

Colliers

4110 Eaton Avenue

4121 Lake Avenue

For Sale

KD's Landing

4121 Lake Ave | Caldwell, ID

David Cadwell

+1 208 850 3733

david.cadwell@colliers.com

Lincoln Hagood

+1 208 472 1667

lincoln.hagood@colliers.com



Monument Signage Available

Property Information

HIGHLIGHTS

- Located near one of the busiest retail areas in Caldwell
- Prominent frontage on Ustick – a major east/west arterial road providing easy regional access with over 10,000 VPD
- Great owner/user opportunity with ability to lease a portion of the building
- Versatile layout for a variety of tenants
- Future growth potential with space to add another building
- Historically low office vacancy in Caldwell due to lack of supply
- Priced below replacement cost

PROPERTY DETAILS

Property Type	Office
Building Size	12,020 SF
Land Size	2.24 Acres
Parking	4:1,000 with additional on-street
Year Built	2007



**Contact Agent
for Pricing**

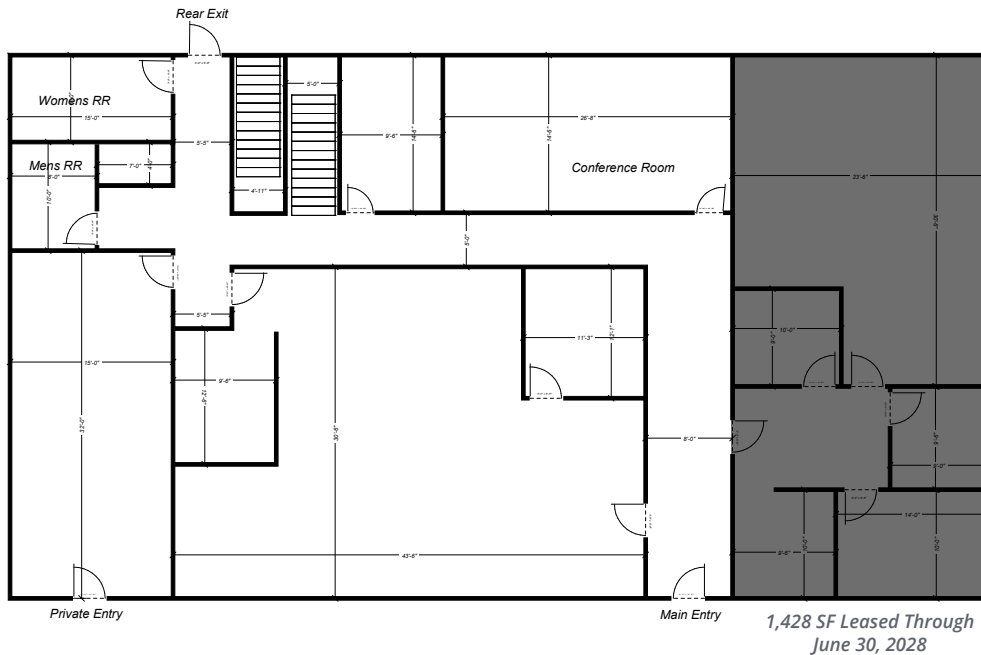
FLOOR PLANS

4121 Lake Ave

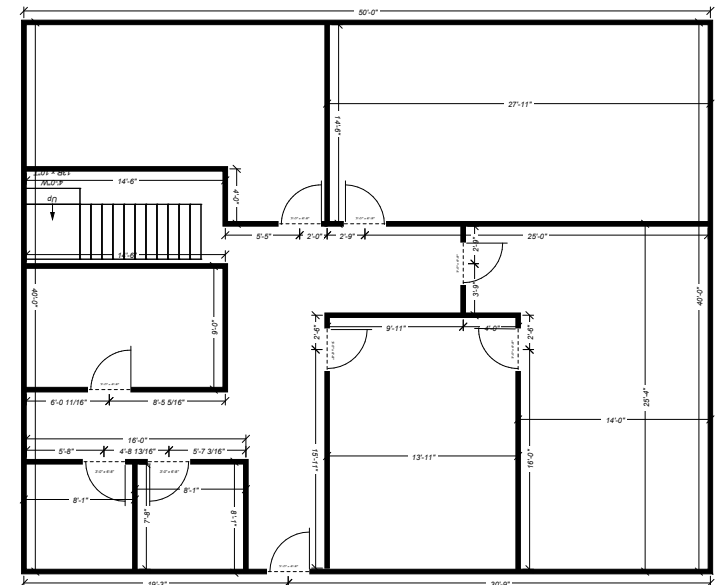
Space Available	Size
First Floor	4,500 SF
Second Floor	2,000 SF
Basement	950 SF
Total	7,450 SF



