

# EDMARK PLAZA BLDG L

RETAIL/MIXED-USE SPACE FOR LEASE | 3110 CLEVELAND BLVD | CALDWELL, IDAHO 83607



**DRIVE-THRU SPACE AVAILABLE DELIVERY Q3 2026!**

Rare Cleveland Blvd frontage with drive-thru capability.

Ample cross-accessed parking.

Near signalized intersection.

Surrounded by national retailers.

Flexible layouts.

Multiple access points.

SPACE	LOT SIZE	PROPOSED AVAILABLE SF	LEASE RATE
BLDG L	22,335 SF	1,600 SF	\$40.00/SF, NNN

**CONTACT**

**BRIANNA MILLER, CCIM, CLS**  
208.761.9373  
briannam@tokcommercial.com

**SEAN EDWARDS**  
208.412.7763  
sean@tokcommercial.com

**HIGHLIGHTS**



**DETAILS**



Lease Type: NNN

**T.I. Allowance: Available**

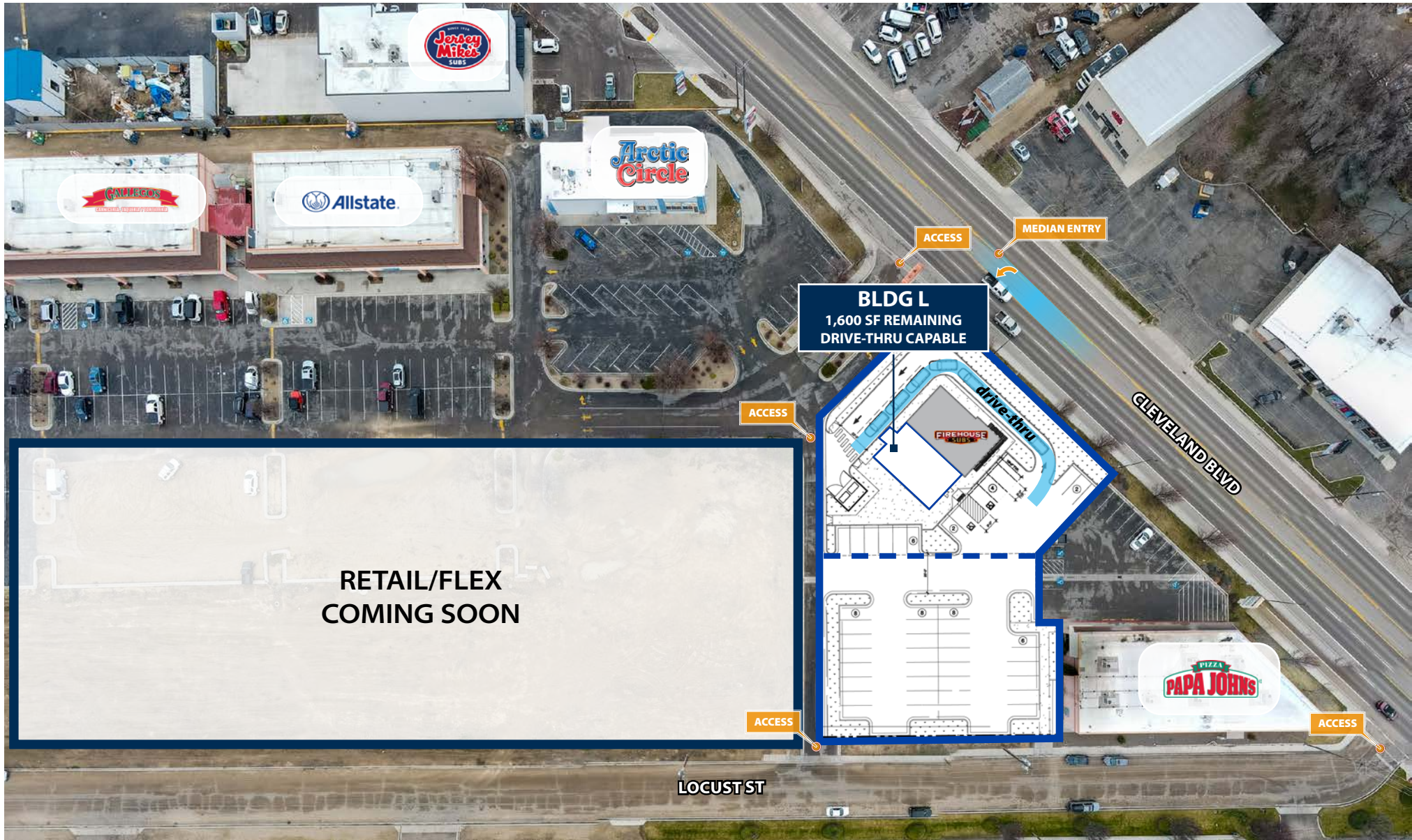
UPDATED: 4.2.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

# RETAIL/MIXED-USE PADS FOR LEASE

RARE, QUALITY CALDWELL RETAIL SPACE FOR LEASE



UPDATED: 4.2.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

# BLDG L

RARE, HIGH-QUALITY DRIVE-THRU SPACE AVAILABLE FOR LEASE IN CALDWELL



UPDATED: 4.2.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

# BLDG L

RARE, HIGH-QUALITY DRIVE-THRU SPACE AVAILABLE FOR LEASE IN CALDWELL

**TOK**  
COMMERCIAL



UPDATED: 4.2.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK**COMMERCIAL.COM

