

2809 CLEVELAND BLVD

Caldwell, Idaho 83605

Office, Retail, Restaurant Opportunity / For Lease & Build-to-Suit



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PACCRA.COM

**WE ARE
THE CENTER
OF RETAIL**

**CUSHMAN &
WAKEFIELD
PACIFIC**
COMMERCIAL REALTY ADVISORS



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EXISTING RETAIL BUILDING

AVAILABLE

Up to 28,309 SF

LEASE RATE

Negotiable, Dependent Upon Use, Terms & Size

MULTI-TENANT

Building can be Demised - Contact Agents

T.I. ALLOWANCE

Negotiable - Contact Agents for Details

PAD SITE - OFFICE, RETAIL/RESTAURANT

AVAILABLE

Up to 20,000 SF

BUILD-TO-SUIT RATE

Negotiable, Dependent Upon Use, Terms & Size

BUILDING TYPE

Single or Multi-Tenant

T.I. ALLOWANCE

Custom Build-Out Available - Contact Agents for Details

LISTING FEATURES

- Great office, retail & restaurant opportunity on 5.78 acres at the signalized intersection of Cleveland Boulevard and Linden Street near downtown Caldwell
- **Former Rite Aid Building** can be demised into a multi-tenant building, contact agents for details
- **Proposed Building** can be constructed to fit one large user or several smaller uses, contact agents for construction details
- Property is located to the south of Interstate 84 and has great visibility and high traffic counts exceeding 20,500 cars per day, close to the College of Idaho campus / stadium & surrounded by various retailers, restaurants, financial institutions & other professional services



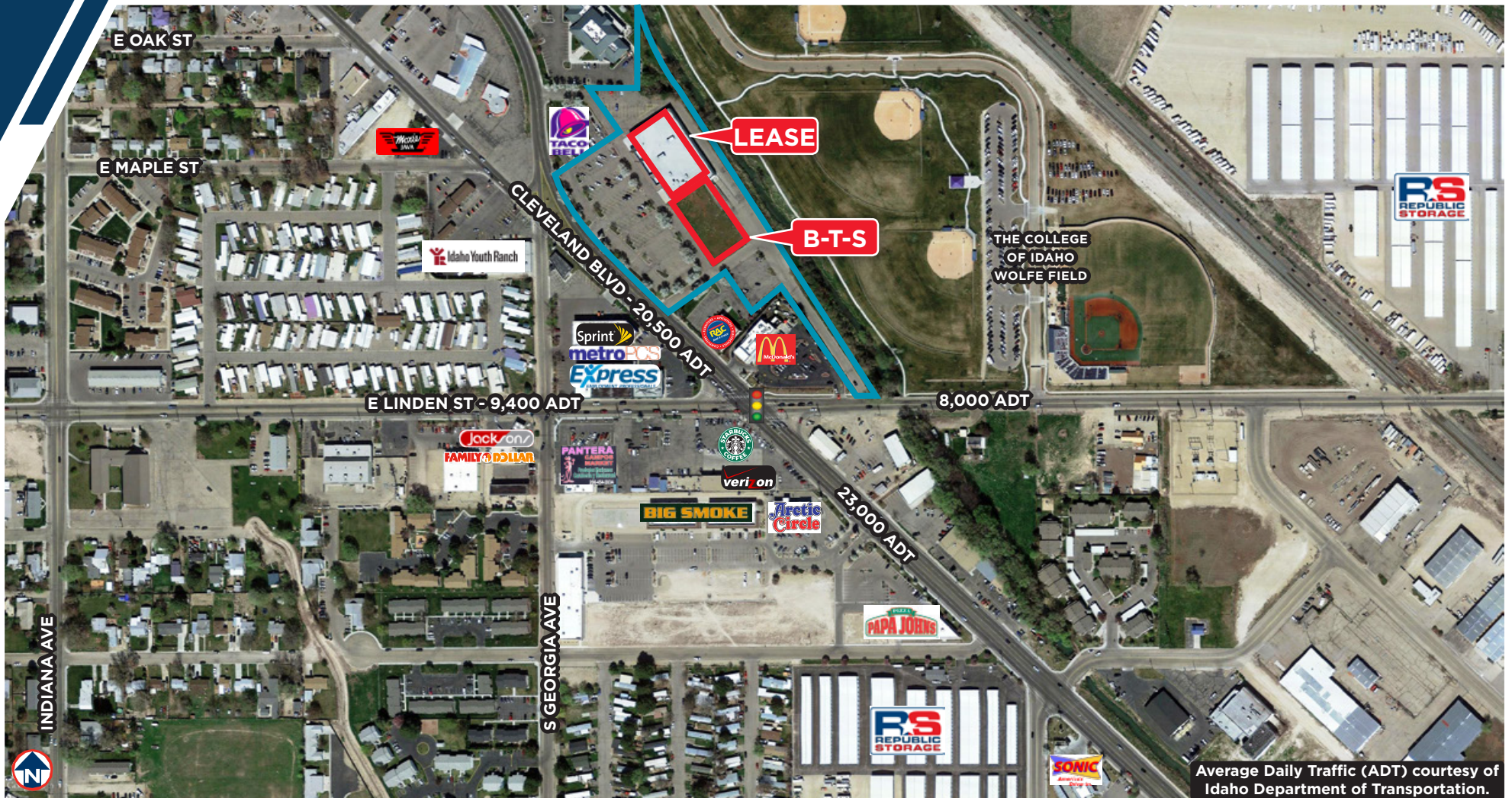
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Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