FIRST FLOOR | 4,500 SF



SECOND FLOOR | 2,000 SF



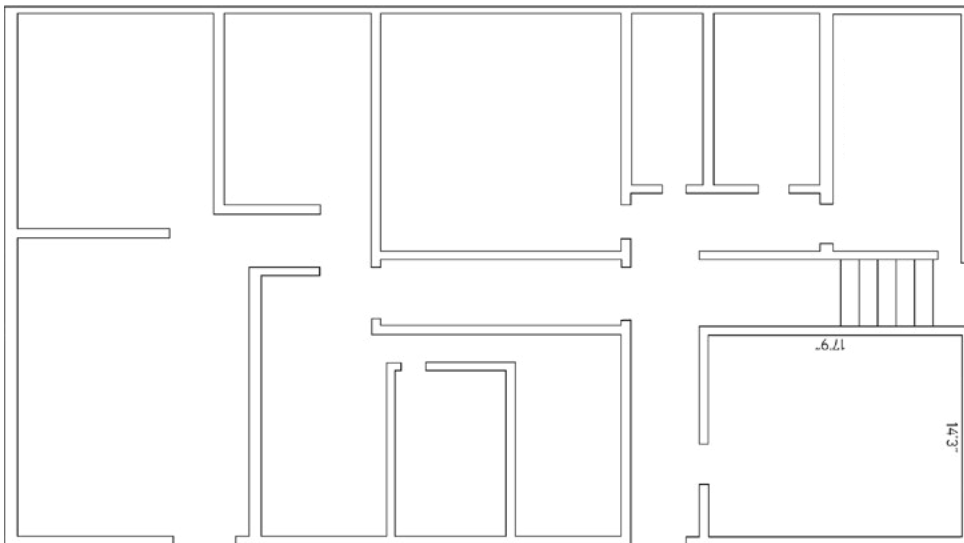
FLOOR PLANS

4110 Eaton Ave

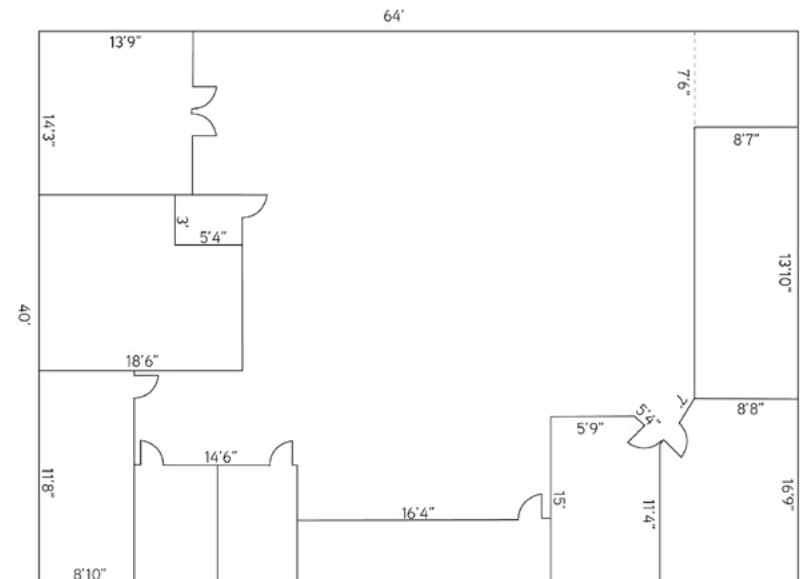
Space Available	Size
First Floor	2,080 SF
Second Floor	2,560 SF
Total Building Size	4,640 SF



