

NNN INVESTMENT FOR SALE

522 9th Ave Caldwell, ID 83605



OFFERING MEMORANDUM



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EXECUTIVE SUMMARY

Prime NNN Retail Investment: Successful Daycare Facility in Caldwell

Property Investment Idaho is proud to present a rare opportunity to acquire a stabilized NNN-leased retail asset in the rapidly growing Caldwell market. This offering features a well established Daycare/Preschool tenant strategically located near vibrant downtown Caldwell and popular Indian Creek Plaza.

Key Investment Highlights:

Established Tenant: The current operator boasts a long-standing business history, with the building serving as a successful daycare for over 45 years. Tenant signed a new NNN 5 Year lease offering immediate cashflow.

Property & Location Features:

Situated on just over a quarter-acre lot, the highly functional building is constructed with durable CMU exterior and features a newer roof.

Building amenities designed for the tenant's operation include:

- Advanced security system and keyless front entry.
- Full kitchen with all appliances.
- Two specialized children's restrooms.
- Onsite laundry
- Multiple versatile rooms for office, meeting, or educational spaces.
- Fenced yard, garden area, and convenient front parking
- Easy freeway access.
- Close proximity to Indian Creek Plaza

Sale is confidential. Please do not disturb tenant.



OFFERING SUMMARY

Address	522 9th Ave Caldwell, ID 83706
Offering Price	\$612,000
Building Size	2,856 SF
Price Per Square Foot	\$214.28
NOI	\$42,840
CAP Rate	7%
Lease Term	Jan 1 2026 - Dec 31 2030
Lease Rate	\$15/PSF NNN + 3% annual increase
Lease Type	NNN
Occupancy	Single Tenant
Submarket	Caldwell Downtown
Property Type	Stand Alone Retail
Lot Size	0.28 Ac
Year Built	1980
Tenancy	Single
Parking Spaces	10
Parcel #	R049380000
Signage	On Facade
Zoning	C-2 Caldwell



