



FOR SALE/ LEASE

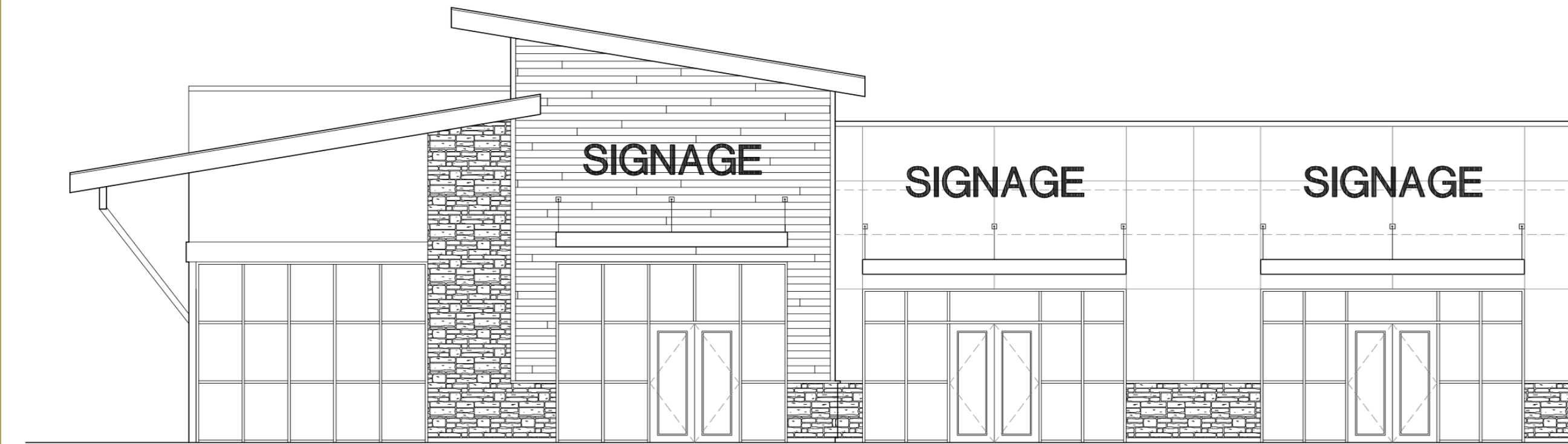
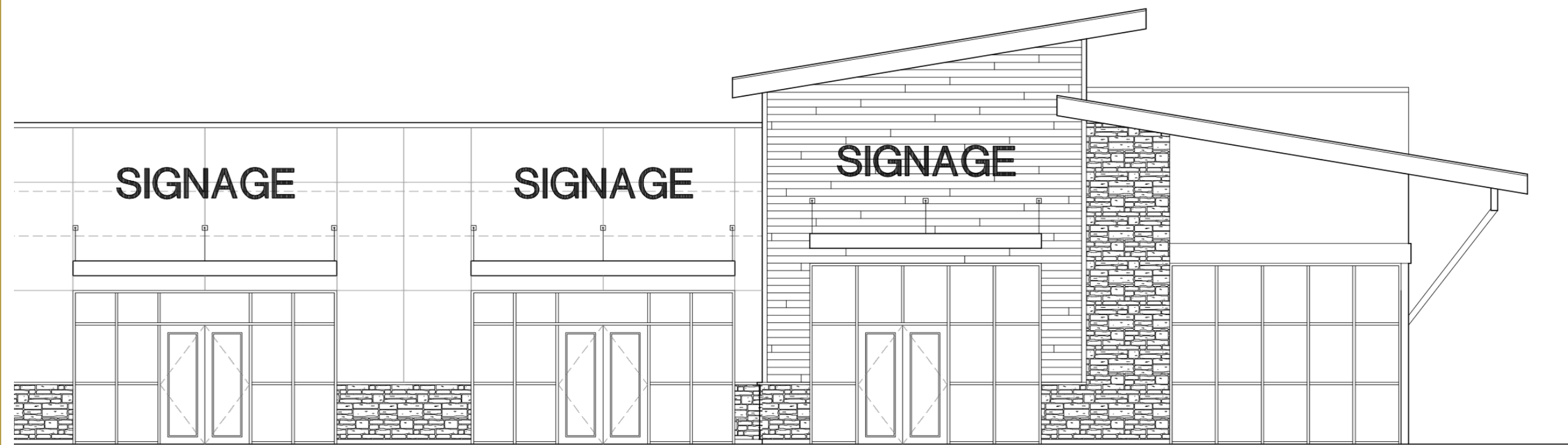
Canyon Village Shops Multi-Tenant Padsite

