

RETAIL SPACE FOR SUBLEASE 712 MAIN STREET

Caldwell, ID 83605



ECONOMIC DATA

LEASE RATE: \$23.56 SF/yr
LEASE TYPE: NNN

PROPERTY INFORMATION

COUNTY: Canyon
MARKET: Caldwell

BUILDING DATA

TOTAL BLDG. SF: 8,300 SF
YEAR BUILT: 1912
RENOVATED: 2022
ZONING: CC - City Center

LISTING DATA

AVAILABLE SPACE: 3,535 SF
AVAILABLE: Immediately

PROPERTY OVERVIEW

Lee & Associates is pleased to present a rare opportunity to sublease a turnkey restaurant and bar space in the heart of Downtown Caldwell. Located at 712 Main Street, directly adjacent to Indian Creek Plaza, the property benefits from strong year-round foot traffic driven by community events, dining, and entertainment.

The space includes approximately 3,535 square feet across the main level and mezzanine, plus an additional 2,300 square feet of basement storage, offering ample capacity for restaurant operations, inventory, and back-of-house support. Situated within the City Center zoning district, the property provides flexibility for a variety of retail or hospitality uses in one of the Treasure Valley's fastest-growing downtown environments.

PROPERTY HIGHLIGHTS

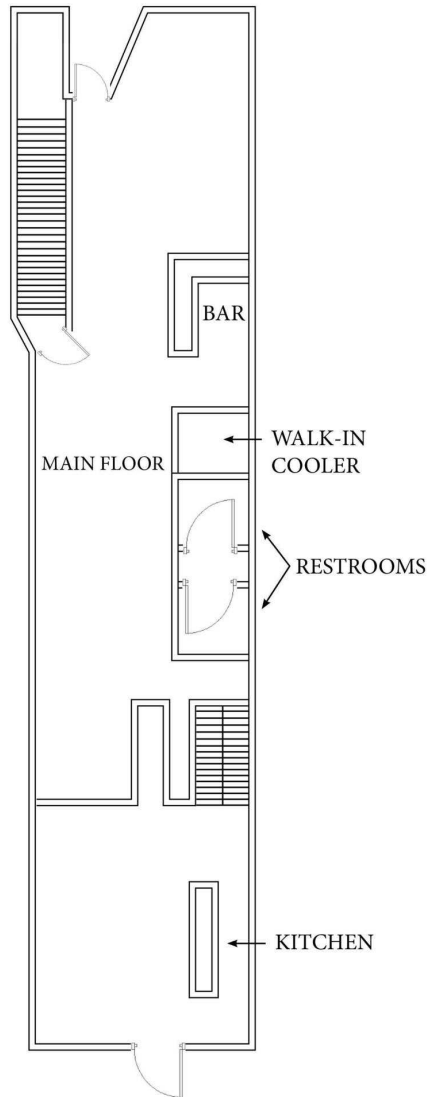
- Turnkey restaurant and bar space
- Prime Downtown Caldwell location
- Adjacent to Indian Creek Plaza
- Strong foot traffic from year-round events and downtown activity
- Second-story mezzanine overlooking Indian Creek Plaza
- Basement storage at no additional cost

RJ Walker | Principal
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
712 Main St.	3,535 SF	NNN	\$23.56 SF/yr