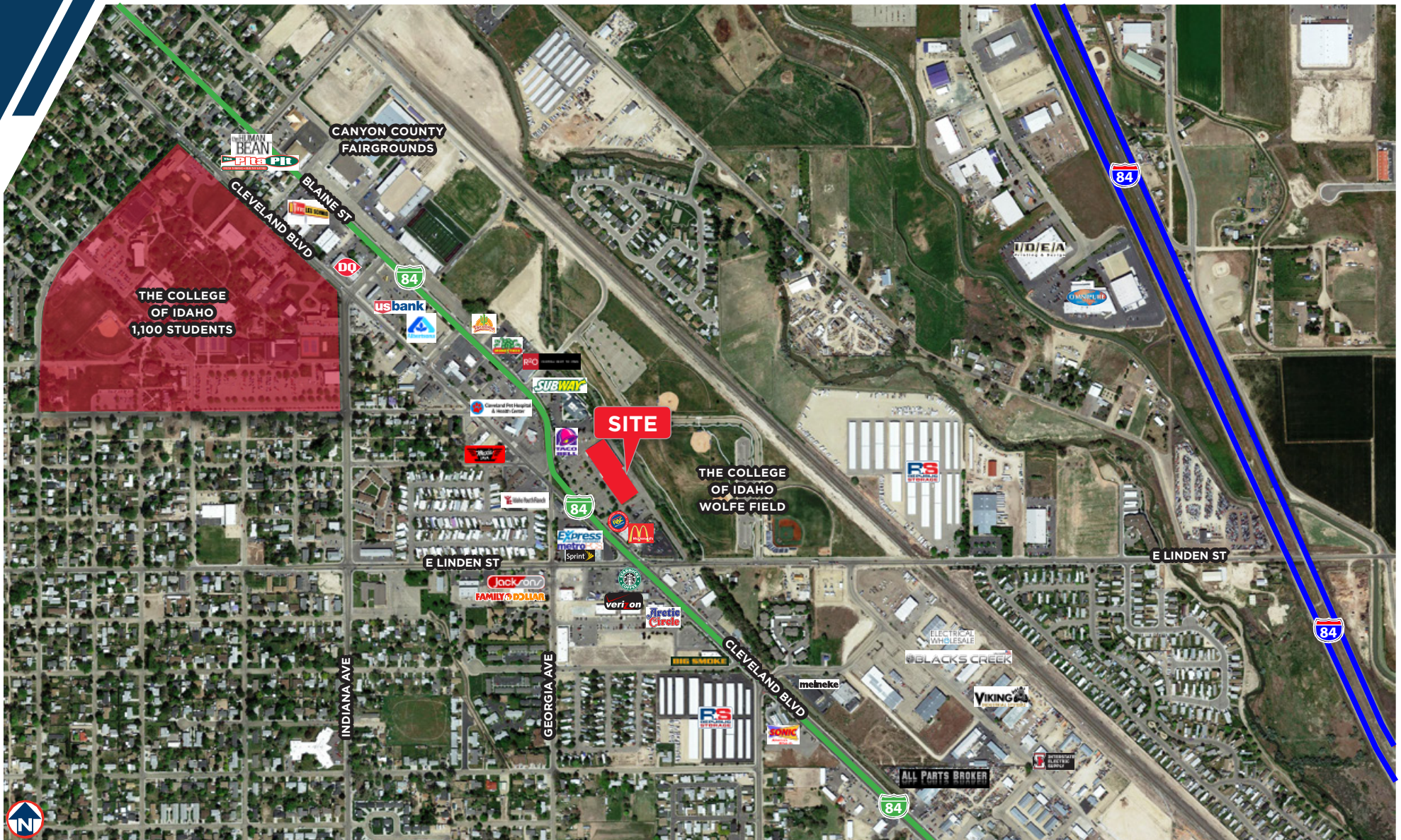
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