

DOWNTOWN CALDWELL MULTI-TENANT INVESTMENT OPPORTUNITY

524 Cleveland Blvd, Caldwell, ID 83605



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

DREY CAMPBELL, PHD, CCIM

Principal

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CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 524 Cleveland Blvd., Caldwell, ID 83605 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



PROPERTY DETAILS

SALE PRICE \$4,720,000

CAP RATE 6.5%

BLDG SIZE 55,100 SF

PRICE PER SF \$85.66

BLDG UNITS 16
(Fully Occupied)

SITE AREA ±1.28 AC

MARKET Caldwell

ZONING C-3

PARCEL R047550000

*Financials available upon request



EXECUTIVE SUMMARY

Lee & Associates is pleased to present a rare opportunity to acquire a multi-tenant portfolio totaling 55,100 SF on ± 1.28 acres in Downtown Caldwell. The offering combines stable cash flow with long-term redevelopment potential.

The asset features a strong mix of credit-backed income, including recession-resistant medical tenancy providing durable, essential-service revenue.

Beyond in-place income, the 1.28-acre downtown footprint offers significant upside, creating a prime opportunity for future redevelopment in one of the Treasure Valley's most active submarkets.

PROPERTY HIGHLIGHTS

- » 524 Cleveland Blvd (55,100 SF) is fully occupied by a mix of medical, professional, and local tenants, including Terry Reilly Health Services and the Western Idaho Community Crisis Center.
- » Includes medical build-outs, freight elevator with dock-high loading, and a fully sprinklered lower level.
- » Strong visibility on Cleveland Blvd (8,915+ VPD) with quick access to I-84 (1.9 miles).
- » Can combine with adjacent property (502 Cleveland Blvd) for a total of ± 1.76 -acres. This offers rare control of a large downtown footprint, ideal for future mixed-use development.
- » Value-Add Opportunity: Potential to generate additional rental income by leasing the lower level/basement.