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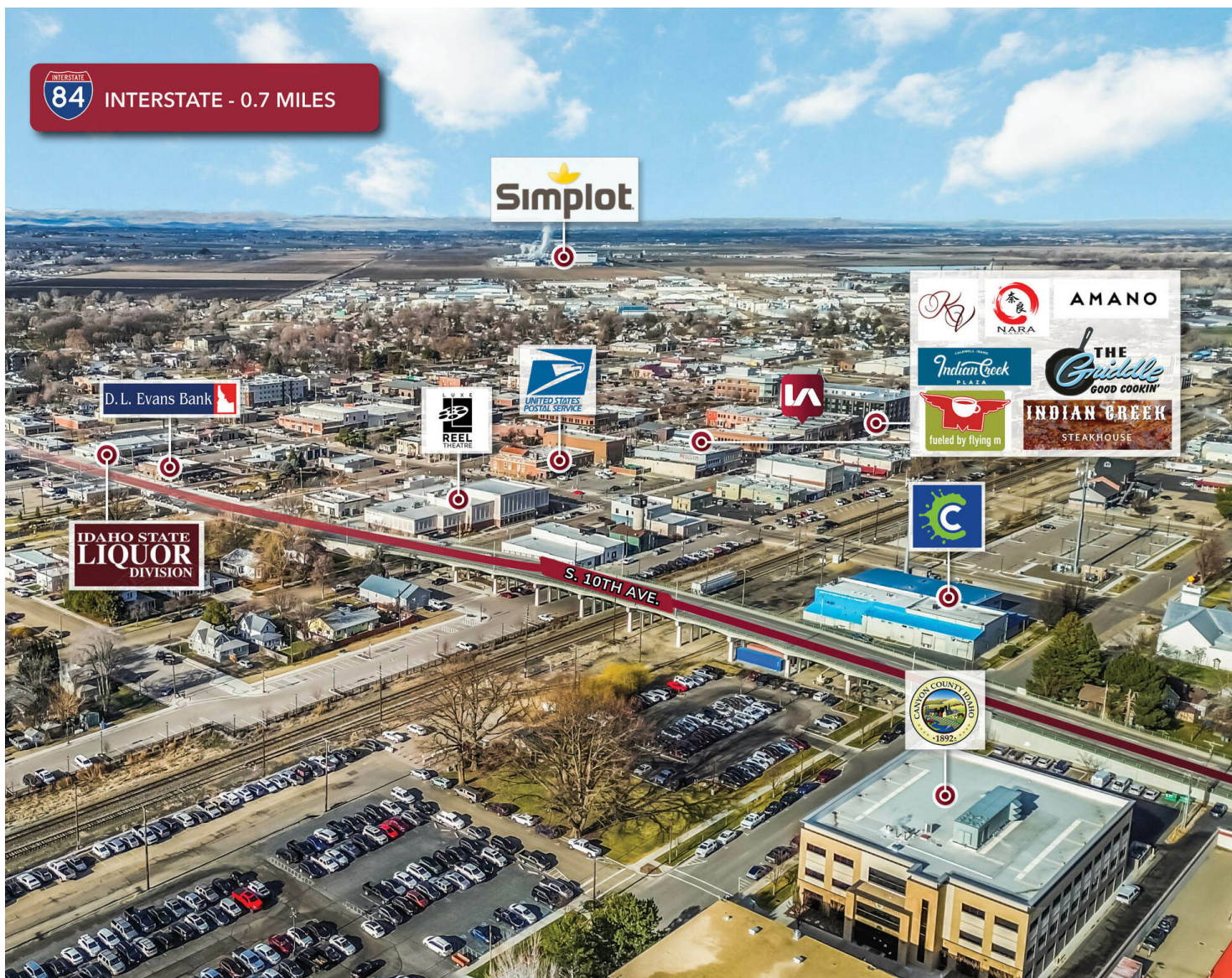


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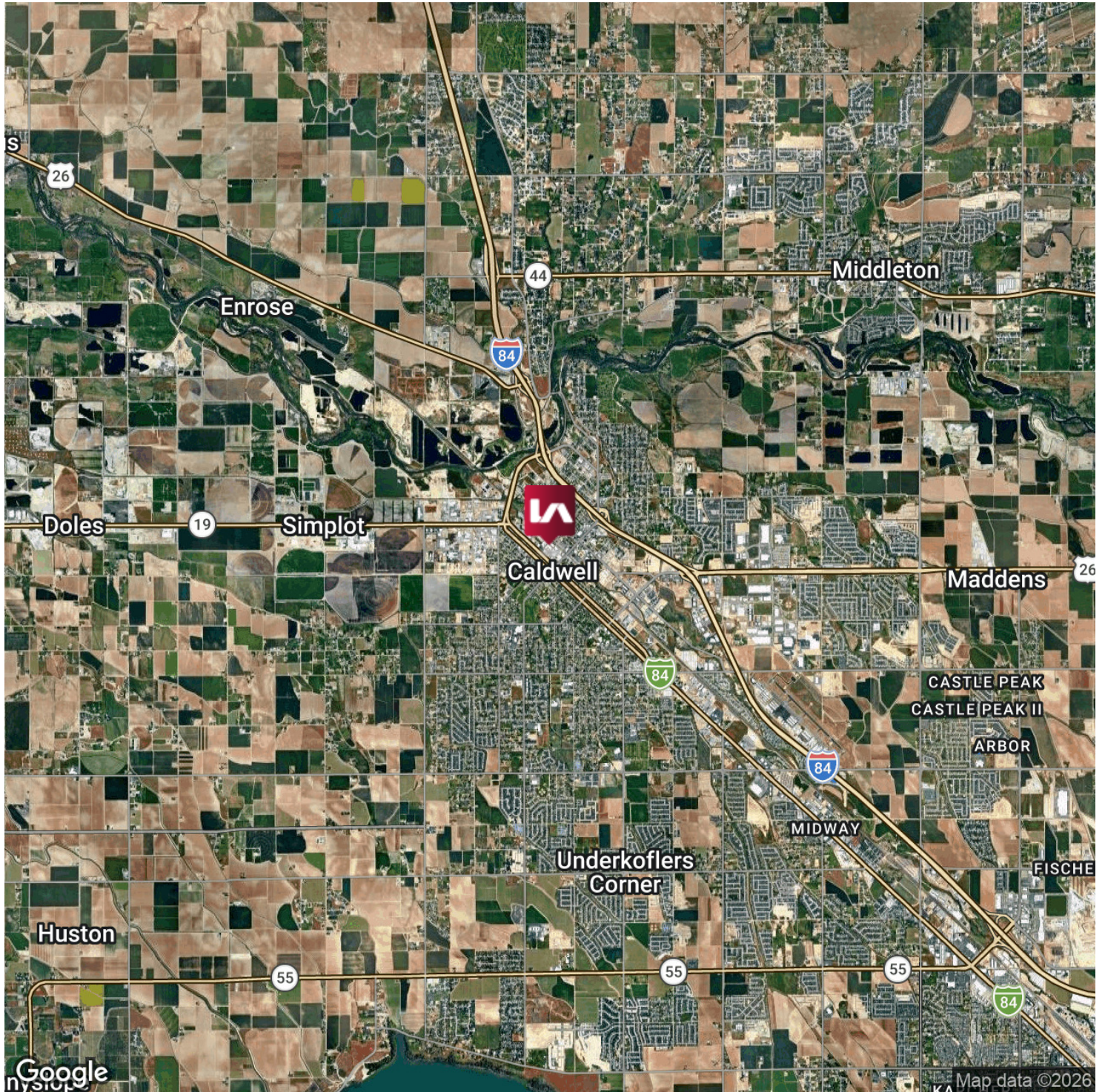
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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

