

OFFICE SPACES & BASEMENT SPACE FOR LEASE CORNERSTONE BUILDING

524 Cleveland Blvd., Caldwell, ID 83605



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

PRICE REDUCTION!



LEASE INFORMATION

LEASE RATE: \$1.50 - \$13.00 (FSEJ & MG)
AVAILABLE: 22,862 SF

PROPERTY INFORMATION

COUNTY: Canyon
SUBMARKET: Caldwell

BUILDING DATA

BUILDING SF: 35,660 SF
YEAR BUILT: 2017
SITE AREA: 1.28 AC
ZONING: CC

CONTACT AGENT FOR MORE INFORMATION!

PROPERTY OVERVIEW

Lee & Associates is pleased to present a basement space and office space available for lease. The space has immense potential for a variety of uses with ample space. We are proud to offer a versatile space and services tailored to meet a variety of needs, including print shops, escape rooms, storage solutions, and more. The building is situated adjacent to O'Reilly Auto Parts and is positioned in the heart of Downtown Caldwell. Its prime location in the vibrant downtown area ensures high foot traffic and accessibility, making it an attractive option.

PROPERTY HIGHLIGHTS

- Low rate! Priced to lease!
- Ample parking
- Open floor plan allows for multiple uses with divisibility available
- Lower level unit is fully sprinklered
- 8,915 VPD on Cleveland Blvd.
- 0.9 Miles to I-84
- Freight elevator with dock high loading doors

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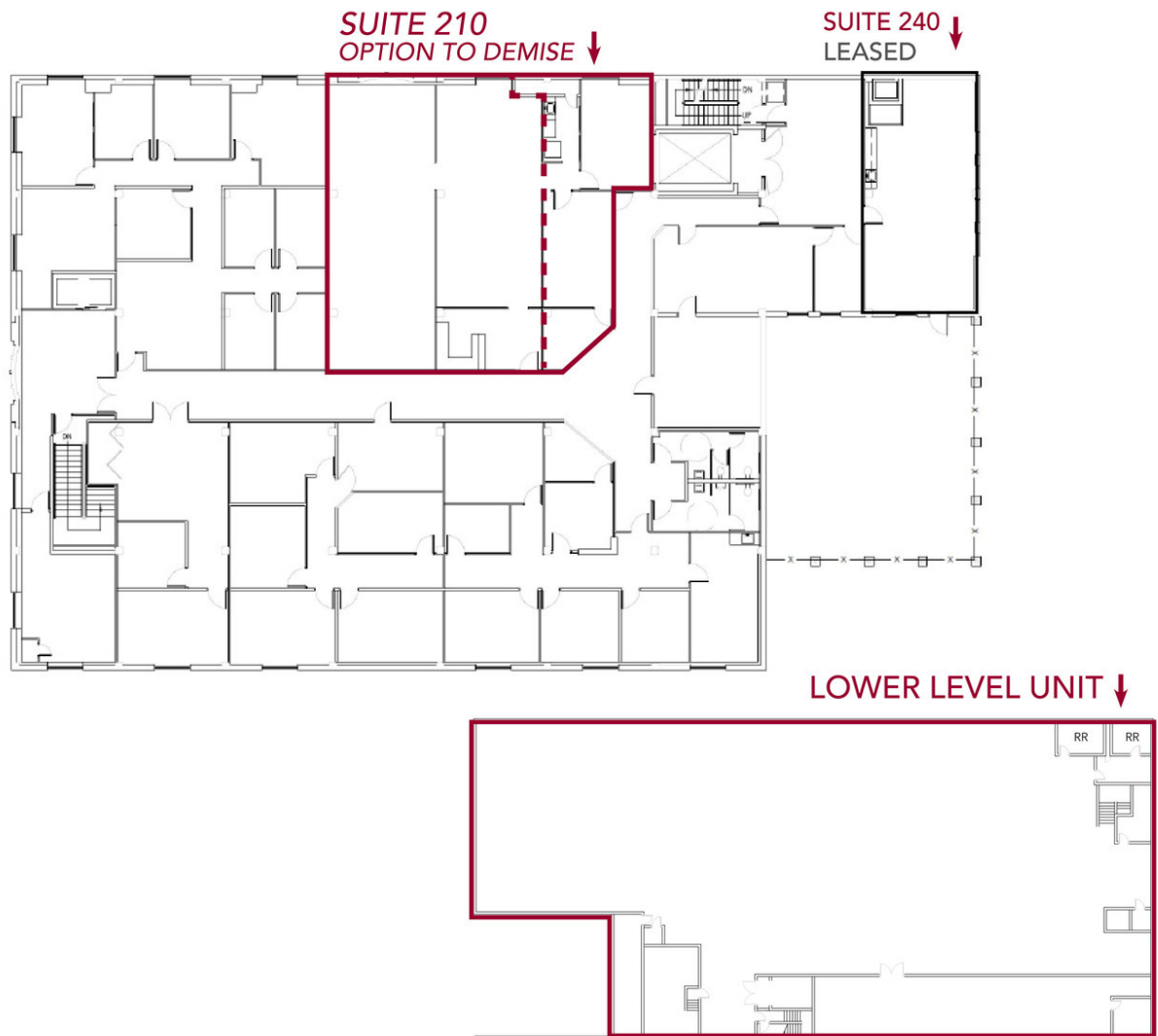
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lower Level Unit	20,000 SF	Modified Gross	\$2,500 per month	167 SF upstairs office included
Suite 210	2,862 SF	FSEJ	\$13.00 SF/yr	Divisible option: 862 & 2,000 SF