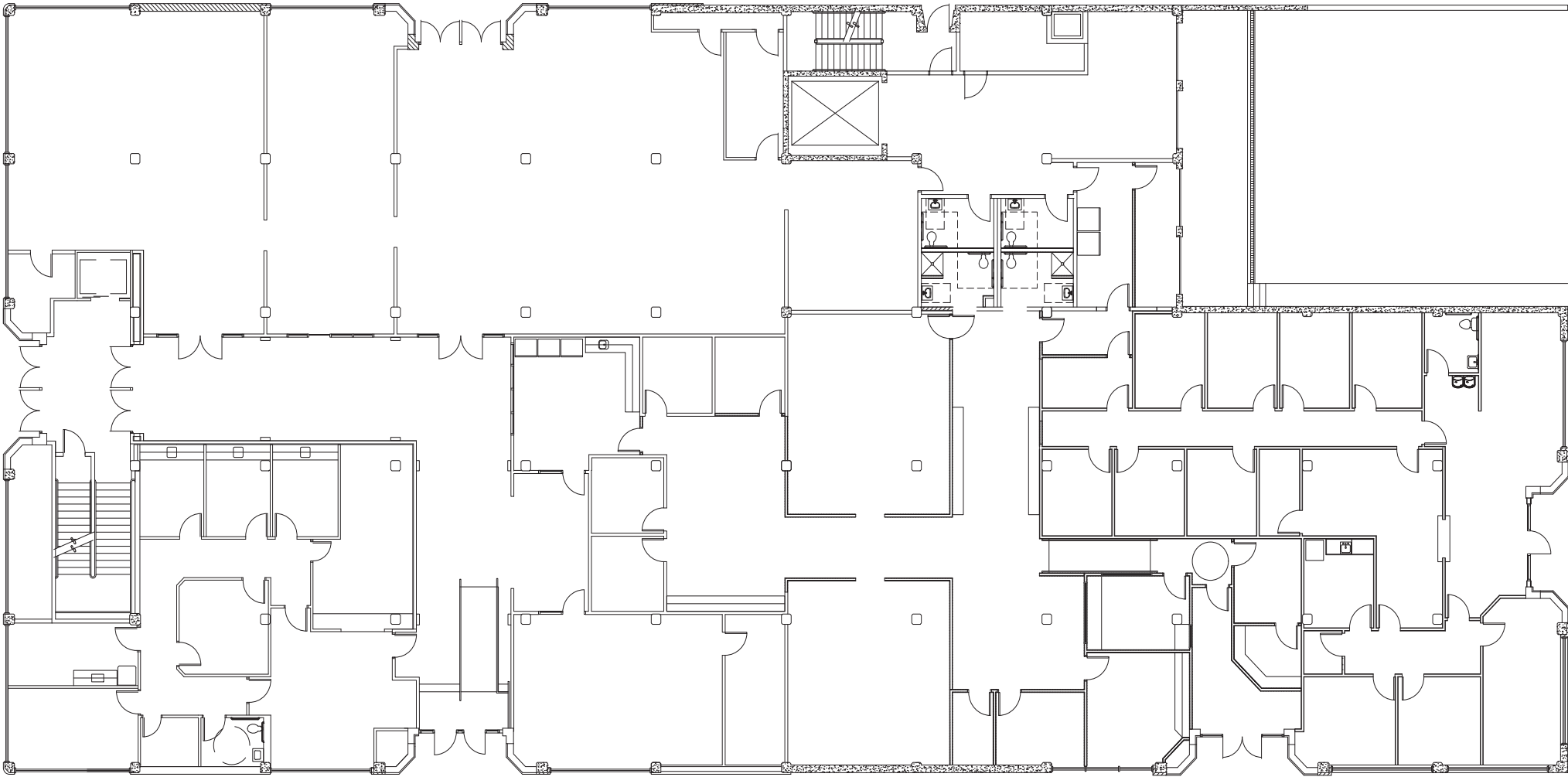
TENANTS



TENANTS	SUITE	SF	LEASE EXPIRATION
Tynlo	110	2,021	2/14/2027
Avalon Antiques	130	4,605 + 3,000 Basement	10/31/2027
Art of Aperture	150	786	12/31/2028
Southwest District Health	160	4,400	1/20/2029
Terry Reilly	180	3,175	2/29/2028
House of Grace Fitness Studio	201	2,862	5/31/2031
Silverhawk Realty	205	514	7/14/2027
Carla Frank & Silverhawk Realty	210	2,480	7/15/2027