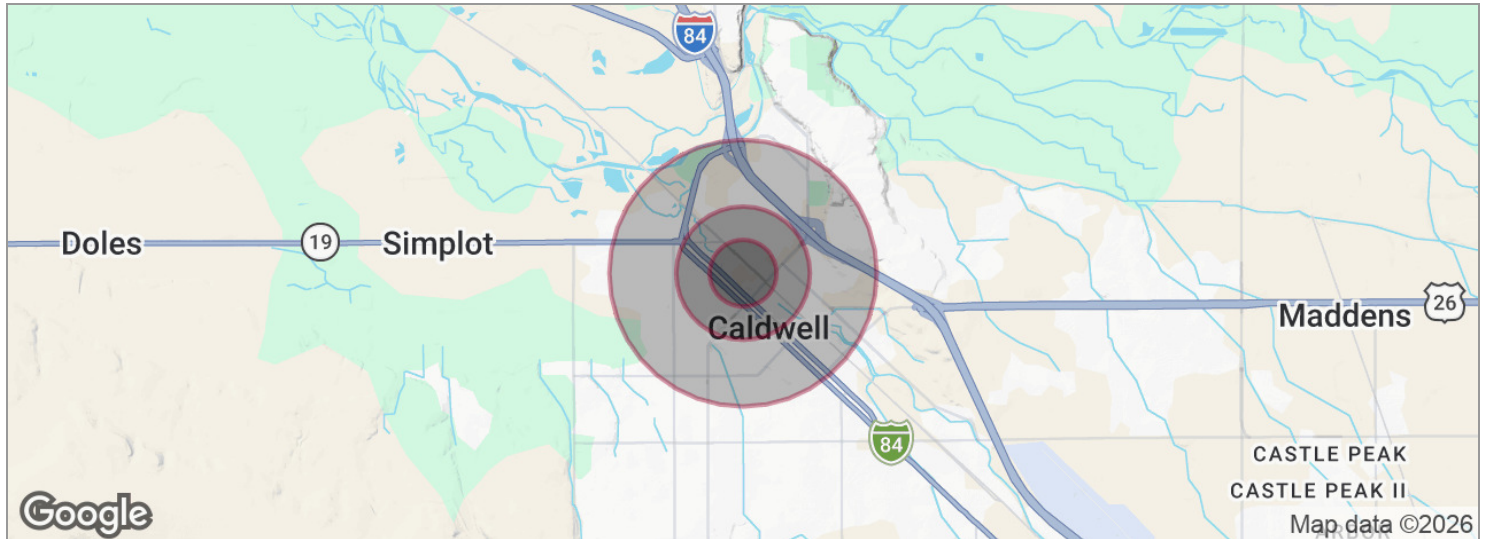


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	785	2,878	9,048
Median age	31.8	30.7	30.9
Median age (Male)	30.8	29.9	31.0
Median age (Female)	34.1	33.0	31.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	256	940	3,012
# of persons per HH	3.1	3.1	3.0
Average HH income	\$53,934	\$54,976	\$61,531
Average house value	\$226,388	\$234,527	\$258,556

* Demographic data derived from 2020 ACS - US Census

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