INVESTMENT HIGHLIGHTS

522 9th Ave Caldwell

BUILDING

ESTABLISHED
DAYCARE TENANT

STAND ALONE
BUILDING

LARGE CORNER LOT
FENCED YARD

ADVANCED
SECURITY SYSTEM

AREA

NEAR DOWNTOWN
CALDWELL

CORNER LOT
.28 ACRE

EASY ACCESS
TO INTERSTATE

CENTRAL
LOCATION

FINANCIAL

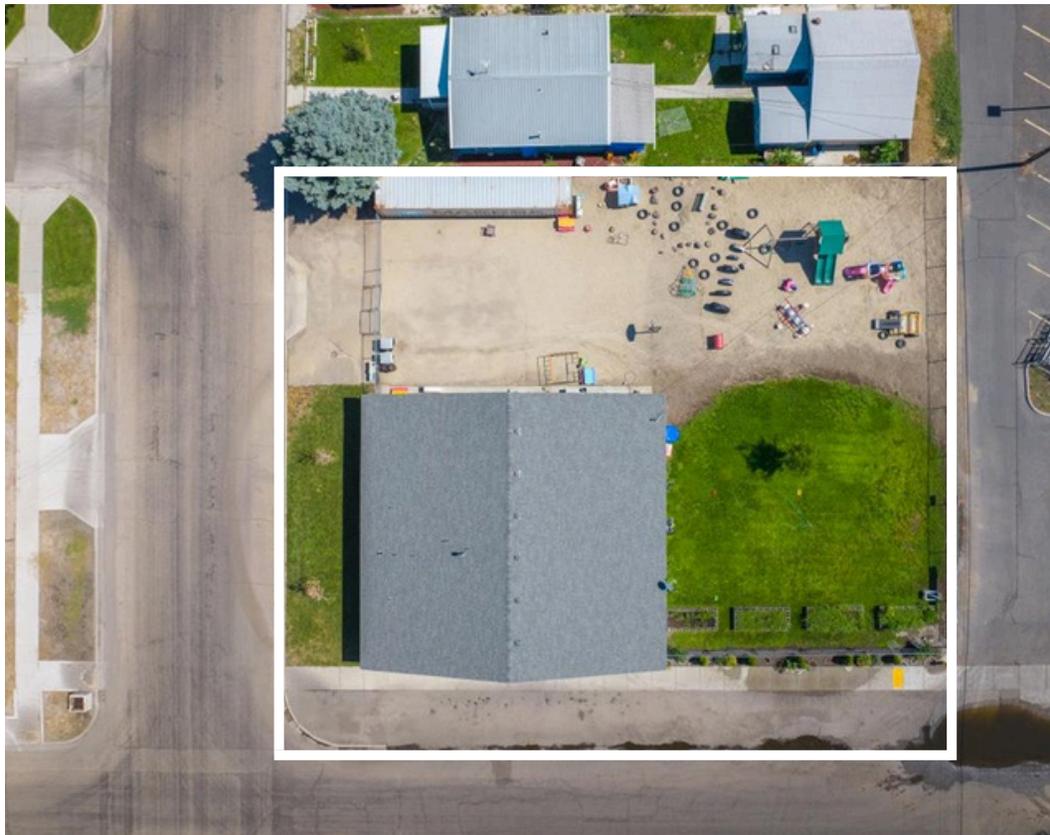
ASKING \$612,000

NOI \$42,840
7% CAP

5 YEAR NNN LEASE
3% ANNUAL INCREASE

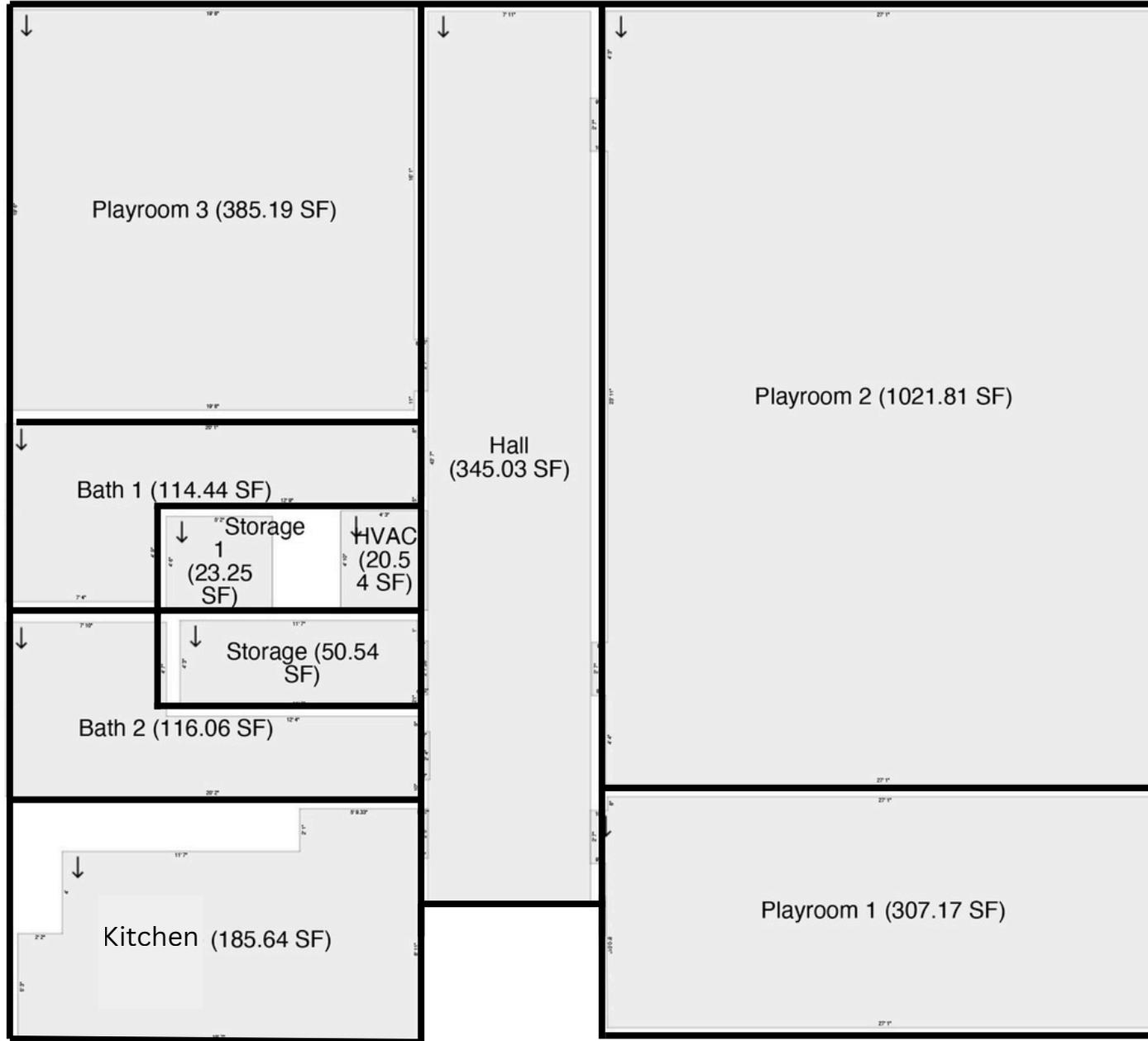
\$214 / PSF





FLOOR PLAN

522 9th Ave Caldwell



AERIAL

W Elgin St



9th Ave



MARKET OVERVIEW

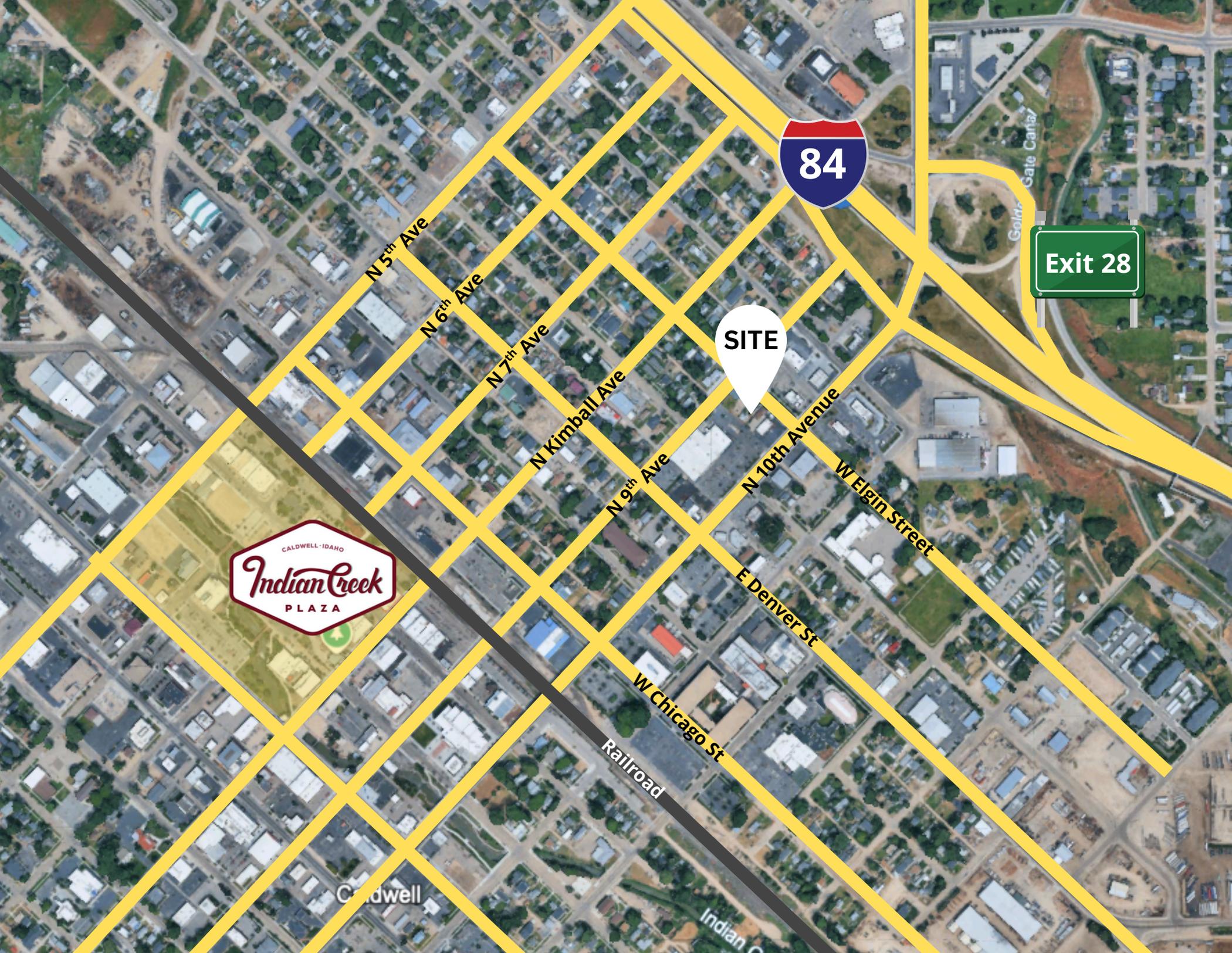
522 9th Ave Caldwell



LOCATION OVERVIEW

ABOUT CALDWELL

DEMOGRAPHICS



N 5th Ave

N 6th Ave

N 7th Ave

N Kimball Ave

N 9th Ave

N 10th Avenue

E Denver St

W Chicago St

W Elgin Street

Railroad

Caldwell

Indian C

Coltrane Sate Carlay

ABOUT CALDWELL



INTRODUCING CALDWELL, IDAHO: ONE OF THE FASTEST GROWING CITIES IN THE U.S.

- Explosive Population Growth: Caldwell is one of Idaho's fastest-growing cities, with over 21% population increase since 2020, driving consistent demand for new retail options.
- Pro-Business Environment & Development Momentum: Active economic development has attracted significant investment, including recent and planned retail developments like a new Home Depot and WinCo Foods.
- Strategic Location in the Treasure Valley: Caldwell benefits from its position within the thriving Boise metropolitan area, offering regional economic strength and accessibility to a strong consumer base.
- Young & Growing Demographics: With a median age of 30.8 and a significant proportion of residents under 18, Caldwell boasts a young, active, and expanding consumer demographic.
- Increasing Retail Sales and Household Income: Caldwell recorded over \$1 billion in total retail sales in 2022 and a median household income of \$66,663, indicating strong community purchasing power.

DEMOGRAPHICS

Population

1 mile	12,174
3 mile	89,154
5 mile	132,072

Caldwell Retail Vacancy as of May 2025	1.5%
Av Retail Rent as of July 2024	\$33 / PSF
Annual Growth %	21.5% between 4/2020 - 6/2024
Annual Growth 2020-2024	Aprox 13,000
Unemployment Rate (<i>national average 5.3%</i>)	3.9%
Caldwell Population Median Age	33
Average Household Income 1 Mile	\$71,158
Renter to Homeowner Ratio 1 Mile	3:10

