

A blue callout box with a white border and a pointer pointing to the roof of the building at 4110 Eaton Avenue. The text "4110 Eaton Avenue" is written in white.

4110 Eaton Avenue

A blue callout box with a white border and a pointer pointing to the roof of the building at 4121 Lake Avenue. The text "4121 Lake Avenue" is written in white.

4121 Lake Avenue

For Lease

KD's Landing

4121 Lake Ave | Caldwell, ID

David Cadwell

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Lincoln Hagood

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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
- Smaller suite options
- Occupy entire building
- Close proximity to Nampa/Caldwell

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

FLOOR PLANS

4121 Lake Ave

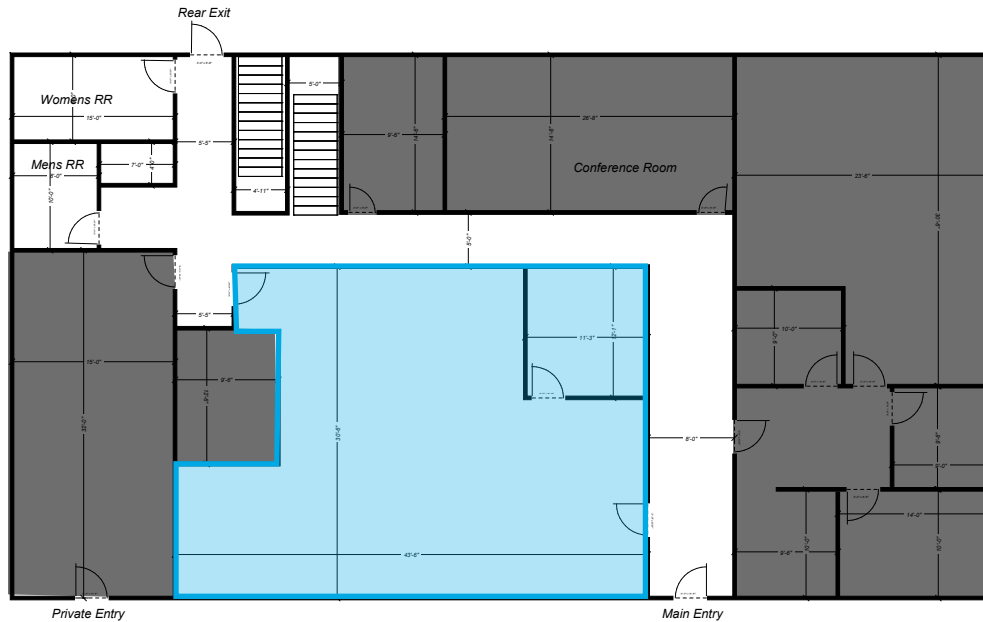
Space Available Size Lease Rate

First Floor 2,034 SF \$20.50/SF