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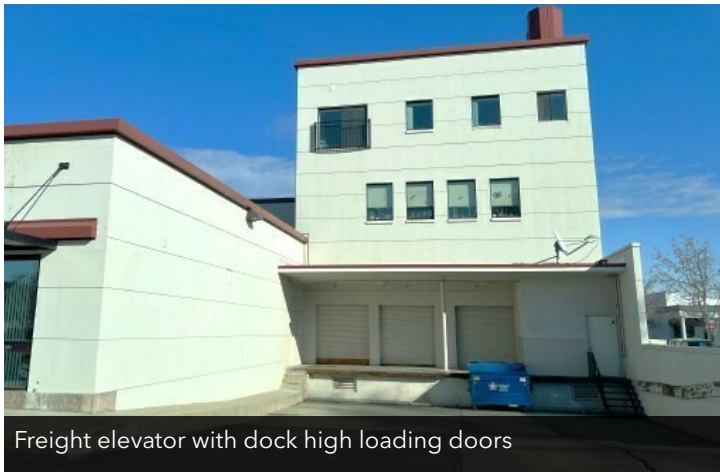
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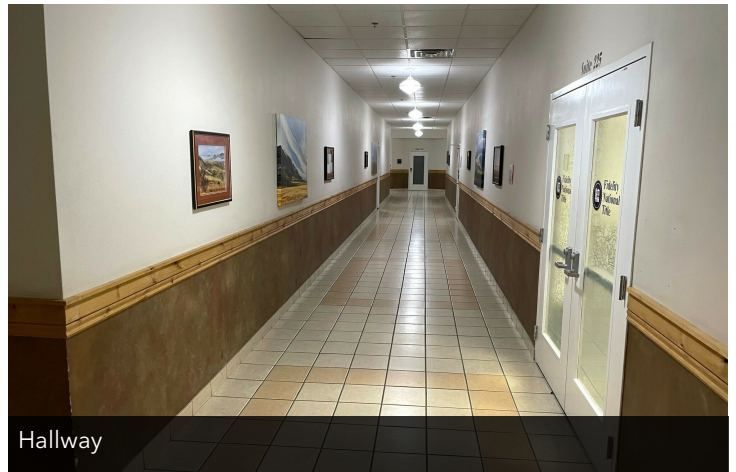
Entrance



