

RETAIL OR RESTAURANT SPACE FOR LEASE 4419 E. USTICK ROAD

Caldwell, ID 83605



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

SUITE:	103
LEASE RATE:	\$19.00 SF/Yr
LEASE TYPE:	(NNN)
AVAILABLE SF:	2,200 +/-

PROPERTY INFORMATION

COUNTY:	Canyon
MARKET:	Boise City/Nampa
SUBMARKET:	Caldwell

BUILDING DATA

TOTAL BUILDING SF:	7,600 SF
YEAR BUILT:	2017
ZONING:	C
LOT SIZE:	1 AC

LISTING DATA

SHOWING INSTRUCTIONS:	Contact Agent
AVAILABLE DATE:	Immediately

PROPERTY OVERVIEW

Lee & Associates Idaho, LLC is pleased to present this 2,200 square foot end cap for lease. Located adjacent to Wal-Mart, Freddy's, Popeye's, and many other retailers. Ample parking, and great street visibility.

LOCATION OVERVIEW

New construction, located directly off Cleveland Blvd. on Ustick Rd.

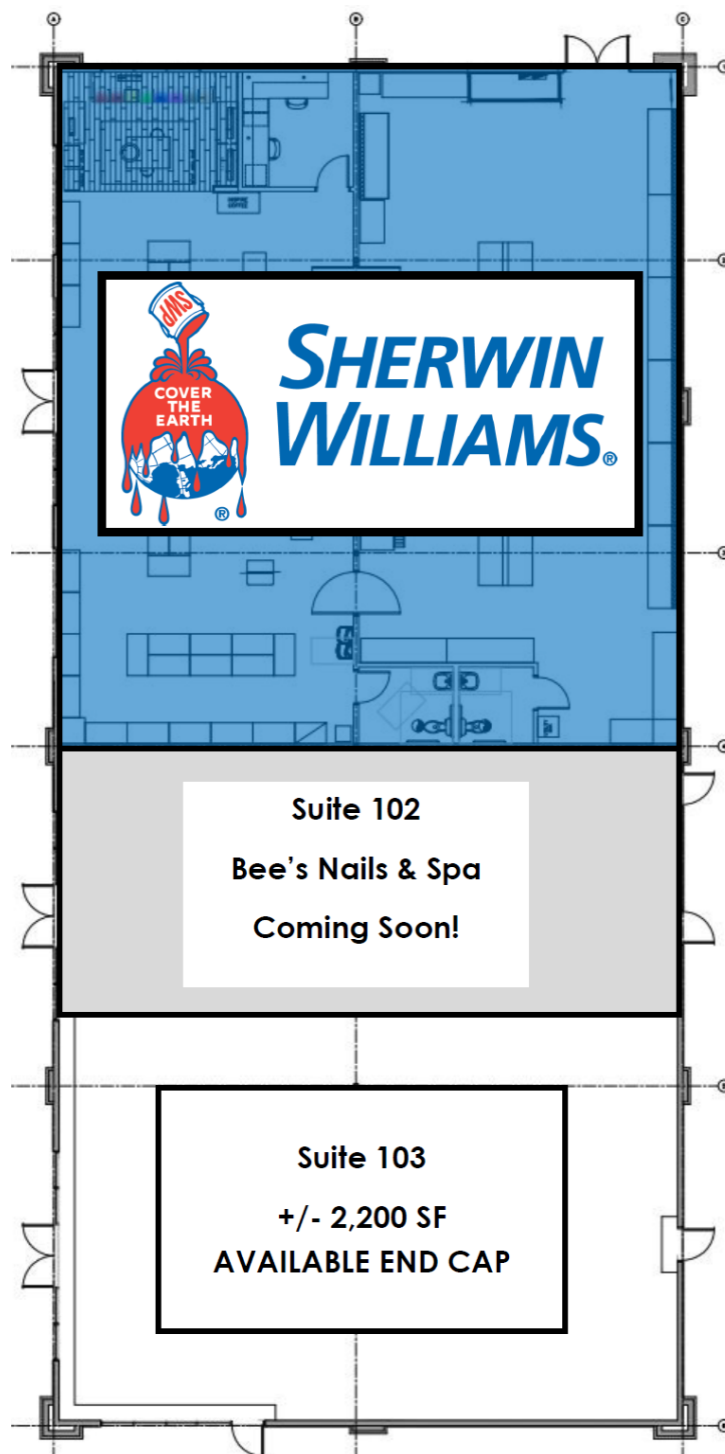
PROPERTY HIGHLIGHTS

- 300' of frontage on Ustick Road (with curb cut)
- Building and monument signage
- High traffic counts on Cleveland Blvd.
- TI Allowance is negotiable
- Located a on the NWC of Ustick Road and Cleveland Blvd.
- 1500 Gallon grease trap installed
- Ample parking