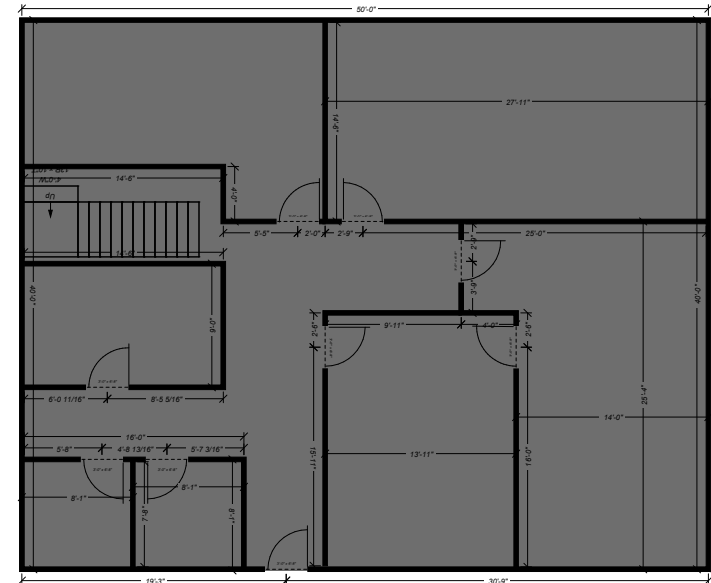
Total Building Size 6,500 SF



FIRST FLOOR | 4,500 SF



SECOND FLOOR | 2,000 SF



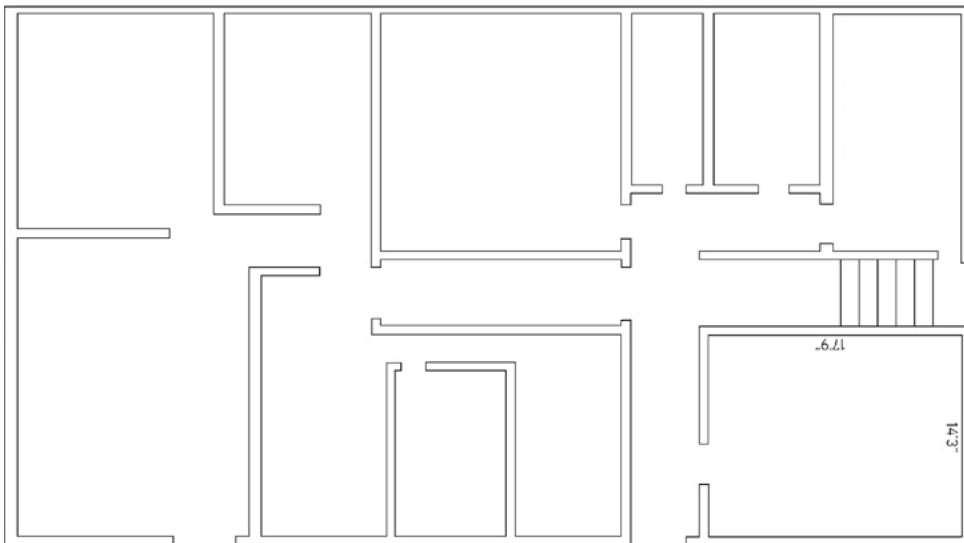
FLOOR PLANS

4110 Eaton Ave

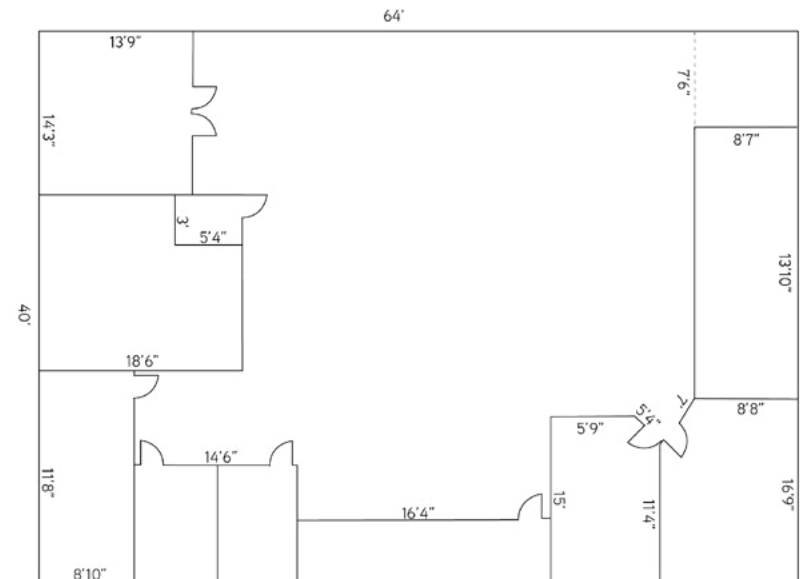
Space Available	Size	Lease Rate
First Floor	2,080 SF	\$20.50/SF
Second Floor	2,560 SF	\$20.50/SF
Total Building Size	4,640 SF	\$20.50/SF



FIRST FLOOR | 2,080 SF



SECOND FLOOR | 2,560 SF



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/

#25
Fastest Growing Cities
in the U.S. - Caldwell
2026

#2
Fastest Growing
State - Idaho
2026

#3
Best State
Overall - Idaho
2026

“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



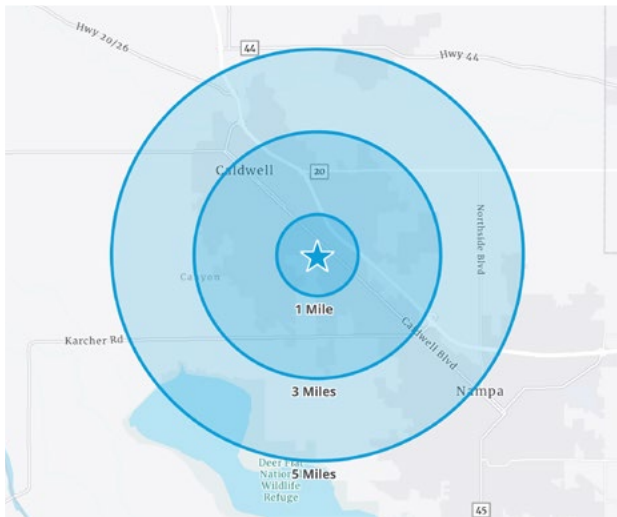
Academic Institutions Near Caldwell



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



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