Padsite for GL, BTS and Sale
at Cleveland and Homedale

 0 Cleveland Blvd
Caldwell, ID 83605

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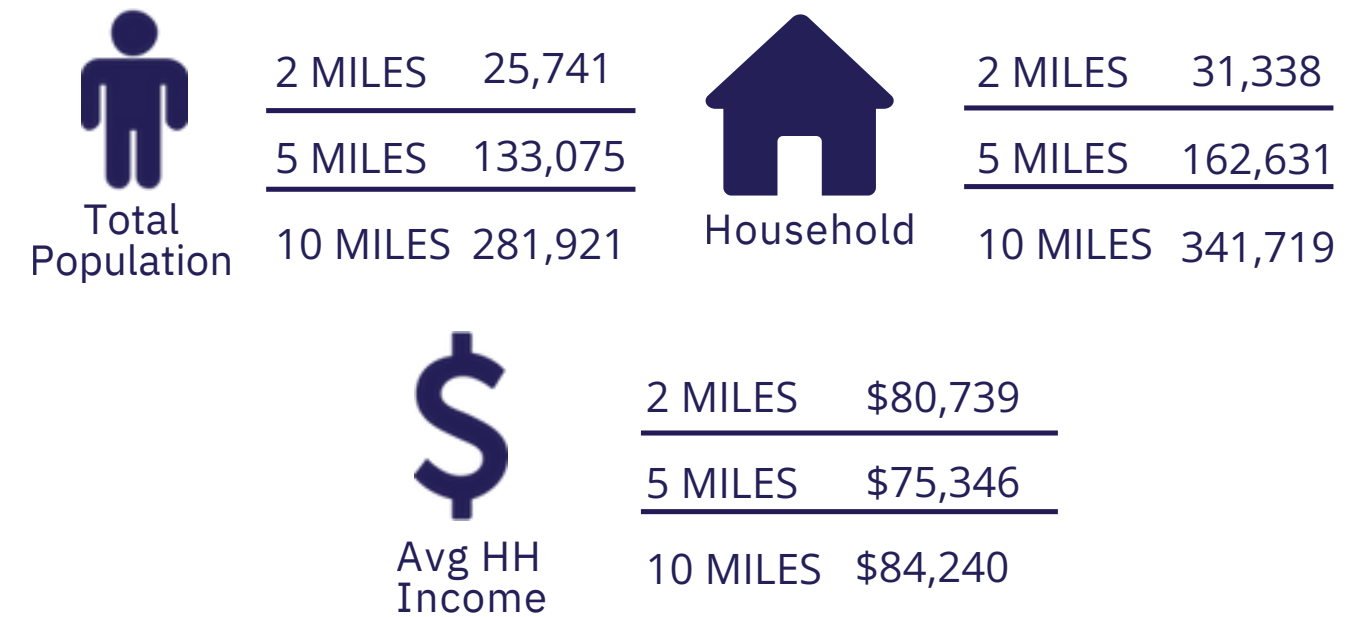
PROPERTY OVERVIEW

PROPERTY TYPE:	LAND
LOCATION:	0 CLEVELAND BLVD CALDWELL, ID 83605
SALE PRICE:	REFER TO AGENT
LEASE RATE:	REFER TO AGENT
SPACE AVAILABLE:	1200 SF - UP TO 9,800 SF
ZONING:	C2