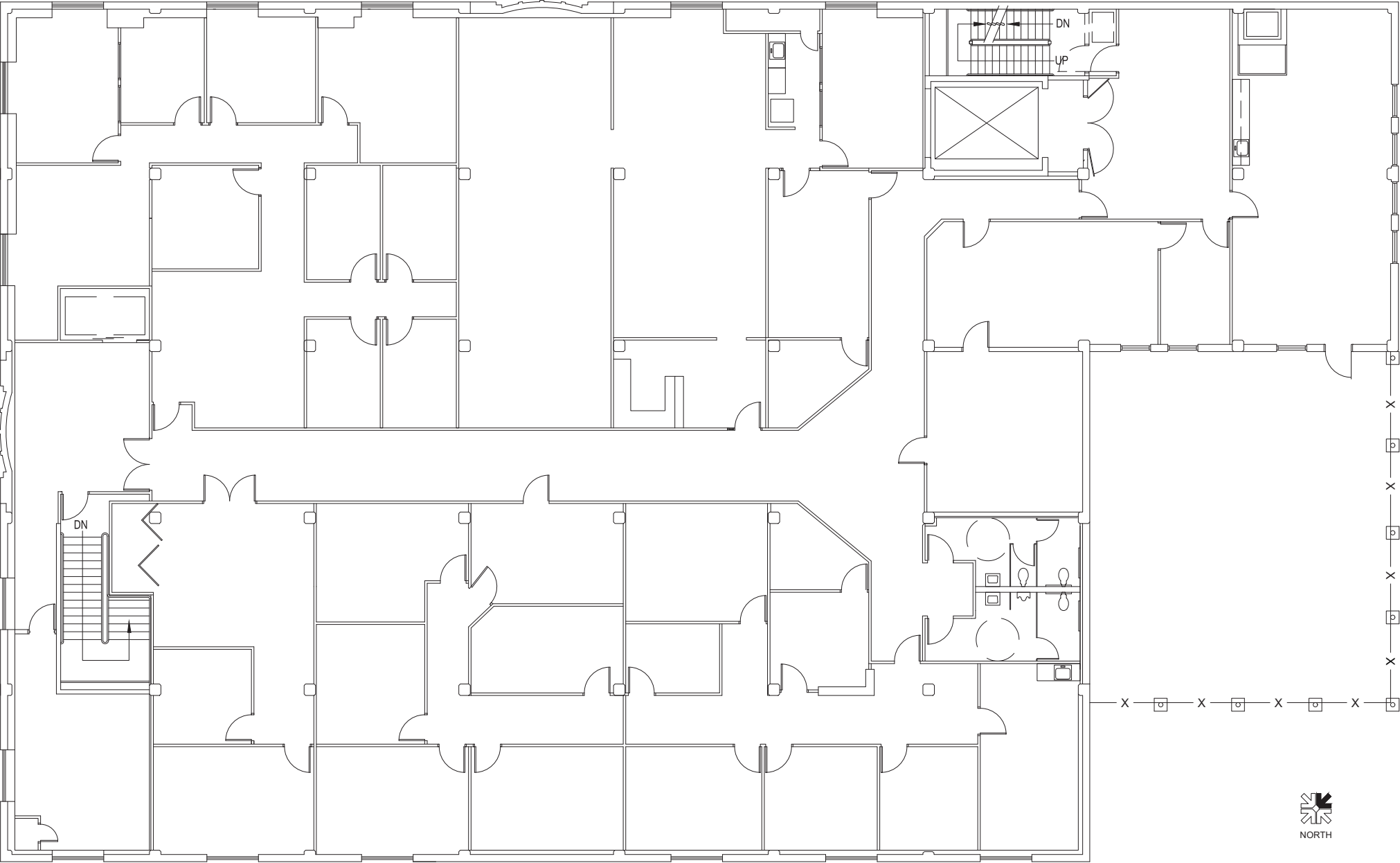
TENANTS	SUITE	SF	LEASE EXPIRATION
TK Combs	225	1,096	10/12/2027
Attractive Aesthetics	227	1,050	5/15/2027
Snake River Engineering	230	2,718	7/31/2027
Beacon Plumbing	235	350	6/30/2028
Zion Constructors	237	495	4/1/2027
Cox Properties	240	800	11/30/2028
Civil Werx	301	2,037	5/15/2028
Medical Group	237(a)	200 + 12,000 Basement	9/1/2027