FIRST FLOOR | 2,080 SF

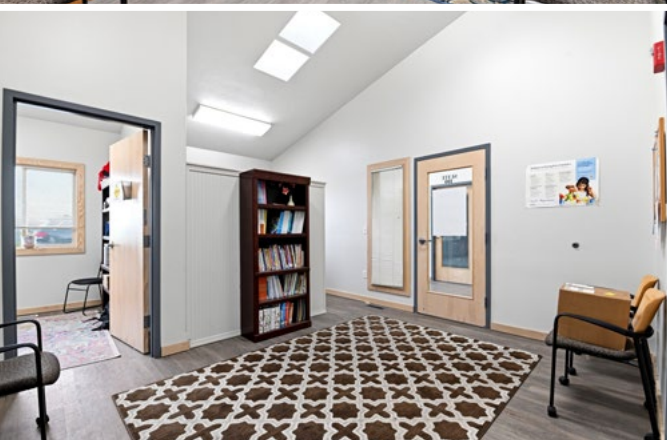
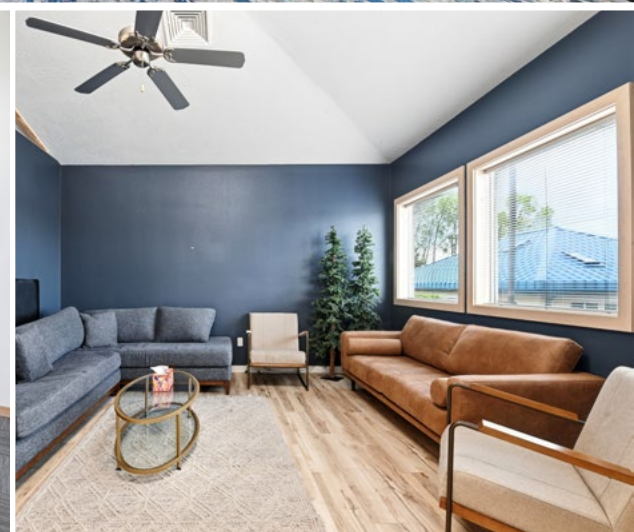


SECOND FLOOR | 2,560 SF



KD'S LANDING

Photo Gallery



Local Overview | Caldwell, ID

The City of Caldwell is located on the western edge of the Treasure Valley. Located in close proximity to Idaho's largest metropolitan area, Boise; it provides its residents with all of the benefits of being a short drive from a big city with the quiet appeal of a smaller community.

Caldwell's rich agricultural history supports its modern tourist attractions such as the Sunnyslope Wine country, destination AgVenture trails and farm-to-fork dining experiences.

Caldwell has seen significant growth over the last few years, much of which is attributed to the low cost of doing business, the ease of establishing a business, our highly motivated workforce, and a pro-business city administration.

Resources:

cityofcaldwell.org/

destinationcaldwell.com/

Colliers

#25

Fastest Growing Cities
in the U.S. - Caldwell

2026 USNews

#2

Fastest Growing
State - Idaho

2026 United States
Census
Bureau

#3

Best State
Overall - Idaho

2026 USNews

"Preserve. Build. Thrive."

- Destination Caldwell



2025
population

77,610



Unemployment
Rate

3.3%



2025 Average Household
Income

\$73,058



Average
Commute Time

24.9

Major Employers



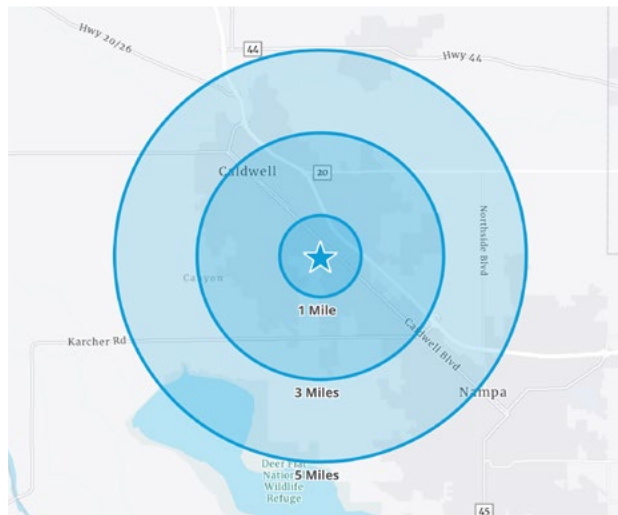
Academic Institutions Near Caldwell



KD'S LANDING

Parcel Outline

DEMOGRAPHICS | 2026



	1 Mile	3 Miles	5 Miles
Population	8,844	74,596	115,544
Households	2,740	24,194	38,688
Med. Income	\$62,716	\$73,960	\$72,661



Location



Google Map



Street View



755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

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