Chase Erkins | Principal
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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SITE PLAN
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EXTERIOR PHOTOGRAPHS 4419 E. USTICK ROAD

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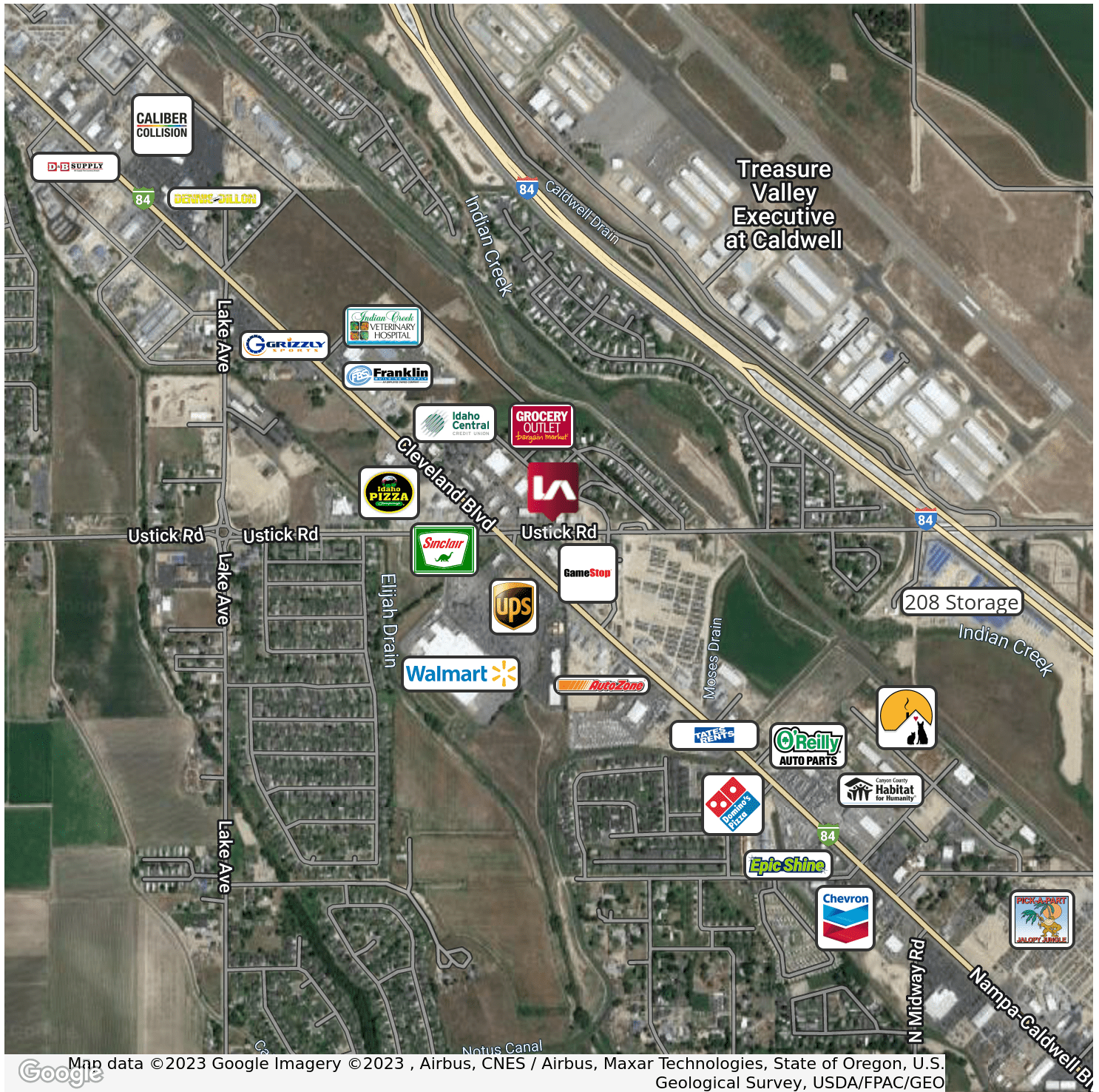
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RETAIL MAP

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CALDWELL INFORMATION

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Caldwell, ID 83605



The City of Caldwell is located northwest of Nampa in the Treasure Valley and just 26 miles from Boise. Home to College of Idaho and Treasure Valley Community College.