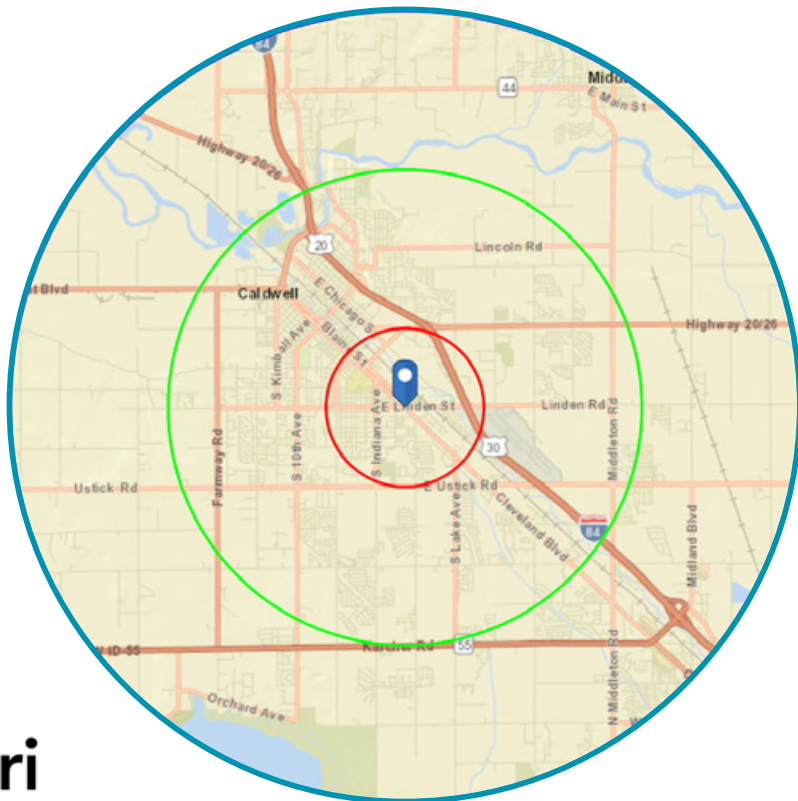