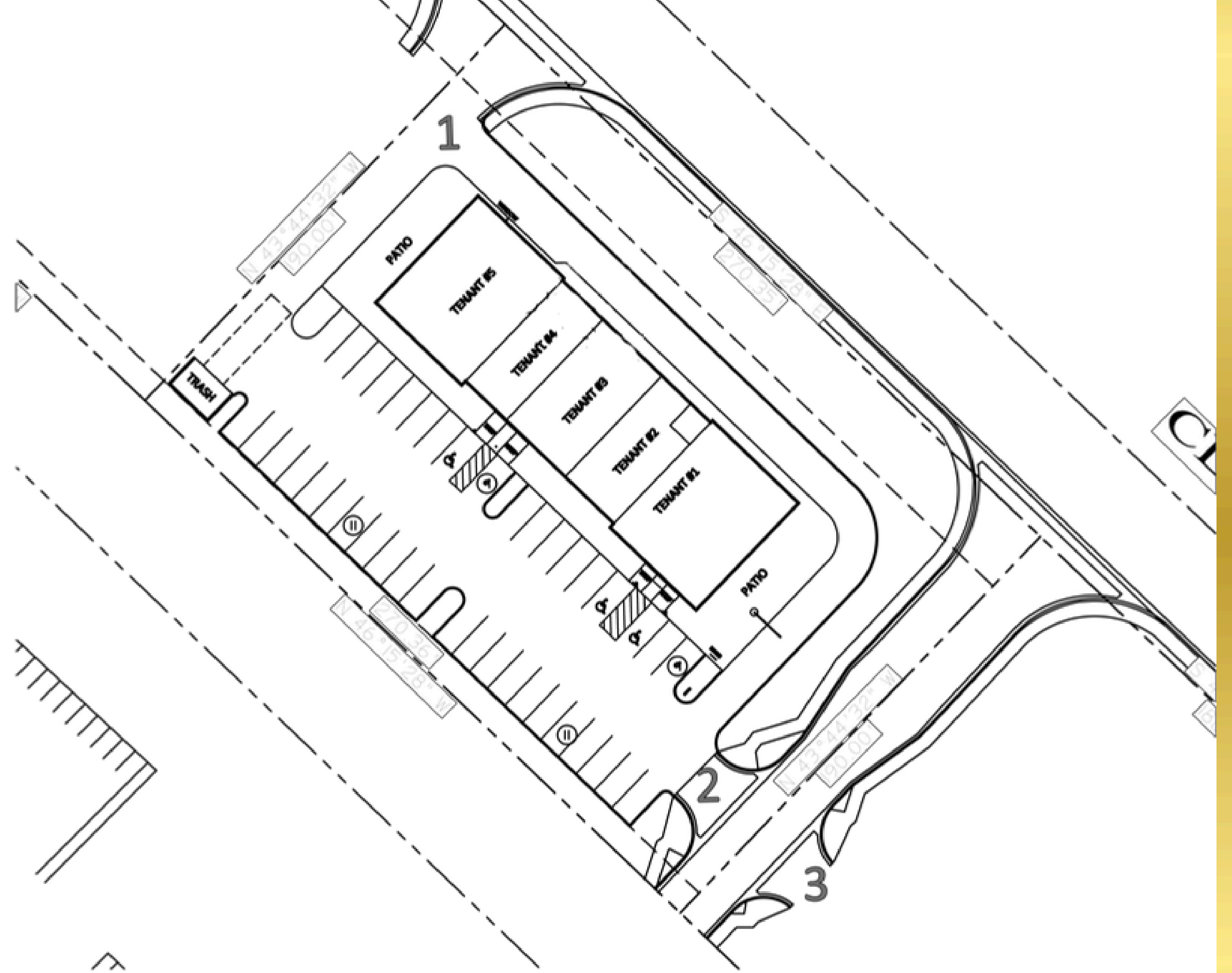
HIGHLIGHTS

- High-traffic trade area anchored by WinCo, Walmart, Costco, Target, Home Depot, Lowe's, and major QSR brands.
- Growing residential base and strong commuter flow drive consistent demand.
- Parcels from 0.60 - 1.72 acres with a 7-acre overall footprint ideal for multi-pad/QSR development.
- Canyon County logistics hub attracting industrial, service, and trades users.
- Rapid retail expansion with national QSR, medical, and daily-needs tenants entering the market.
- Rising household incomes and strong family demographics.
- Business-friendly Idaho environment with streamlined entitlements.
- Limited competing commercial sites create a first-mover advantage.
- Strong cross-shopping from nearby fitness, automotive, home improvement, and medical service users.
- LOI pending for coffee and gas users.

DEMOGRAPHICS



SITE PLAN





LOCATION