Caldwell has a growing population of over 50k residents, making it one of the larger cities in the state. With manufacturing and industrial businesses rapidly growing, Caldwell has been expanding opportunities for locals and visitors alike. The City

recently completed the Indian Creek Plaza located downtown as part of the Business Improvement District.

The state of Idaho has made a huge investment in transportation infrastructure in the Caldwell community. Over 100 million dollars will be spent on expanding the interstate between Nampa and Caldwell over the next few years as part of a larger, ongoing, \$820 million I-84 corridor project that began in 2008 and spans from Boise to Caldwell.

Caldwell is focused on business and community. With discretionary incentives, exemptions, grants and tax credits, the city has made it easier than ever for large or small business to move to the area.



MARKET HIGHLIGHTS | CALDWELL

- Located 2 miles from I-84, Highway 20/26, Highway 19, Union Pacific Railroad, The College of Idaho
- Caldwell events attract over 100,000 visitors annually
- In 2018, more than 200,000 square feet of industrial businesses moved to Sky Ranch, bringing hundreds of jobs to Caldwell.
- Caldwell has an established Foreign-Trade Zone #280
- 14% less expensive than the average US city
- Total crime is 20% lower than US average
- Caldwell housing is 39% lower than US average
- Surrounded by natural attractions such as the Snake River



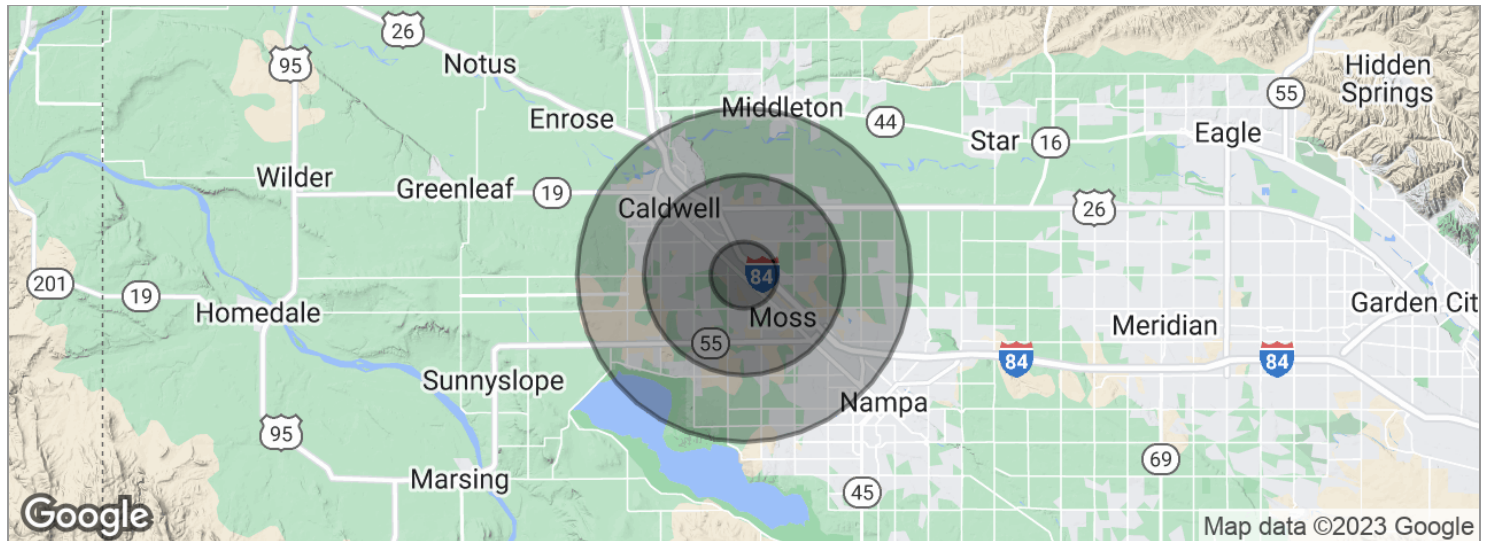
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,293	38,040	90,054
Median age	29.2	29.1	30.2
Median age (Male)	28.8	28.6	29.3
Median age (Female)	29.9	30.0	31.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,916	13,116	30,816
# of persons per HH	2.8	2.9	2.9
Average HH income	\$45,223	\$45,289	\$47,507
Average house value	\$137,809	\$138,462	\$147,330

* Demographic data derived from 2020 ACS - US Census

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