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- LOCATED IN A HIGH GROWTH AREA IN CALDWELL -
 In the identified area, the current year population is 80,351. In 2010, the Census count in the area was 67,057. The rate of change since 2010 was 2.22% annually. The five-year projection for the population in the area is 88,922 representing a change of 2.05% annually from 2018 to 2023.



	1 mile	3 miles	5 miles
Population			
2000 Population	7,453	29,876	42,174
2010 Population	8,515	46,953	67,057
2018 Population	9,212	54,753	80,351
2023 Population	9,736	60,077	88,922
2000-2010 Annual Rate	1.34%	4.62%	4.75%
2010-2018 Annual Rate	0.96%	1.88%	2.22%
2018-2023 Annual Rate	1.11%	1.87%	2.05%
2018 Male Population	48.9%	49.5%	49.4%
2018 Female Population	51.1%	50.5%	50.6%
2018 Median Age	28.5	29.9	31.3

	1 mile	3 miles	5 miles
Households			
2000 Households	2,700	10,425	14,758
2010 Households	2,917	15,334	22,270
2018 Total Households	3,142	17,511	26,218
2023 Total Households	3,327	19,106	28,877
2000-2010 Annual Rate	0.78%	3.93%	4.20%
2010-2018 Annual Rate	0.90%	1.62%	2.00%
2018-2023 Annual Rate	1.15%	1.76%	1.95%
2018 Average Household Siz	2.69	3.04	3.00

	1 mile	3 miles	5 miles
Average Household Income			
2018 Average Household Income	\$43,510	\$52,335	\$55,329
2023 Average Household Income	\$50,034	\$60,447	\$64,242
2018-2023 Annual Rate	2.83%	2.92%	3.03%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	334	1,323	2,041
Total Employees:	3,766	15,514	24,215



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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Welcome to the West's Most Dynamic Metro, Boise, Idaho

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

Why Boise Metro

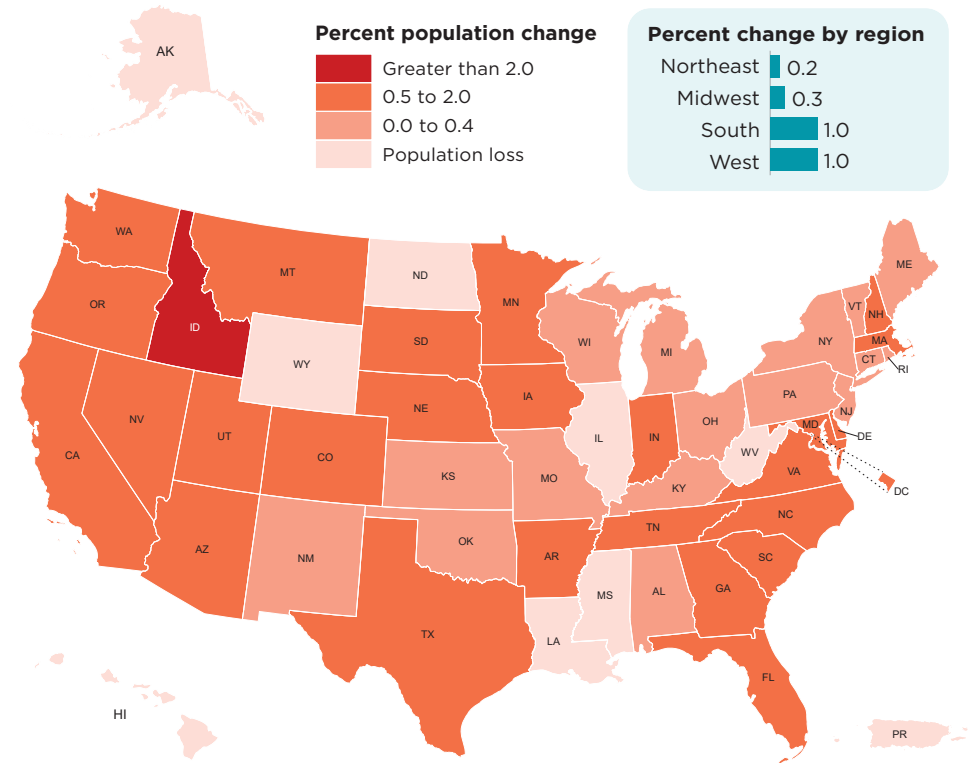
Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



Click here to download the complete Boise Valley Regional Overview: <http://bvvp.org/uploads/boise-metro/BVEP-Regional-Overview-2018-MS-.compressed.pdf>

Idaho is Nation's Fastest-Growing State

Population Change From July 1, 2016, to July 1, 2017



United States™
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov

Source: Vintage 2017 Population Estimates
www.census.gov/programs-surveys/popest

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