FLOOR PLAN



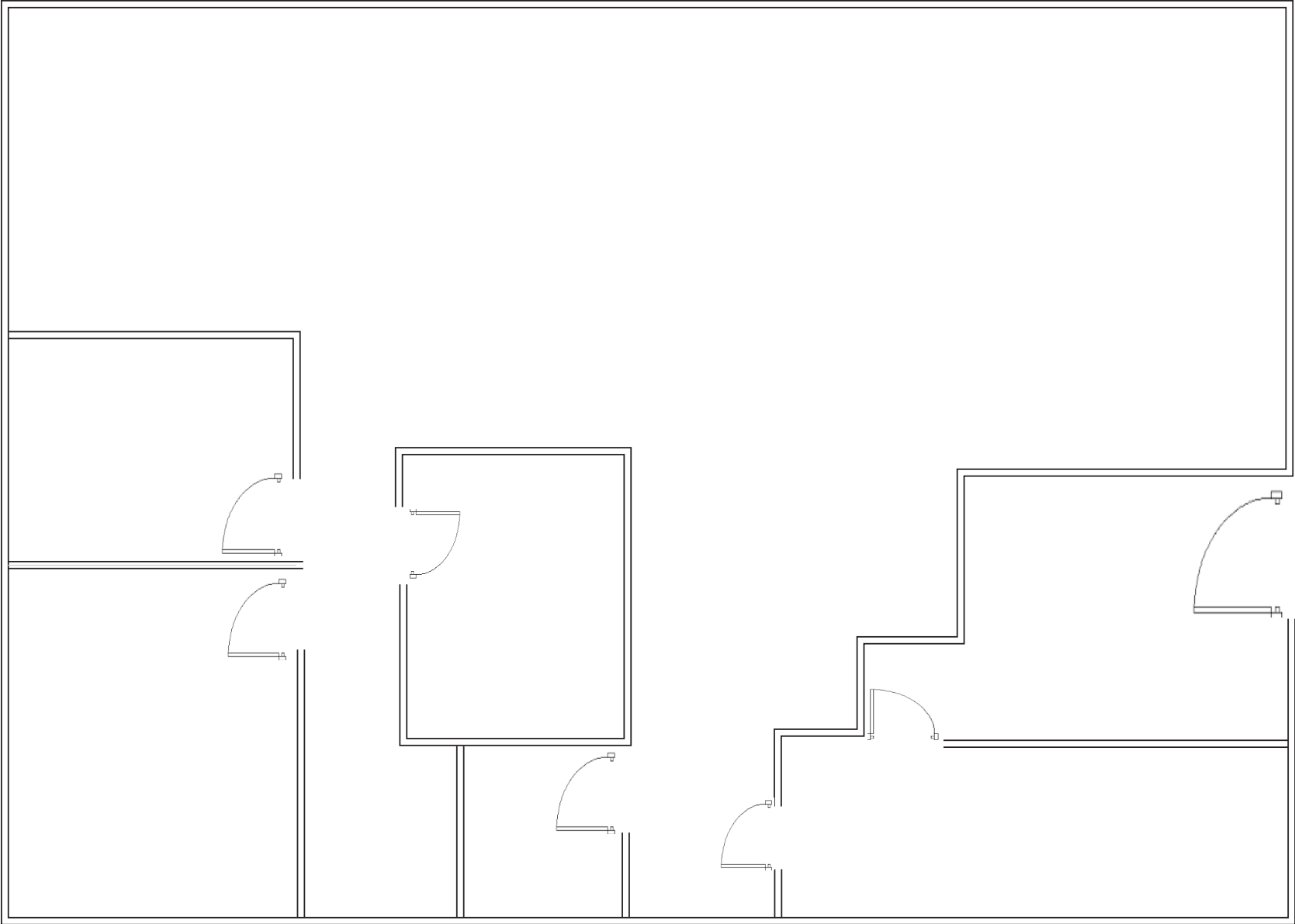
FIRST FLOOR

FLOOR PLAN



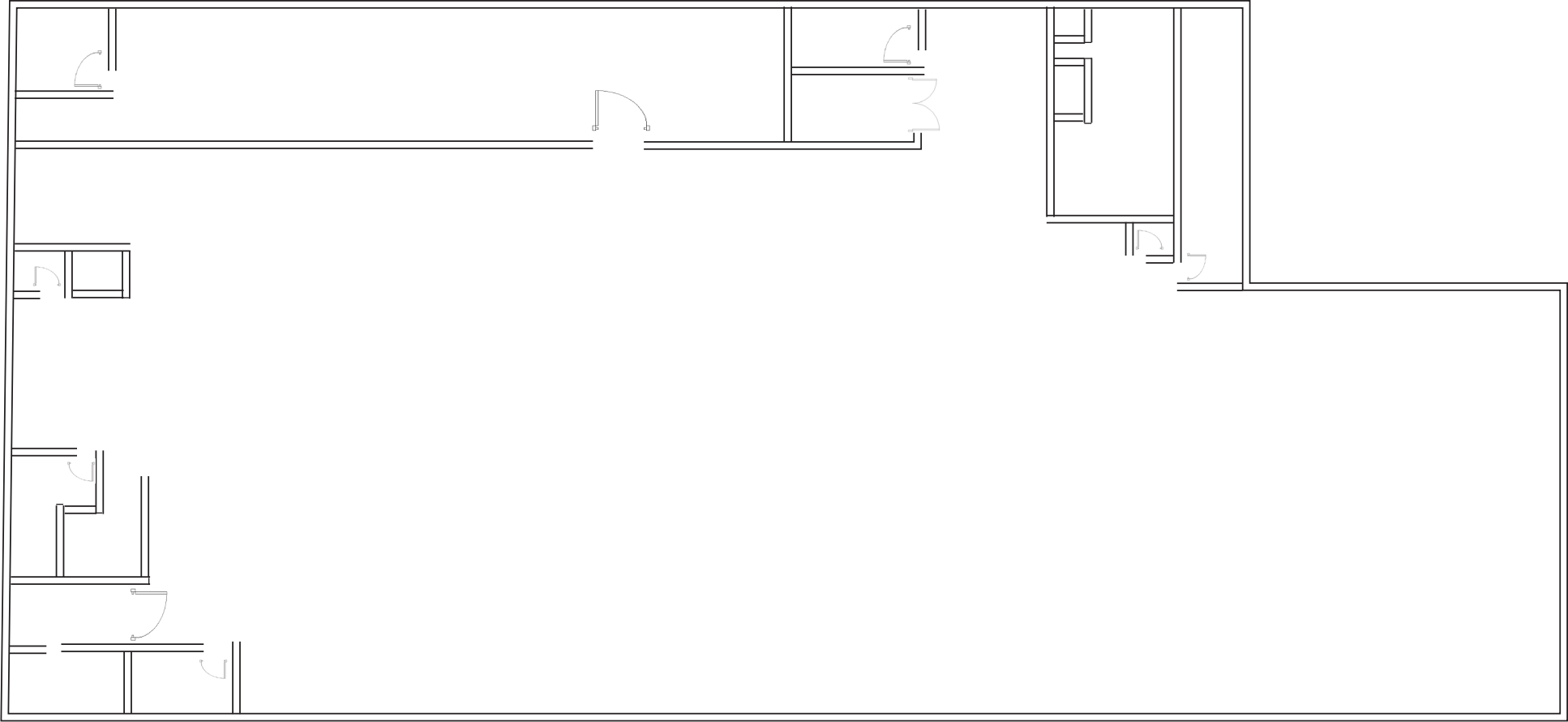
SECOND FLOOR

FLOOR PLAN



THIRD FLOOR

FLOOR PLAN



BASEMENT

INTERSTATE
84

INTERSTATE - 1.9 MILES



CLEVELAND BLVD.



POPULATION

	2-MILE	5-MILE	10-MILE
2025 Population	29,391	87,466	203,225

INCOME

	2-MILE	5-MILE	10-MILE
2025 Average Household Income	\$69,275	\$84,256	\$89,930

HOUSEHOLDS

	2-MILE	5-MILE	10-MILE
2025 Total Households	10,237	28,229	68,570

LABOR FORCE

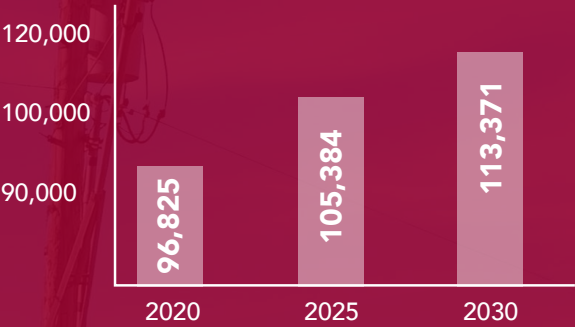
	2-MILE	5-MILE	10-MILE
Civilian Labor Force	12,976	40,175	93,614

KEY EMPLOYERS

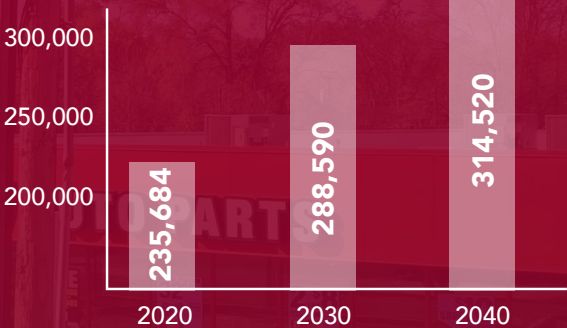
	# OF EMPLOYEES
Canyon County	900+
Vallivue School District #132	900+
Caldwell School District #132	800+
West Valley Medical Center	600+
The College of Idaho	500+

POPULATION PROJECTION

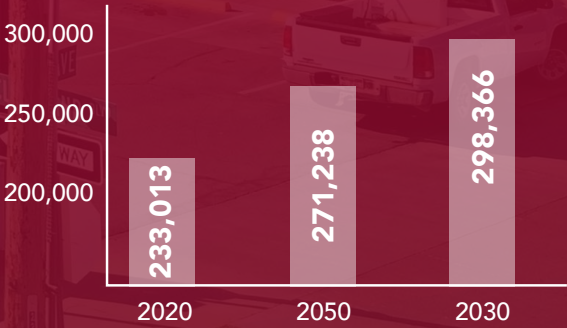
NAMPA



BOISE



CANYON COUNTY



AREA OVERVIEW

CALDWELL, IDAHO

Caldwell, Idaho, is a thriving city in the Treasure Valley, approximately 25 miles west of Boise. Established in the late 19th century, Caldwell has deep agricultural roots and has long been a hub for farming, particularly in crop production and the burgeoning wine industry. The city boasts a historic downtown area, centered around the revitalized Indian Creek Plaza, a popular venue that hosts numerous community events, farmers' markets, and seasonal festivals. This vibrant space has become a focal point for residents and visitors, reflecting Caldwell's commitment to preserving its heritage while embracing growth and development.

Education and culture also play a significant role in Caldwell's identity. The College of Idaho, a small, prestigious liberal arts college, is located in the heart of the city and contributes to its intellectual and cultural vibrancy. Caldwell's close-knit community is characterized by a blend of small-town charm and the conveniences of a larger urban area, thanks to its proximity to Boise. As the city continues to grow, it maintains a balance between honoring its historical roots and welcoming new opportunities for business and residential expansion, making it an attractive place to live, work, and visit.





FOR MORE INFORMATION, PLEASE CONTACT

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