# PERFECTLY SITUATED ON HEAVILY TRAFFICKED ARTERIAL



48,000 VPD



RETAIL/FLEX  
COMING SOON

SITE

LOCUST ST



CLEVELAND BLVD

LINDEN ST

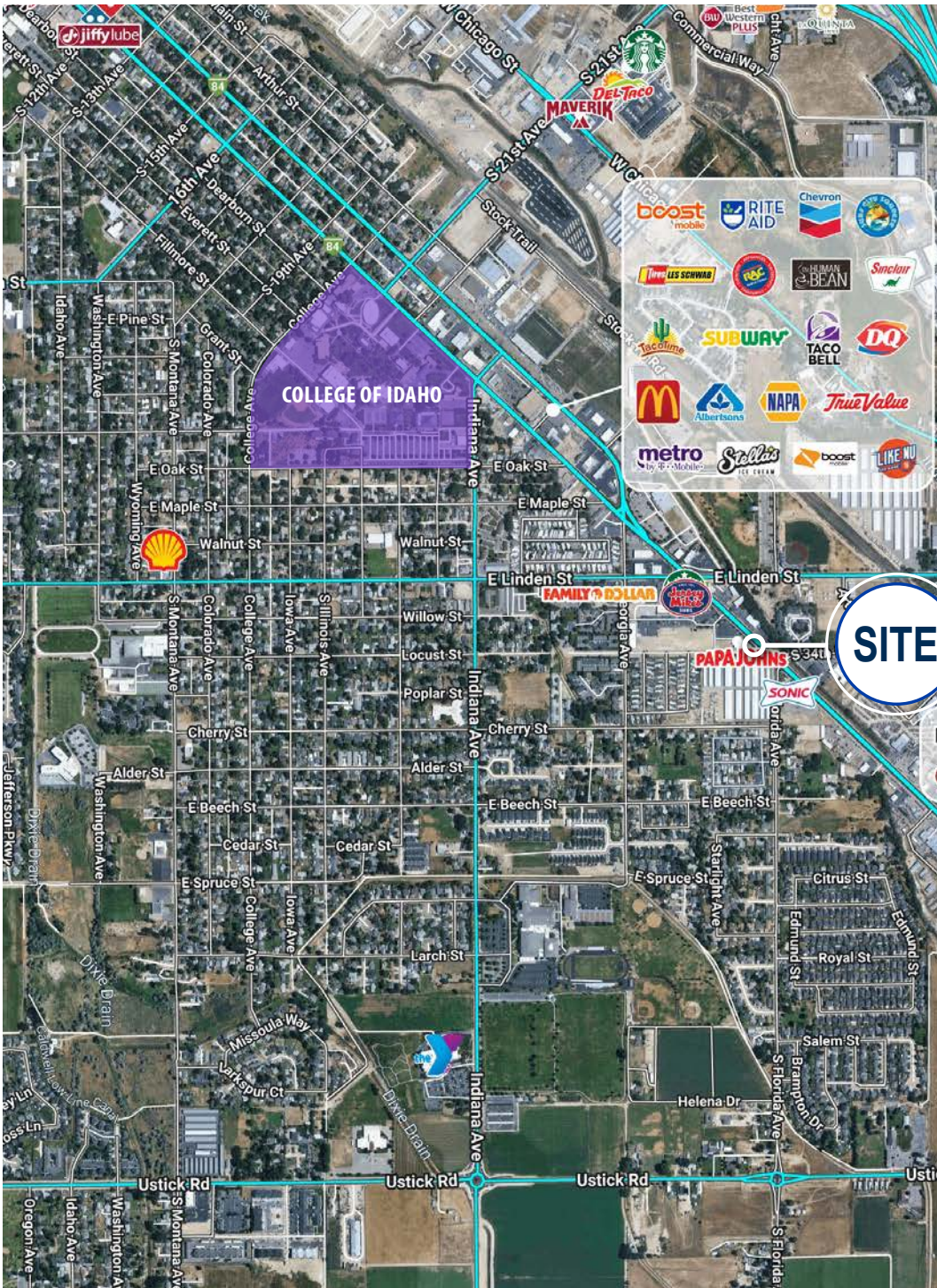
**TOK**  
COMMERCIAL

UPDATED: 4.2.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK**COMMERCIAL.COM





POPULATION  
**72,293**  
3 MI. RADIUS





HISTORIC ANN. GROWTH  
**21.5%**  
PAST 5 YEARS





AVG. HOUSEHOLD INC.  
**\$86,111**  
3 MI. RADIUS


Caldwell is the fastest growing city in the state. It has experienced a 21.5% increase in population over the past five years. Furthermore, it ranked 51st nationally among the fastest-growing cities. The city's commercial and industrial growth has outpaced even its residential growth, with a 40% increase in valuation according to the Canyon County assessor.











Caldwell Executive Airport

UPDATED: 4.2.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.