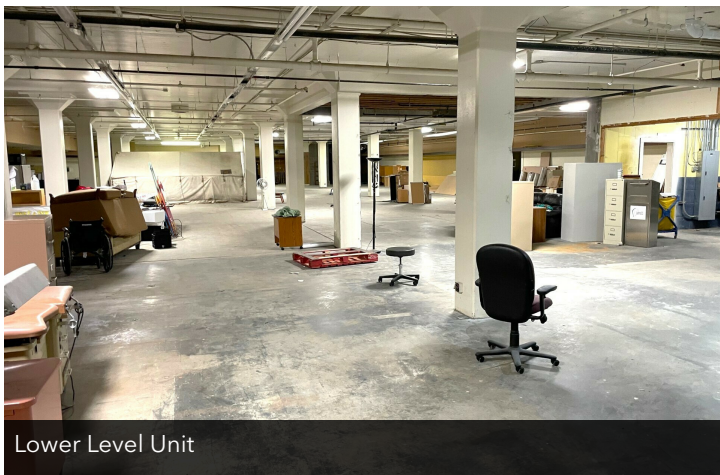
Elevator & Lobby



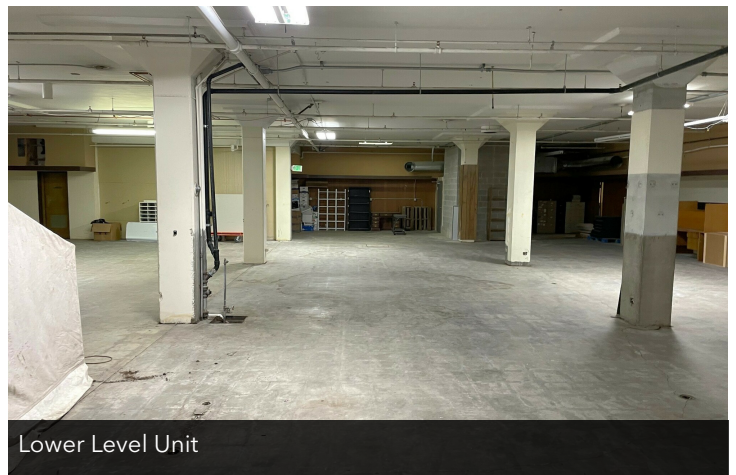
Freight elevator with dock high loading doors



