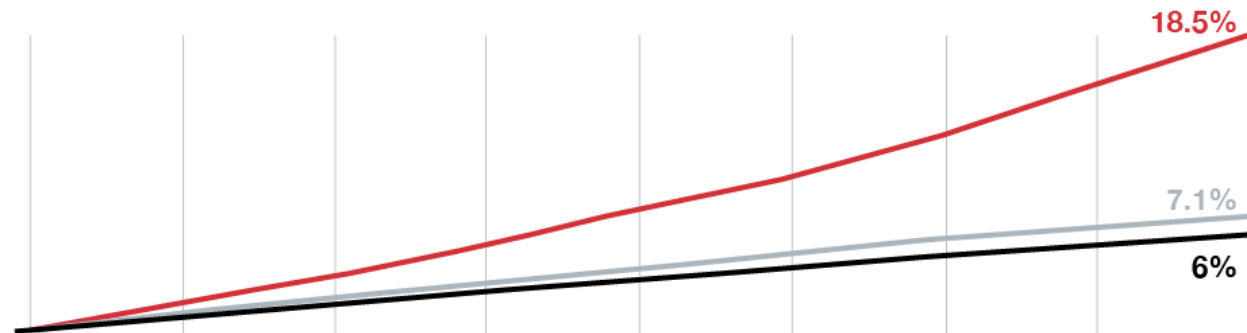
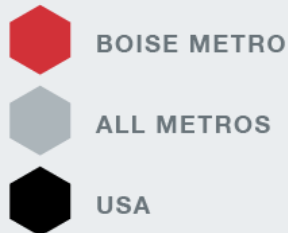
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Population Growth 2010-2018



Largest Private Sector Employers

From corporate headquarters to flourishing startups, the Boise Metro has proven to be a place where companies can put down roots and prosper.



St. Luke's

Idaho-based, not-for-profit health system.

7,000-7,999 employees



Micron Technology, Inc.

Manufacturing & Technology.

5,000-5,999 employees



Saint Alphonsus

Saint Alphonsus

A four-hospital regional, faith-based Catholic ministry providing award winning cardiac care, ER, urgent care, women's health, orthopedic care and clinics.

5,000-5,999 employees



Albertsons

Headquarters for a national grocery chain.

3,000-3,999 employees



Walmart

Retail trade.

3,000-3,999 employees



J.R. Simplot Company

Headquarters and processing plant for national food processor

2,000-2,999 employees



HP Inc

The world's largest technology company, HP established its printer division in Boise in 1973. HP Inc. & HP Enterprise) both of which are located here.

1,000-1,999 employees

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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

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