Hallway



Lower Level Unit



Lower Level Unit

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Suite 210



Suite 210



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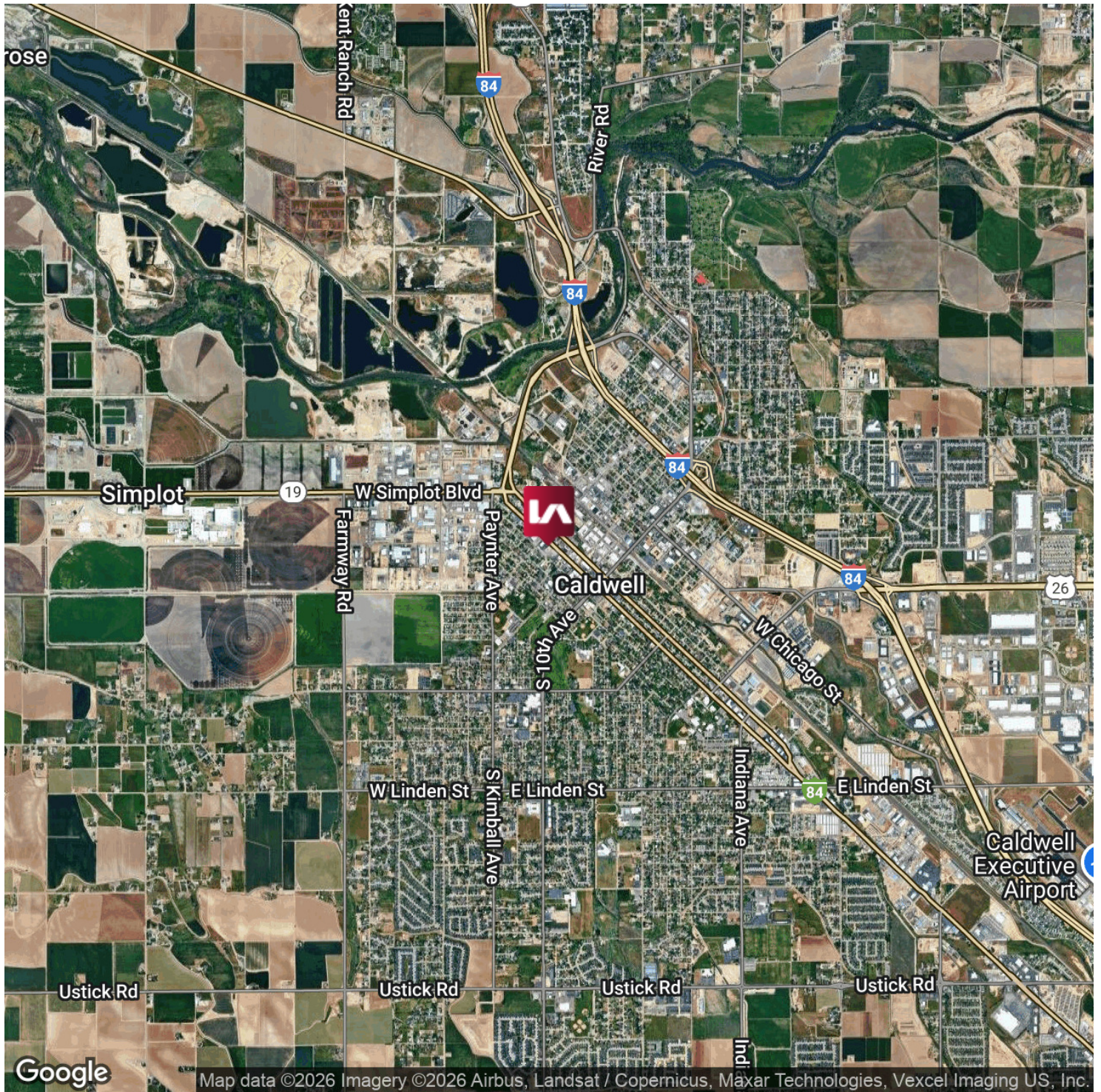
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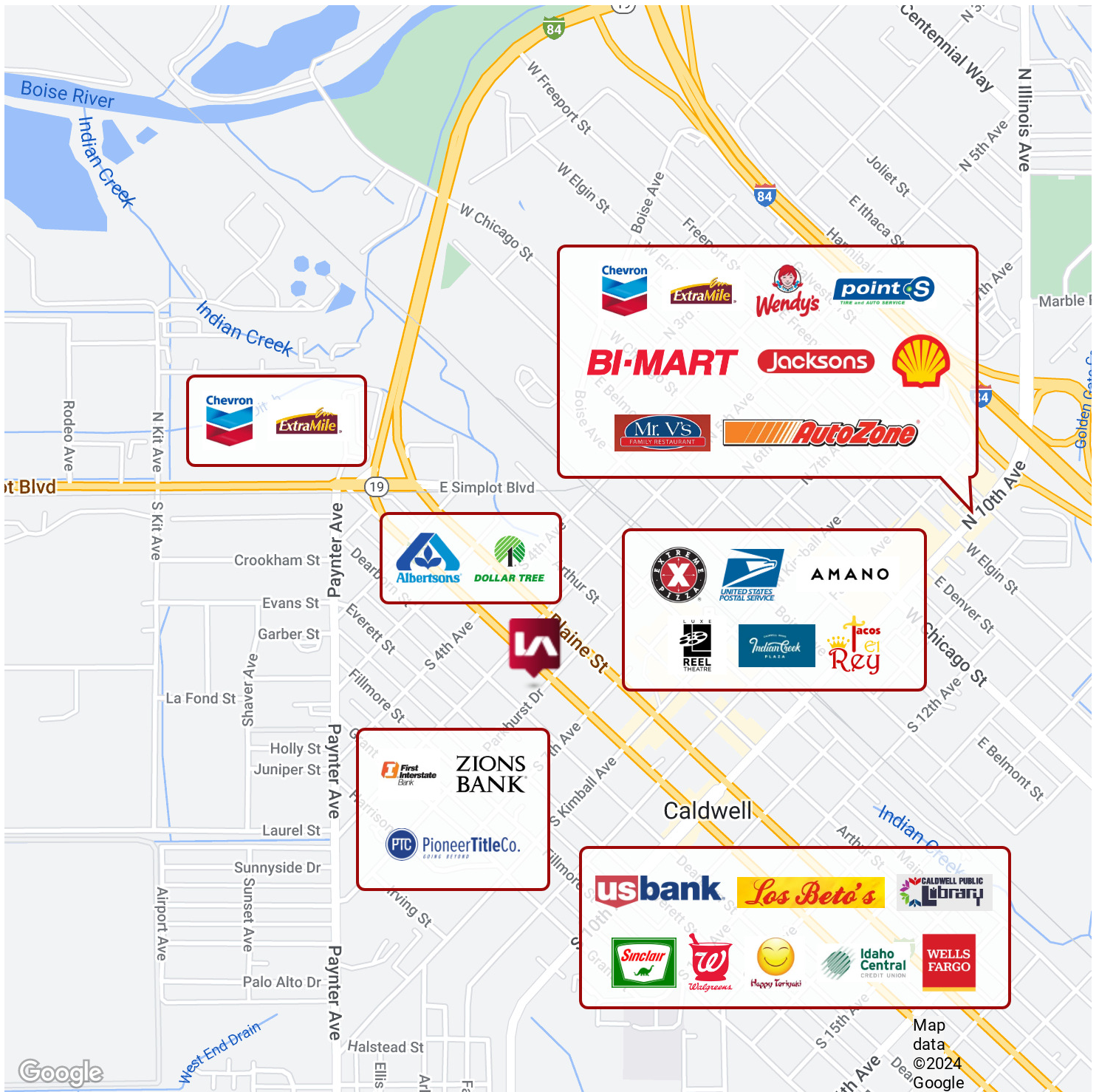
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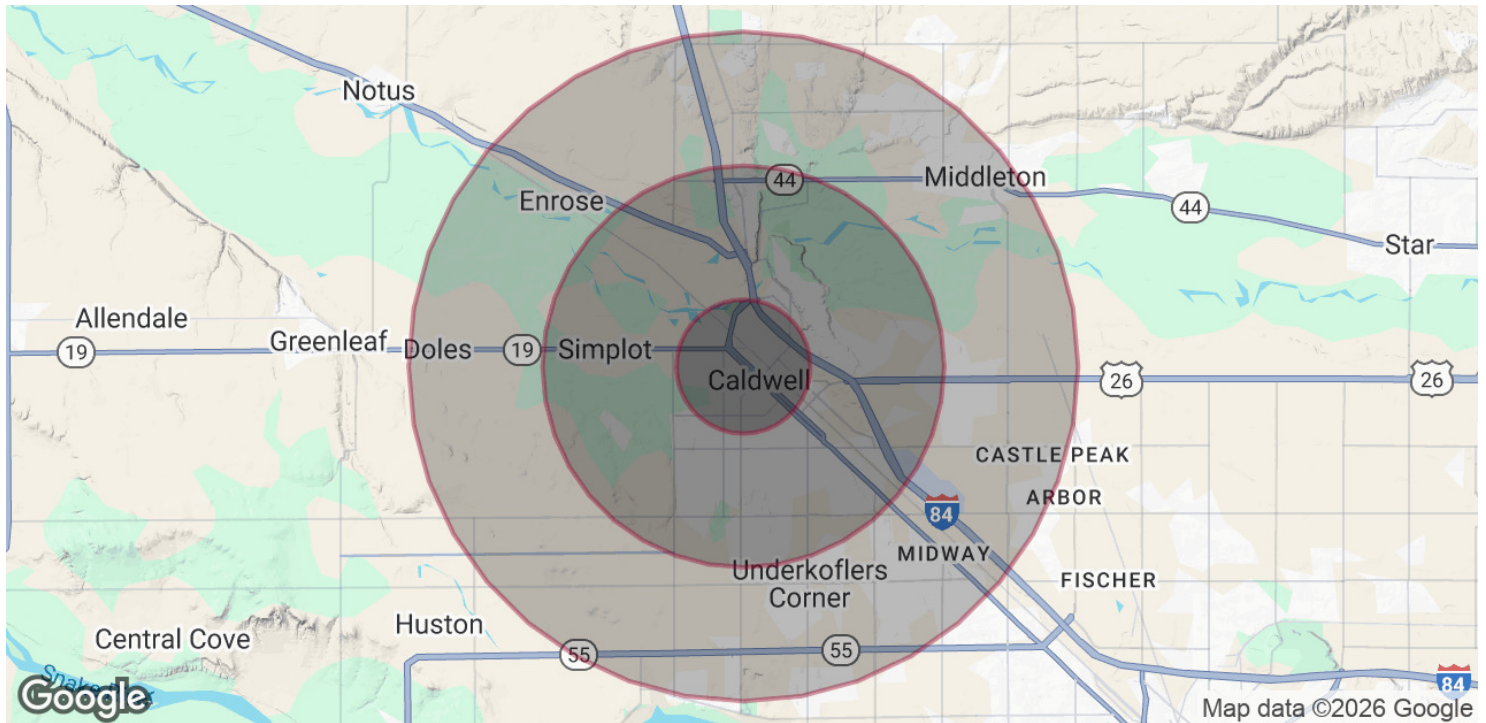
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POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	9,897	41,587	82,464
Annual Growth (2023-2028)	1.4%	1.4%	1.7%
2028 Projected Population	10,576	44,535	89,358
Bachelor's Degree or Higher	9%	12%	15%
Median Age	35.7	34.7	34.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
2023 Households	3,498	14,237	27,516
Annual Growth (2023-2028)	1.5%	1.5%	1.7%
2028 Projected Households	3,752	15,285	29,862
Median Household Income	\$41,217	\$54,768	\$58,751
Median Year Built	1966	1983	1999

* Demographic data derived from 2023 CoStar Group

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